

City of Woodland

300 First Street
Woodland, CA 95695

Meeting Agenda City Council

Tuesday, March 3, 2015

6:00 PM

Council Chambers

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE
AUTHORITY/SUCCESSOR AGENCY
MARCH 3, 2015
6:00 P.M.**

- A. CALL TO ORDER**
- B. ROLL CALL**
- C. PLEDGE OF ALLEGIANCE**
- D. COMMUNICATIONS-PUBLIC COMMENT**
- E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS**

[14-623](#) SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Attachments: [Council Long Range Calendar](#)

F. COMMITTEE REPORTS

[14-612](#) SUBJECT: Parks & Recreation Commission Meeting Minutes for January 26, 2015

Recommendation for Action: Staff recommends that the City Council receive the January 26, 2015 Parks & Recreation Commission Minutes that were approved on February 23, 2015.

Attachments: [012615 PRC Minutes](#)

[14-618](#) SUBJECT: Planning Commission Meeting Minutes for December 18, 2014

Recommendation for Action: Staff recommends that the City Council receive the December 18, 2014 Planning Commission Minutes that were approved on February 19, 2015.

Attachments: [December Meeting Minutes](#)

[14-604](#)

SUBJECT: Commission on Aging Meeting Minutes for January 8, 2015

Recommendation for Action: Staff recommends that the City Council receive the January 8, 2015 Commission on Aging Minutes that were approved on February 12, 2015.

Attachments: [182015 Minutes](#)

G. PRESENTATIONS

1. [14-587](#)

SUBJECT: Proclaim March 14, 2015 as Arbor Day

Recommendation for Action: Staff recommends that the City Council approve a Proclamation declaring March 14th, 2015 as Arbor Day in the City of Woodland.

Attachments: [Arbor Day Proclamation](#)

[Flyer 2015](#)

H. MINUTES

2. [14-622](#)

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of February 3, 2015 and February 17, 2015.

Attachments: [02_03_15_DRAFT_Meeting_Minutes_for_Approval](#)

[02_17_15_DRAFT_Meeting_Minutes_for_Approval](#)

I. CONSENT CALENDAR

3. [14-596](#)

SUBJECT: Adoption of Resolution requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland.

Attachments: [A - Resolution](#)

[B - Location Map](#)

4. [14-624](#)

SUBJECT: Adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series

Recommendation for Action: Staff recommends that the City adopt the new Signs and Markings Technician job series and the revisions and

additions to the Library Technical Assistant job series.

Attachments: [Library Tech Assist I - II doc](#)

[Senior Signs and Markings Tech](#)

[Library Tech Assistant III](#)

[Signs and Markings Tech I-II](#)

[Abridge Salary Schedule](#)

5. [14-614](#) SUBJECT: First Amendment to the Ground Lease with Love Ride Inc.
- Velocity Island Park

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the First Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.

Attachments: [A - Resolution](#)

[B - First Amendment to Ground Lease](#)

[C - Love Ride Inc Request for Addendum](#)

6. [14-620](#) SUBJECT: Renew MOU Agreement between City of Woodland and Yolo Resource Conservation District for Storz Pond Maintenance

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the renewal of the original MOU agreement to extend the term for 3 years and for the amount not to exceed \$26,429.40, for the Storz Pond Maintenance Project, CIP 09-31.

Attachments: [Resolution030315](#)

[RCD Proposal](#)

7. [14-613](#) SUBJECT: Second Reading of Ordinance No. 1573 approving an amendment to the Amended and Restated Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. 1573, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (Attachment 1).

Attachments: [Attachment 1- Ordinance No. 1573 Amending the Cal West Development Agre](#)

[Exhibit 1 - Amended and Restated Development Agreement 2013](#)

[Exhibit 2 - First Amendment to Development Agreement](#)

8. [14-621](#) SUBJECT: Second Reading of Ordinances related to Council District Elections, Selection of Mayor and Vice Mayor, and Changing the Date of

the Municipal Election from June to November

Recommendation for Action: Staff recommends that the Council approve the following ordinances:

- 1) Ordinance No. 1574 adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections;
- 2) Ordinance No. 1575 amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore; and
- 3) Ordinance No. 1576 repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election.

Attachments: [Ordinance No. 1574](#)

[Ordinance No. 1575](#)

[Ordinance No. 1576](#)

9. [14-611](#) SUBJECT: Authorize City Manager to Execute the First Amendment to Woodland Visitor Attraction District Administration Agreement

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute the attached First Amendment to the Woodland Visitor Attraction District Administrative Agreement to include the scope of services for the Marketing and Promotions Coordinator.

Attachments: [A - RESOLUTION](#)

[B - Administrative Agreement Amendment Including Scope of Services](#)

[C - 2014-25 WVAD Administrative Agreement](#)

SUCCESSOR AGENCY CONSENT CALENDAR

10. [14-617](#) SUBJECT: Consideration of approval of Recognized Obligation Payment Schedule for the period of July 2015 through December 2015, pursuant to Health and Safety Code Section 34177

Recommendation for Action: Staff recommends that the Successor Agency adopt a resolution approving and adopting the Recognized Obligation Payment Schedule ("ROPS") covering the period of July 1, 2015 through December 31, 2015.

Attachments: [A - Resolution](#)

[B - Woodland ROPS 15-16A](#)

J. REPORTS OF THE CITY MANAGER

11. [14-619](#) SUBJECT: Yolo Broadband Strategic Plan

Recommendation for Action: Staff recommends that the City Council:

1. Receive a presentation on the Yolo Broadband Strategic Plan; and
2. Direct staff to continue to pursue implementation of priority actions outlined in the Strategic Plan to improve the reliability and affordability of broadband service in the community.

Attachments: [Exhibit A - Yolo Broadband Strategic Plan](#)

[Exhibit B -Yolo Broadband Strategic Plan Woodland Profile](#)

12. **14-594** SUBJECT: Authorize Proposal to the Department of Water Resources to obtain design funding for the Lower Cache Creek Flood Study, CIP# 09-15

Recommendation for Action: Staff recommends that the City approve Resolution No. _____, authorizing a proposal to the California Department of Water Resources (DWR) under the Urban Flood Risk Reduction (UFRR) Program to obtain design funding for the Lower Cache Creek Feasibility Study, CIP 09-15.

Attachments: A - Resolution

13. [14-600](#) SUBJECT: National Mayor's Challenge for Water Conservation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ supporting participation in the National Mayor's Challenge for Water Conservation.

Attachments: [Mayor's Water Challenge Resolution](#)

14. [14-601](#) SUBJECT: Review of Fiscal Year 2015-16 Community Development Block Grant Funding and Preliminary Comments on CDBG Funding Priorities

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Receive a briefing from staff on the FY 2015-16 Community Development Block Grant (CDBG) funding.
2. Provide staff with preliminary comments on CDBG funding priorities for FY 2015-16.

Attachments: [FY 2014-15 Funding Final Amounts](#)

K. ADJOURN

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

Legislation Details (With Text)

File #: 14-623 **Version:** 1 **Name:** Long Range Calendar
Type: Report of the City Manager **Status:** Agenda Ready
File created: 2/25/2015 **In control:** City Council
On agenda: 3/3/2015 **Final action:**
Title: SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Sponsors:

Indexes:

Code sections:

Attachments: [Council Long Range Calendar](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

Staff Contact

Ana Gonzalez, City Clerk - (530) 661-5806, ana.gonzalez@cityofwoodland.org

Background

This calendar is being provided for planning purposes only and is intended to keep the Council apprised of upcoming agenda items and better plan for upcoming Council items.

Prepared by: Ana Gonzalez, City Clerk



Paul Navazio, City Manager

Attachment

COUNCIL LONG RANGE CALENDAR
Items subject to removal and/or rescheduling

MARCH 17th

REGULAR MEETING

REPORTS DUE 3/3

Spring Budget Workshop **Study Session** - (4:00pm – 5:30pm) - Tentative

Regular Meeting (6:00pm)

Presentation

City Technology Update – Public Information/Customer Service/Transparency

Consent Calendar

California HERO PACE Program

Award Construction Contract for E. Kentucky Avenue Sewer Rehab Project, CIP 15-13

Award Construction Contract for Water Main Replacement Project, CIP 15-19

Purchase of Two Replacement Chevy 4x4 for WPCF

Public Hearing

CDBG – Updated Five-Year Plan

Regular Calendar

Commission Appointments

Measure E Spending Plan

Award Construction Contract for Downtown Streetscape Project, CIP 08-58

Award Construction Contract for Main Street Streetscape Project, CIP 15-16

Federal Legislative Priorities

FUTURE AGENDA ITEMS – DATE TO BE DETERMINED:

Update/Revision of Development Impact Fees

FUTURE STUDY SESSIONS (TBD):

Lower Cache Creek Flood Control Feasibility Study

Update Economic Development Strategic Plan

General Plan Update

Public Release – Analysis of Land Use Scenarios (March)

Steering Committee Review (March/April)

Public Workshop(s) (March 30th - tentative)

Planning Commission Review / Recommendations (March/April)

Council Consideration of Recommended Land Use Scenario(s) (April/May)

Council Direction on Preferred Land Use Plan (May)

Updated 2/25/15

Legislation Details (With Text)

File #:	14-612	Version:	1	Name:	
Type:	Committee Report	Status:		Agenda Ready	
File created:	2/24/2015	In control:		City Council	
On agenda:	3/3/2015	Final action:			
Title:	SUBJECT: Parks & Recreation Commission Meeting Minutes for January 26, 2015				
	Recommendation for Action: Staff recommends that the City Council receive the January 26, 2015 Parks & Recreation Commission Minutes that were approved on February 23, 2015.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	012615 PRC Minutes				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Parks & Recreation Commission Meeting Minutes for January 26, 2015

Recommendation for Action: Staff recommends that the City Council receive the January 26, 2015 Parks & Recreation Commission Minutes that were approved on February 23, 2015.

Staff Contact

Kris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the January 26, 2015 Parks & Recreation Commission Minutes that were approved on February 23, 2015.

Prepared by: Kris Bain
Community Services Program Manager

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attachment: January 26, 2015 P&R Commission meeting minutes

Parks & Recreation Commission Minutes

Monday, January 26, 2015

City Hall – 300 First Street – 2nd Floor Council Chambers

Call to Order

The Parks & Recreation Commission meeting was called to order by Chair Jesse Salinas at 6:32 p.m. on Monday, January 26, 2015 at the Woodland City Hall Council Chambers.

Pledge of Allegiance

Roll Call

Commission Members Present:	Chair Jesse Salinas Vice Chair Carla White-Snyder Commissioner Stephanie Miller Commissioner Ruben Morales Jr. Commissioner Joe Romero Commissioner Jon-Paul Valcarenghi
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Commission Member Absent:	Commissioner Enrique Fernandez
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Staff Present:	CS Director Christine Engel PW Deputy Director Rob Sanders CS Manager Kris Bain
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Public Comment

None

Communication-Commission/Staff Statements and Requests

Noted that agenda items 14-551 and 14-552 are not part of the consent calendar.

Consent

Action: White-Snyder Moved/ Morales Jr. Seconded to adopt the minutes of the Commission Meeting of November 24, 2014

Motion carried by the following roll call vote:

Ayes: Miller, Morales Jr., Romero, Salinas, Valcarenghi

Noes: none

Discussion on Outreach to Non-English Speaking Communities

Commission would like to explore increasing outreach to underserved populations. Commissioners would like to see more promotional information released to the public in English and Spanish, including information for ReXpo. Commissioner Miller inquired about the languages and what percentages of each are spoken in Woodland. Commissioners Morales Jr., Salinas, Fernandez, and Art Pimentel are part of this subcommittee. Commissioner Salinas stated that initially outreach would be made to Spanish speaking community members and then to other non-English speaking community members.

Discuss and Adopt Subcommittee Assignments

(bold indicates subcommittee lead)

Ad Hoc Committee: Salinas, **White-Snyder**

Budget & Finance Committee: Miller, Romero, **Salinas**

Child, Youth & Programs Committee: **Miller**, Morales Jr., White-Snyder

Playground & Facilities Committee: **Morales Jr.**, **Romero**, White-Snyder

Program & Department Evaluation: **Fernandez**, Salinas, Valcarengi, White-Snyder (alternate)

Urban Forrest Committee: Romero, **Valcarengi**

Volunteerism Committee: **Morales Jr.**, Fernandez, Valcarengi

Liaisons: Baseball: Romero Football: Morales Jr. Swimming: Fernandez Soccer: Salinas

Softball: White-Snyder Tennis: Miller

Staff Reports

Parks Report

Sanders updated the commission on the plan at Camarena and Pedroia fields to ensure Little League will not continue to have concerns and issues with homeless loitering at the fields. A solution included adding fencing to reduce access to portions of the property when the field is not in use.

Action: Received

Reports of the Staff

Community Services Report

Engel reported that the solar project that has been planned for several years is moving forward this spring. Engel encouraged commissioners to attend ReXpo on March 6 and explained this year there will be outreach encouraging the participants to register for summer programs online. An update on Hiddleson Pool was also provided, stating that the next step is to dye test the pool to determine the adequacy of the filtration of pool's pump.

Action: Received

Items for next meeting:

Discuss work plan for 2015 relative to the subcommittee assignments

Discuss status of accomplishing items in 2015

Adopt Minutes January 26, 2015

February Community Services Report

February Parks/Street/Tree Report

ReXpo survey

Next Meeting February 23, 2015

Adjourn 7:53 p.m.

Action: Valcarengi Moved/ Miller Seconded to adjourn the meeting.

Motion carried by the following roll call vote:

Ayes: Miller, Morales Jr., Romero, Salinas, Valcarengi

Noes: none

Legislation Details (With Text)

File #: 14-618 Version: 1 Name:
Type: Committee Report Status: Agenda Ready
File created: 2/24/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Planning Commission Meeting Minutes for December 18, 2014

Recommendation for Action: Staff recommends that the City Council receive the December 18, 2014 Planning Commission Minutes that were approved on February 19, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [December Meeting Minutes](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Planning Commission Meeting Minutes for December 18, 2014

Recommendation for Action: Staff recommends that the City Council receive the December 18, 2014 Planning Commission Minutes that were approved on February 19, 2015.

Staff Contact

Debbie Flemmer, Administrative Secretary - (530) 661-5818, debbie.flemmer@cityofwoodland.org

Prepared by: Debbie Flemmer, Administrative Secretary, Community Development



Paul Navazio, City Manager

Attachments: December 18, 2014 Minutes



City of Woodland

Meeting Minutes - Final

Planning Commission

City of Woodland Planning
Commission
c/o Community
Development Department
300 First Street
Woodland, CA 95695
530-661-5820

Thursday, December 18, 2014

6:30 PM

Council Chambers

Minutes adopted by Planning Commission on February 19, 2015
Minutes sent to City Council for acceptance on March 3, 2015

A. Call to Order

Meeting was called to order at 6:34 pm
Staff Present:
Cindy Norris, Principal Planner
Erika Bumgardner, Associate Planner
Bruce Pollard, Senior Civil Engineer
Marshall Echols, Conservation Coordinator
Ken Hiatt, Community Development Director

B. Roll Call

Present 6:
Commissioner Chris Holt, Commissioner Marco Lizarraga, Commissioner Fred Lopez, John Murphy, Kirby Wells and Commissioner Seth Wurzel

Absent 1:
Commissioner Patricia Murray

C. Approval of Minutes

[14-478](#)

SUBJECT: Planning Commission Minutes

RECOMMENDATION: Staff recommends that the Planning Commission adopt the minutes of the Planning Commission meeting of November 20, 2014.

A motion was made by Commissioner Holt, seconded by Commissioner Lizarraga that they be approved. The motion carried by the following vote:
Ayes: Commissioner Holt, Commissioner Lizarraga, Commissioner Lopez, Commissioner Murphy, Commissioner Wells, and Commissioner Wurzel.

D. Directors Report

E. Public Comment

F. Communications

G. Subcommittee Reports**H. Public Hearing**[14-484](#)

Spring Lake Specific Plan - Cal West Project (PLNG13-00079): Request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The proposed amendments include: (1) rezoning the 5.89 acre, R-15 (Medium Density Residential) designation to R-8 (Medium Low Density); (2) rezoning the 2-acre Neighborhood Commercial site to R-8 (Medium Low Density); and (3) reconfiguring and increasing the size of the existing Park (Open Space) from 8.28 acres to 8.34 acres (8.0 acre park site and 0.34 acre greenbelt located along the southern boundary of the park).

A motion was made by Commissioner Lopez, seconded by Commissioner Wells to deny the request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area. The motion was carried by the following vote:

*Ayes: Commissioner Lizarraga, Commissioner Murphy and Commissioner Wurzel
Nos: Commissioner Holt, Commissioner Lopez and Commissioner Wells*

I. New Business**J. Old Business****K. Adjournment**

Meeting was adjourned at 8:35 pm

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

Legislation Details (With Text)

File #: 14-604 Version: 1 Name:
Type: Committee Report Status: Agenda Ready
File created: 2/19/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Commission on Aging Meeting Minutes for January 8, 2015

Recommendation for Action: Staff recommends that the City Council receive the January 8, 2015 Commission on Aging Minutes that were approved on February 12, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [182015 Minutes](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Commission on Aging Meeting Minutes for January 8, 2015

Recommendation for Action: Staff recommends that the City Council receive the January 8, 2015 Commission on Aging Minutes that were approved on February 12, 2015.

Staff Contact

Kris Bain, Community Services Program Manager, 661-2002, krista.bain@cityofwoodland.org

Conclusion

Staff recommends that the City Council receive the January 8, 2015 Commission on Aging Minutes that were approved on February 12, 2015.

Prepared by: Kris Bain, Community Services Program Manager



Paul Navazio, City Manager

Attachment: January 8, 2015 Commission on Aging Meeting Minutes



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Regular Meeting Minutes

January 8, 2015

Call to Order

Meeting convened at 3:04 p.m. at the Community & Senior Center, 2001 East Street, Woodland, California; Chair Garman presiding.

Roll Call

Commissioners Present: Garman, Campbell, Overholt, Sanborn, Brown

Staff: Bain, Engel, Haynie, Tringali

Guest:

Pledge of Allegiance

Communications-Commission/Staff Statements and Requests

Commissioner Garman reported attending the Yolo County Adult Services presentation on Identity Theft. Engel reported that Tringali became the Senior Center Manager on January 1, 2015.

Minutes

Commissioner Overholt made the motion to accept the minutes of November 8, 2014 with changes, Commissioner Campbell seconded the motion. 5/0

Correspondence

Commission and City staff received Commissioner Garman's resignation letter. Commissioner Garman's last meeting will be on March 12, 2015 but will volunteer to work the Senior Resource Fair on May 28, 2015.

Regular Calendar

Review of COA Report to City Council- February 17, 2015

Commissioners discussed and made adjustments to the report. Commissioner Garman will provide staff with the updated document for insertion in the City Council meeting packet for February 17, 2015. Commissioner Garman will present the report at the Council meeting.

Commissioner Brown made the motion to accept the COA Report to City Council with discussed changes; Commissioner Campbell seconded the motion. 5/0

Workplan 2015

Commissioner Garman explained the Workplan to Commissioner Brown. Commission discussed Workplan items, items added were Advocacy and Technology for seniors. Commissioner Brown will supply wording for Advocacy and Commissioner Overholt will supply wording for Technology for seniors to Haynie.

Election of Officers

Commissioner Overholt made the motion to make Commissioner Campbell Chair and Commissioner Sanborn Vice-Chair; Commissioner Brown seconded the motion. 5/0



Commission on Aging

Woodland Community & Senior Center, 2001 East Street, Woodland, CA 95776

Report of the Staff

Senior Center Report

Staff asked Commission if they had any questions about the staff report, no questions were asked.

Facility Update, Senior Issues

Commissioner Campbell asked for an update on the addition of handicap parking. Engel reported that she was attending a Master Plan meeting next week. This meeting was looking at realigning development of the site to better meet the needs of the facility. The Solar Project at the Woodland Community & Senior Center has been updated; arrays will be installed on the south side of the property only. Engel will keep the Commission updated on both projects.

Business Items for Next Meeting

2015 Workplan

Healthy Aging Alliance

Senior Resource Fair 2015- Update

Next Meeting Date February 12, 2015

Adjourn

Commissioner Campbell made the motion to adjourn the meeting at 4:36 p.m., Commissioner Overholt seconded the motion, and motion carried 5/0.

Respectfully submitted,

Cathy Haynie, Administrative Supervisor
Community Services Department

Legislation Details (With Text)

File #: 14-587 Version: 1 Name:
Type: Presentation Status: Agenda Ready
File created: 2/10/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Proclaim March 14, 2015 as Arbor Day

Recommendation for Action: Staff recommends that the City Council approve a Proclamation declaring March 14th, 2015 as Arbor Day in the City of Woodland.

Sponsors:

Indexes:

Code sections:

Attachments: [Arbor Day Proclamation](#)
[Flyer 2015](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Proclaim March 14, 2015 as Arbor Day

Recommendation for Action: Staff recommends that the City Council approve a Proclamation declaring March 14th, 2015 as Arbor Day in the City of Woodland.

Staff Contact

Rob Sanders, Public Works Deputy Director - 530-661-5959, rob.sanders@cityofwoodland.org

Report in Brief

Each year the City of Woodland celebrates Arbor Day in order to recognize the community benefits of trees and the community's heritage as "The City of Trees."

Staff is recommending that the City Council approve the attached resolution proclaiming March 14, 2015 as Arbor Day in the City of Woodland.

Fiscal Impact

None

Background

Arbor Day is a nationally-celebrated observance that encourages tree planting and care. The observance and celebration of Arbor Day is one of the requirements of Woodland's designation as a "Tree City USA."

Founded by J. Sterling Morton in Nebraska in 1872, National Arbor Day is usually celebrated each year on the last Friday in April, but this date varies depending on the climate of the State in which it is being held.

The observance of Arbor Day not only shows the City of Woodland's commitment to its urban forest, but will also increase awareness of the importance of trees in urban areas and provide educational opportunities to promote and improve the practice of urban tree planting and care.

As part of the day's activities, the Urban Forestry Group (UFG), Woodland Tree Foundation (WTF), and other volunteers will be gathering at Everman Park where the public will be educated onsite in proper tree planting techniques by our City Arborist, Westley Schroeder.

There will be a total of 4 trees planted at Everman Park before the volunteers break up into smaller groups. These groups will be dispatched to various pre-prepared locations throughout the City with a goal of 60 plantings for this event.

In addition to the plantings, Environmental Services staff will be on hand to promote their services. Their booth will be providing information and giveaways on water conservation, green waste, composting, and other conservation related topics.

Discussion

Support of this proclamation reflects the City's continuing commitment to our urban forest and the quality of life that these assets provide the community.

Commission/Committee Recommendation

This proclamation was unanimously supported by the Parks and Recreation Commission at their January 26, 2015 regular meeting.

Conclusion

Staff recommends that the City Council approve a Proclamation declaring March 14th, 2015 as Arbor Day in the City of Woodland.

Prepared by: Rob Sanders, PW Deputy Director

Reviewed by: Greg Meyer, PW Director



Paul Navazio, City Manager

Attachments: Proclamation
Arbor Day Flyer

CITY OF WOODLAND
PROCLAMATION
DECLARING MARCH 14, 2015 ARBOR DAY
IN THE CITY OF WOODLAND.

WHEREAS, in 1872 J. Sterling Morton proposed that a special day be set aside for the planting of trees; and,

WHEREAS, this holiday, Arbor Day, was first observed with the planting of more than a million trees in Nebraska; and,

WHEREAS, 2015 is the 143rd anniversary of the holiday, and Arbor Day is now observed throughout the nation and the world; and,

WHEREAS, trees can reduce the erosion of our precious topsoil by wind and water, cut heating and cooling costs, moderate the temperature, clean the air, produce life-giving oxygen, and provide habitat for wildlife; and,

WHEREAS, trees are a renewable resource, giving us paper, wood for our homes, and fuel for our fires and beautifying our community; and,

WHEREAS, trees, wherever they are planted, are a source of joy and spiritual renewal.

NOW, THEREFORE, the City Council of the City of Woodland does hereby proclaim Saturday, March 14, 2015 as Arbor Day in the City of Woodland, and urges all citizens to celebrate and support efforts to protect our trees and woodlands, to plant trees to gladden the heart and promote the well-being of this and future generations.

DATED: March 3, 2015

Tom Stallard, Mayor

William L. Marble, Mayor Pro Tem

Jim Hilliard, Council Member

Sean Denny, Council Member

Angel Barajas, Council Member

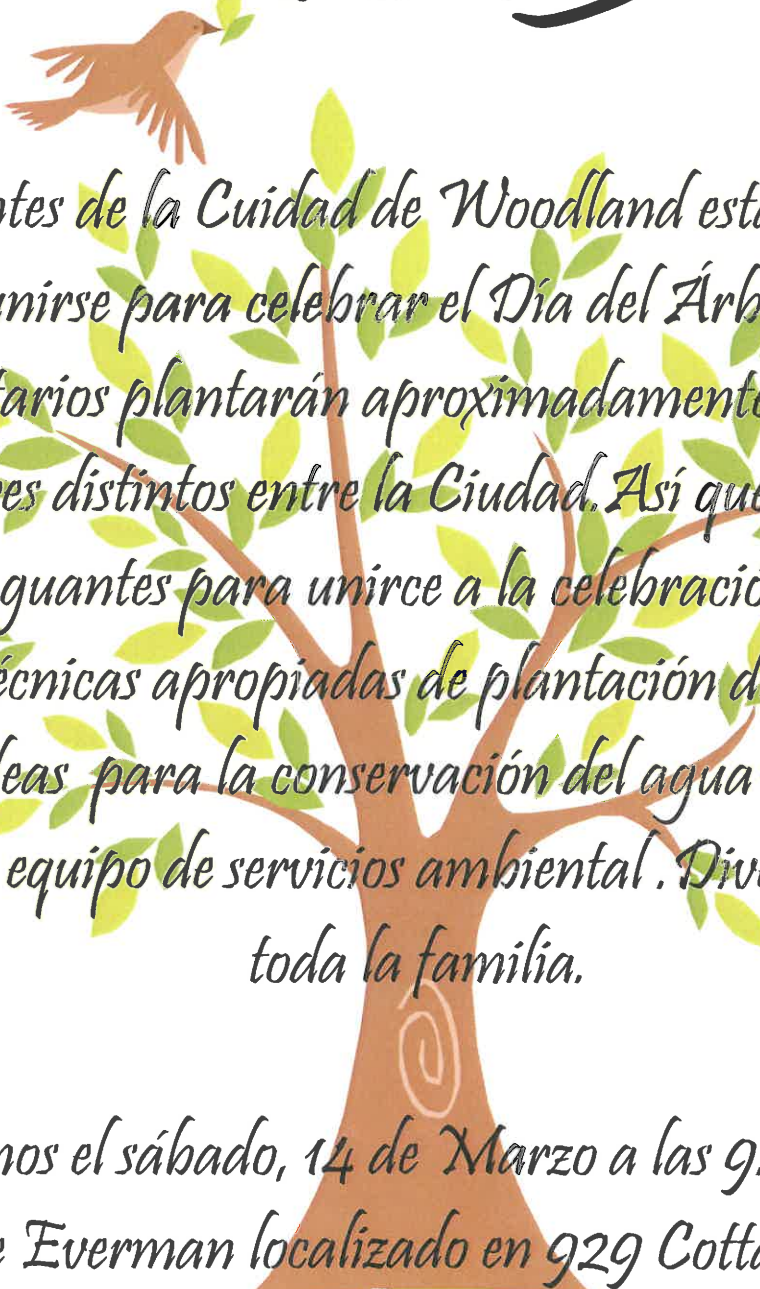
Arbor Day 2015

A stylized illustration of a tree with a thick brown trunk and many green leaves. A small orange bird is flying above the tree. The tree is set against a light green background with small white daisies at the base.

City of Woodland residents are invited to join in celebrating Arbor Day, 2015. Volunteers will be planting approximately 60 trees in various locations throughout the City. So bring your shovels & gloves and join in on the celebration. Proper tree planting techniques will be taught by our City Arborist, as well as ideas for water conservation from our Environmental Services staff. Fun for the whole family!

*Meet us Saturday, March 14th, 9:00am at
Everman Park located at 929 Cottage Drive.*

Arbor Day 2015



Residentes de la Ciudad de Woodland están invitados a reunirse para celebrar el Día del Árbol, 2015.

Voluntarios plantarán aproximadamente 60 árboles en lugares distintos entre la Ciudad. Así que traigan sus palas y guantes para unirse a la celebración. Se enseñarán técnicas apropiadas de plantación de árboles así como ideas para la conservación del agua en parte de nuestro equipo de servicios ambiental. Diversión para toda la familia.

Nos vemos el sábado, 14 de Marzo a las 9:00am en el parque Everman localizado en 929 Cottage Drive.

Patronizado por la Ciudad de Woodland y el Woodland Tree Foundation

Legislation Details (With Text)

File #: 14-622 Version: 1 Name:
Type: Minutes Status: Passed
File created: 2/25/2015 In control: City Council
On agenda: 3/3/2015 Final action: 3/3/2015
Title: SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of February 3, 2015 and February 17, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [02 03 15 DRAFT Meeting Minutes for Approval](#)
[02 17 15 DRAFT Meeting Minutes for Approval](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of February 3, 2015 and February 17, 2015.

Staff Contact

Ana Gonzalez, City Clerk - 530-661-5806, ana.gonzalez@cityofwoodland.org

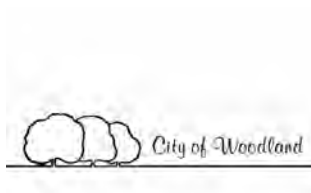


Paul Navazio, City Manager

Attachments

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - DRAFT - For Approval

Tuesday, February 3, 2015

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
FEBRUARY 3, 2015
6:00 P.M.**

A. CALL TO ORDER

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Lawrence Shepard.

B. ROLL CALL

Present: 4 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas and Mayor Tom Stallard

Absent: 1 - Mayor Pro Tem William Marble

D. COMMUNICATIONS-PUBLIC COMMENT

Clarence Van Hook spoke regarding Black History - Multi-Cultural Celebration.
Douglas Someya Reed spoke regarding sole sourcing and cell tower item on consent calendar.

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates provided by Council Members/Staff.

14-564 **SUBJECT:** Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. MINUTES

14-567 **SUBJECT:** Council Meeting Minutes

Recommendation for Action: Staff recommends that the City Council adopt the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of January 6, 2015 and January 20, 2015.

On a motion by Council Member Barajas, seconded by Council Member Denny and carried unanimously, Council Members adopted the minutes of the Joint Regular City Council/Woodland Finance Authority meetings of January 6, 2015 and January 20, 2015.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

G. PRESENTATIONS

1. **14-555** SUBJECT: Presentation of Certificate of Appreciation for Patricia Hastings Murray
- Recommendation for Action: Staff recommends that the City Council present a Certificate of Appreciation to Patricia Hastings Murray for her years of service on the Planning Commission.
- Council Member Hilliard presented a Certificate of Appreciation to Patricia Hastings Murray for her years of service on the Planning Commission.**
3. **14-566** SUBJECT: Presentation of Certificate of Appreciation for Bud Goding
- Recommendation for Action: Staff recommends that the City Council present a Certificate of Appreciation to Bud Goding to recognize his more than 20 years of service on the Library Board.
- Council Member Denny presented a Certificate of Appreciation to Bud Goding for his years of service on the Library Board.**
2. **14-557** SUBJECT: Presentation of Certificate of Appreciation for Seth Wurzel
- Recommendation for Action: Staff recommends that the City Council present a Certificate of Appreciation to Seth Wurzel to recognize his eight years of service on the Planning Commission
- Council Member Barajas presented a Certificate of Appreciation to Seth Wurzel for his years of service on the Planning Commission.**

H. CONSENT CALENDAR

4. **14-558** SUBJECT: Community Development Department's Quarterly Status Report
- Recommendation for Action: Staff recommends that the City Council receive the Community Development Department's Quarterly Status report.
- On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members received the Community Development Department's Quarterly Status Report.**
- Ayes:** 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard
5. **14-565** SUBJECT: Settlement Agreement with New Cingular Wireless PCS, LLC dba AT&T Mobility
- Recommendation for Action: Staff recommends that the City Council

approve Resolution No. _____, authorizing the City Manager to execute the Settlement Agreement with New Cingular Wireless PCS, LLC dba AT&T Mobility ("AT&T") regarding a wireless telecommunications facility located at 430 Douglas Lane.

This item was removed from the Consent Calendar for discussion.

On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6380, RESOLUTION OF THE CITY OF WOODLAND AUTHORIZING THE CITY MANAGER TO EXECUTE THE SETTLEMENT AGREEMENT AND RELEASE BETWEEN THE CITY OF WOODLAND AND NEW CINGULAR WIRELESS PCS LLC, A DELAWARE LIMITED LIABILITY COMPANY DBA AT&T MOBILITY REGARDING THE CONDITIONAL USE PERMIT ISSUED FOR A WIRELESS FACILITY LOCATED AT 430 DOUGLAS LANE.

I. PUBLIC HEARINGS

- 6. 14-539** **SUBJECT:** Spring Lake Specific Plan - Cal West Project (PLNG13-00079). Request to amend the General Plan and Spring Lake Specific Plan and to approve an amendment to the Amended and Restated Development Agreement for approximately 16 acres of the original (approximately 44-acre) Cal West/Optimistic Partners project area.

Recommendation for Action: Staff recommends that the City Council take action on the following:

- 1) Conduct a public hearing;
- 2) Adopt the attached Resolution No. _____, approving the CEQA EIR Addendum together with the previously Certified Turn of the Century EIR as the appropriate level of environmental review in accordance with the California Environmental Quality Act (Attachment 1);
- 3) Adopt the attached Resolution No. _____, amending the City General Plan land use designations in accordance with the proposed Cal West Project Spring Lake Specific Plan Amendments (Attachment 2);
- 4) Adopt the attached Resolution No. _____, amending the Spring Lake Specific Plan land use designations (rezone) and amending Section 2.43.1(e) of the Spring Lake Specific Plan Land Use Element pertaining to the rezoning of the 2-acre Neighborhood Commercial sites (Attachment 3);
- 5) Introduce and waive the first reading of Ordinance No. _____, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic

Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (Attachment 4).

Council Members took action on the following items:

1) Conducted a Public Hearing

2) On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6381, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND ADOPTING CEQA EIR ADDENDUM #11 TO THE TURN OF THE CENTURY EIR

Ayes: 4 - Council Member Barajas, Council Member Denny, Council Member Hilliard and Mayor Stallard

3) On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members adopted Resolution No. 6382, RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE GENERAL PLAN LAND USE DIAGRAM FOR THE CAL WEST PROJECT

Ayes: 4 - Council Member Barajas, Council Member Denny, Council Member Hilliard and Mayor Stallard

4) On a motion by Council Member Hilliard, seconded by Council Denny, motion carried by the following vote:

Ayes: Council Members Denny, Council Member Hilliard and Mayor Stallard
Noes: Council Member Barajas

On a 3 - 1 vote, Council adopted Resolution No. 6383, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND AMENDING THE SPRING LAKE SPECIFIC PLAN LAND USE DESIGNATIONS AND AMENDING SECTION 2.43.1(E) OF THE SPRING LAKE SPECIFIC PLAN LAND USE ELEMENT FOR THE CAL WEST PROJECT TO BE DEVELOPED BY CAL WEST INVESTORS, LLC AND OPTIMISTIC PARTNERS, LLC

Community Development Director Ken Hiatt clarified, for the record, that the amended language presented in the report is part of the motion which speaks to the plan build out 90%.

5) On a motion by Council Member Denny, seconded by Council Member Hilliard and carried unanimously, Council Members introduced and waived the first reading of Ordinance No. _____, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area.

Community Development Director Ken Hiatt clarified, for the record, the amendments to the Development Agreement presented this evening with respect to adding the CCI inflator for the \$450,000 improvement cost is incorporated in the motion and that request/recommendation to remove the

item pertaining to construction cost share for the water line and defer that to the tentative map.

J. REPORTS OF THE CITY MANAGER

7. **14-505** SUBJECT: Downtown Streetscape (Third to Sixth) Project, CIP 08-58; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Downtown Streetscape Project, CIP 08-58.

Mayor Stallard had a conflict with this item and left the Council Chambers during discussion.

On a motion by Council Member Denny, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6384, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR THE DOWNTOWN STREETScape (THIRD TO SIXTH) PROJECT, CIP 08-58 APPROVING THE PLANS AND SPECIFICATIONS, AND AUTHORIZING BID ADVERTISEMENT.

8. **14-540** SUBJECT: Main Street Streetscape Improvement (Elm to Cleveland) Project, CIP 15-16; Approve Plans and Specifications and Authorize Bid Advertisement

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the plans and specifications and authorizing bid advertisement for the Main Street Streetscape Improvement (Elm to Cleveland) Project, CIP 15-16.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members adopted Resolution No. 6385, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND FOR THE MAIN STREET STREEScape IMPROVEMENT (ELM TO CLEVELAND) PROJECT, CIP 15-16 APPROVING THE PLANS AND SPECIFICATIONS, AND AUTHORIZING BID ADVERTISEMENT.

Ayes: 4 - Council Member Hilliard, Council Member Denny, Council Member Barajas and Mayor Stallard

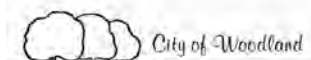
K. ADJOURNED AT 8:32PM.

Respectfully submitted,

Ana B. Gonzalez
City Clerk

City of Woodland

*300 First Street
Woodland, CA 95695*



Meeting Minutes - DRAFT - For Approval

Tuesday, February 17, 2015

6:00 PM

Council Chambers

City Council

**JOINT REGULAR CITY COUNCIL/WOODLAND FINANCE AUTHORITY
FEBRUARY 17, 2015
6:00 P.M.**

A. CALL TO ORDER

C. PLEDGE OF ALLEGIANCE

Pledge of Allegiance led by Public Works Director Greg Meyer.

B. ROLL CALL

Present: 5 - Council Member Jim Hilliard, Council Member Sean Denny, Council Member Angel Barajas, Mayor Tom Stallard and Mayor Pro Tem William Marble

D. COMMUNICATIONS-PUBLIC COMMENT

Douglas Someya Reed
James Kreidler
Ahuilitzli Mejia

E. COMMUNICATIONS-COUNCIL/STAFF STATEMENTS AND REQUESTS

Verbal updates were provided by Council Members/Staff.

14-623 **SUBJECT:** Long Range Calendar

Recommendation for Action: Staff recommends that the City Council receive the Long Range Calendar for informational purposes only.

F. COMMITTEE REPORTS

14-563 **SUBJECT:** Parks & Recreation Commission Meeting Minutes for November 24, 2014

Recommendation for Action: Staff recommends that the City Council receive the November 24, 2014 Parks & Recreation Commission Minutes that were approved on January 26, 2015.

Council Members received the Parks & Recreation Commission Meeting Minutes for November 24, 2014.

G. PRESENTATIONS

1. 14-569 **SUBJECT:** Commission on Aging Annual Report

Recommendation for Action: Staff recommends that the City Council

receive the Commission on Aging Annual Update including a summary of the 2014 accomplishments and proposed 2015 accomplishments.

Outgoing Commission on Aging Chair Ben Garman presented Council Members with a Commission on Aging Annual Update.

2. **14-579** SUBJECT: Presentation of Certificate of Appreciation for Benjamin Garmin

Recommendation for Action: Staff recommends that the City Council present a Certificate of Appreciation to Benjamin Garmin to recognize his more than 4 years of service on the Commission on Aging.

Mayor Tom Stallard presented outgoing Commission on Aging Chair Ben Garman with a Certificate of Appreciation for his years of service.

H. CONSENT CALENDAR

Consent Calendar Item No. 8 was removed from the Consent Calendar due to a noticing requirement and is being brought back to council on March 3, 2015.

3. **14-575** SUBJECT: Treasurer's Investment Report Quarter Ending December 31, 2014

Recommendation for Action: Staff recommends that City Council accept the quarterly Treasurer's Investment Report for the quarter ended December 31, 2014.

This Consent Item(s) was approved on the Consent Agenda

4. **14-581** SUBJECT: Public Safety Department (Police and Fire) Quarterly Status Report for the period of October 2014 through December 2014

Recommendation for Action: Staff recommends that the City Council accept the Public Safety Department Quarterly Status Report for October 2014 through December 2014

This Consent Item(s) was approved on the Consent Agenda

5. **14-548** SUBJECT: Annual Maintenance for Geographic Information Systems (GIS) Report

Recommendation for Action: Staff recommends that the City Council:

1. Receive the Annual Maintenance for Geographic Information Systems (GIS) Report; and
2. Approve the attached resolution authorizing the City Manager to execute a license agreement with ESRI, (Environmental Systems Research Institute).

Adopted Resolution No. 6386, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AN AGREEMENT WITH ESRI FOR SOFTWARE LICENSING.

6. **14-577** SUBJECT: First New Ground Level Tank, CIP 08-33; Approve Reallocation of Funds

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the reallocation of \$85,000 of Water Enterprise Funds from Water Transmission Main West, CIP 12-05 to First New Ground Level Tank, CIP 08-33.

Adopted Resolution No. 6387, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVE REALLOCATION OF WATER ENTERPRISE FUNDS FOR THE FIRST GROUND LEVEL TANK.

7. **14-559** SUBJECT: Final Acceptance and Notice of Completion for the Ashley Gate Rehabilitation, CIP 14-12

Recommendation for Action: Staff recommends that the City Council accept as complete the contract with Homen Root Construction for work on the Ashley Gate Rehabilitation and authorize the City Clerk to file a Notice of Completion.

This Consent Item(s) was approved on the Consent Agenda

8. **14-582** SUBJECT: Second Reading of Ordinance No. 1573 approving an amendment to the Amended and Restated Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. 1573, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (Attachment 1).

This Consent Item(s) was pulled from consent. Will be brought forward for second reading and adoption at the March 3, 2015 Council meeting.

9. **14-570** SUBJECT: Verizon Wireless License Agreement Amendment

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____ authorizing the City Manager to execute the amended Communications Site License Agreement with Sacramento-Valley Limited Partnership dba Verizon Wireless for a telecommunications cellular tower and related ground equipment at 2001 East Street (Woodland Sports Park) and to execute a License Agreement for the City's use of Verizon's cellular tower for lighting

purposes.

Adopted Resolution No. 6388, RESOLUTION OF THE CITY OF WOODLAND, CALIFORNIA AUTHORIZING THE CITY MANAGER TO EXECUTE THE COMMUNICATIONS SITE LICENSE AGREEMENT WITH SACRAMENTO-VALLEY LIMITED PARTNERSHIP DBA VERIZON WIRELESS FOR VERIZON WIRELESS' USE OF CITY PROPERTY FOR A WIRELESS COMMUNICATION TOWER AND TO EXECUTE THE SEPARATE LICENSE AGREEMENT FOR CITY'S USE OF THE WIRELESS COMMUNICATIONS TOWER FOR LIGHTING FOR THE CITY'S SPORTS PARK AND RESCINDING CITY COUNCIL RESOLUTION NUMBER 6254 APPROVED ON JUNE 17, 2014.

10. 14-591

SUBJECT: 2015 Portal to Portal Strike Team Reimbursement

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, identifying the terms and conditions for the Fire Department's response for fire incidents outside the City of Woodland.

On a motion by Council Member Hilliard, seconded by Council Member Denny and carried unanimously, Council Members approved Consent Calendar Items No. 3 through 10, minus Item No. 8.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

I. PUBLIC HEARINGS

11. 14-572

SUBJECT: Approve the Mitigated Negative Declaration for the Recycled Water Project, CIP 15-10

Recommendation for Action: Staff recommends that the City Council hold a public hearing and approve Resolution No. _____ adopting a Mitigated Negative Declaration (MND) for the Recycled Water Project, #15-10.

On a motion by Mayor Pro Tem Marble, seconded by Council Member Barajas and carried unanimously, Council Members adopted Resolution No. 6390, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, ADOPTING THE MITIGATED NEGATIVE DECLARATION FOR THE RECYCLED WATER PROJECT with the following new language added in the resolution by City Attorney Kara Ueda to read as follows:

On top of the second page: "BE IT FURTHER RESOLVED by the City Council of the City of Woodland that approval of the Project would not result in any significant effects on the environment with implementation of mitigation measures identified in the Mitigated Negative Declaration, and the City Council does hereby adopt the Mitigated Negative Declaration and Initial Study set forth in Exhibit 1 with the revisions presented to the City Council on February 17, 2015, and approves the Mitigation Monitoring and Reporting Program presented to the City Council on February 17, 2015."

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

J. REPORTS OF THE CITY MANAGER

12. 14-599 **SUBJECT:** Implementation of Council District Elections

Recommendation for Action: Staff recommends that the Council introduce and approve the first reading of:

- 1) Ordinance No. _____ adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections; and
- 2) Ordinance No. _____ amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore; and
- 3) Ordinance No. _____ repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election.

Council Members took separate actions on each of the ordinances listed below:

1) TIMING AND SEQUENCE OF DISTRICT ELECTIONS - On a motion by Mayor Pro Tem Marble, seconded by Council Member Barajas and carried unanimously, Council Members introduced and approved the first reading of the first ordinance adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections.

Ayes: 5 - Mayor Stallard, Mayor Pro Tem Marble, Council Member Hilliard, Council Member Denny and Council Member Barajas

2) SELECTION OF MAYOR AND MAYOR PRO TEM - On a motion by Council Member Hilliard, seconded by Mayor Pro Tem Marble and carried on a 4-1 vote, Council Members introduced and approved the first reading of the second ordinance amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore. For the record, Mayor Stallard feels that the role of the Mayor is down-graded when the Mayor serves a one-year term.

Motion includes revisions recommended by City Attorney Kara Ueda. 1st part of paragraph 2-2-3 going away and modifying the second part of paragraph.

Ayes: 4 - Mayor Pro Tem Marble, Council Members Hilliard, Council Member Denny and Council Member Barajas
Noes: 1 - Mayor Stallard

3) CHANGING DATE FOR COUNCIL ELECTIONS FROM JUNE TO NOVEMBER - On a motion by Council Member Barajas, seconded by Mayor Pro Tem Marble and carried unanimously, Council Members introduced and approved the first reading of the third ordinance repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election

Ayes: 5 - Mayor Stallard, Mayor Pro Tem Marble, Council Member Hilliard, Council Member Denny and Council Member Barajas

13. 14-585 SUBJECT: FY2014/15 Mid-Year Budget Update

Recommendation for Action: Information purposes only; no action required.

Informational item only - Council Members received an Update on the FY2014/15 Mid-Year Budget.

14. 14-583 SUBJECT: Fiscal Year 2014/15 Revised Budget

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____, authorizing the amendments to the Fiscal Year 2014/15 Annual Budget which includes the budgets for Capital Improvement Program, the Woodland Finance Authority and the Successor Agency of the former Redevelopment Agency.

Adopted Resolution No. 6391, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND APPROVING AMENDMENTS TO THE FISCAL YEAR 2014-2015 ANNUAL BUDGET.

Ayes: 5 - Council Member Hilliard, Council Member Denny, Council Member Barajas, Mayor Stallard and Mayor Pro Tem Marble

15. 14-578 SUBJECT: Approve Consultant Agreement for Construction Management and Inspection Services

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ to approve a professional services contract with Associated Engineering Consultants for construction management and inspection services in the amount of \$72,500 and authorize the City Manager to execute the contract.

On a motion by Council Member Barajas, seconded by Council Member Hilliard and carried on a 4-0 vote, Council Members adopted Resolution No. 6392, A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING AN AGREEMENT WITH ASSOCIATED ENGINEERING CONSULTANTS FOR CONSTRUCTION MANAGEMENT AND INSPECTION SERVICES.

Ayes: 4 -

Noes: 1 - Mayor Pro Tem Marble - not at the dias when vote was taken, stepped into the back room

K. ADJOURN

Upon request, agendas and documents in the agenda packet will be made available in appropriate alternative formats to persons with a disability, as required by law. Any such request must be made in writing to the Office of the City Clerk of the City of Woodland. Requests will be valid for the calendar year in which the request is received, and must be renewed prior to January 1st. Persons needing disability-related modifications or accommodations in order to participate in public meetings, including persons requiring auxiliary aids or services, may request such modifications or accommodations by calling the Office of the City Clerk (530-661-5806) at least 48 hours prior to the meeting.

Legislation Details (With Text)

File #:	14-596	Version:	1	Name:	
Type:	Consent Item(s)		Status:	Passed	
File created:	2/12/2015		In control:	City Council	
On agenda:	3/3/2015		Final action:	3/3/2015	
Title:	SUBJECT: Adoption of Resolution requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland				
	Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - Resolution B - Location Map				
Date	Ver.	Action By	Action		Result

TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Adoption of Resolution requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland.

Staff ContactBruce D. Pollard, (530) 661-5820, bruce.pollard@cityofwoodland.org**Fiscal Impact**

Construction of improvements is included in the Spring Lake financing plan, and will not impact City funds. The City will assume the incremental cost of road maintenance by adding 1,000 feet of centerline roadway to the City's roadway network. The additional maintenance costs will be minimal as it is a small incremental increase in the City's maintained mileage.

Background

County Road 102 within City Limits is required to be widened within the SLSP areas. The current Meritage Homes project (subdivision #5048) will improve CR 102 from the existing widened portion to the future extension of CR 25A (southern city limits). This project will require a transition section 1,000 feet south of the CR 25A extension within the County. The County has requested the City take over maintenance of this portion of the road as part of the project. In order for the City (through the Spring Lake Development improvements) to improve the road the County needs to grant permission to the City to make the improvements; or the City needs to be take ownership of the road improvements. The County has declined to provide an encroachment permit for this work as they do not want to assume maintenance responsibility of the improvements. The County has indicated that they are willing to quitclaim the portion of Road 102 where the improvements are needed so the City can assume ownership and maintenance of the improvements.

Discussion

As Spring Lake Subdivisions develop and make road connections to CR 102, additional traffic will be added to CR 102. Prior to construction of improvements, the City must be in control of the Roadway either through an encroachment permit granted by the County or transfer of ownership via quitclaim. County staff has indicated that the County is in favor of quitclaiming the property to the City. Staff finds that this approach is acceptable as the improvements are required primarily due to development within the City and the added maintenance costs will be nominal. With the approval of the Heritage Remainder Phase 1 Subdivision Improvement Agreement anticipated in April 2015, the developer is planning to begin construction of the CR 102 improvements in the spring of 2015.

Adoption of this Resolution will allow the City to have the Spring Lake Development improve CR 102 and the intersection of CR 25A.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, a resolution of the City Council of the City of Woodland Requesting the County of Yolo Quitclaim and Transfer a Portion of County Road 102 to the City of Woodland.

Prepared by: Bruce D. Pollard, Senior Civil Engineer

Reviewed by: Brent Meyer, City Engineer
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

Attachments: Attachment A - Resolution
Attachment B - Location Map

RESOLUTION NO. _____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
REQUESTING THE COUNTY OF YOLO QUITCLAIM AND TRANSFER A PORTION
OF COUNTY ROAD 102 TO THE CITY OF WOODLAND**

WHEREAS, the City of Woodland has an adopted Spring Lake Specific Plan for planned development in the southeast corner of the City; and

WHEREAS, the planned Spring Lake development calls for the improvement of County Road 102 between the southern city limits at the easterly projection of County Road 25A, and a point 1,000 feet south of the southern city limits; and

WHEREAS, the improvement of County Road 102 is necessary to serve vehicles traveling to and from the Spring Lake Specific Plan Area; and

WHEREAS, the City desires to take ownership of, and assume responsibility for maintenance of this portion of County Road 102; and

WHEREAS, County Road 102 was declared a public highway per Book C, Page 74, of Board of Supervisors Minutes dated August 5, 1867, in the Yolo County Records; and

WHEREAS, this portion of County Road 102 is included in the certified, maintained mileage of Yolo County; and

WHEREAS, pursuant to California Government Code Section 25365, the Board of Supervisors may, by four-fifths vote, quitclaim and transfer to a city interests belonging to the County.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WOODLAND:

Section 1. The City of Woodland hereby requests that the County of Yolo quitclaim the right-of-way and transfer the corresponding road maintenance responsibilities to the City of Woodland for the portion of County Road 102 between the existing city limits at the easterly projection of County Road CR 25A, and a point 1,000 feet south of the southern city limits; and

Section 2. The City of Woodland agrees to accept the transferred portion of County Road 102 for the benefit of the public; and

Section 3. The City Clerk is directed to take any and all actions necessary to complete the transfer of this portion of County Road 102 following action by the Yolo County Board of Supervisors.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

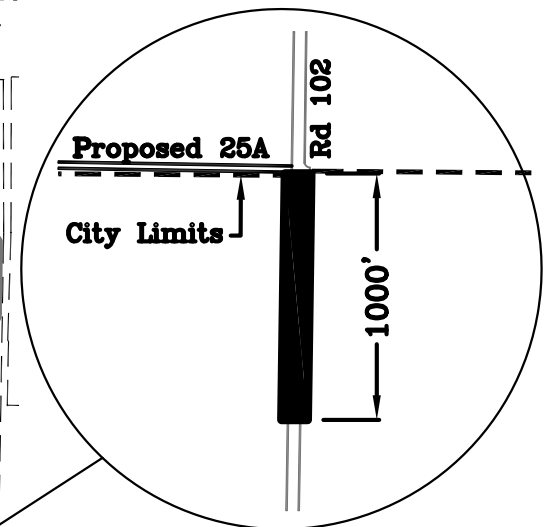
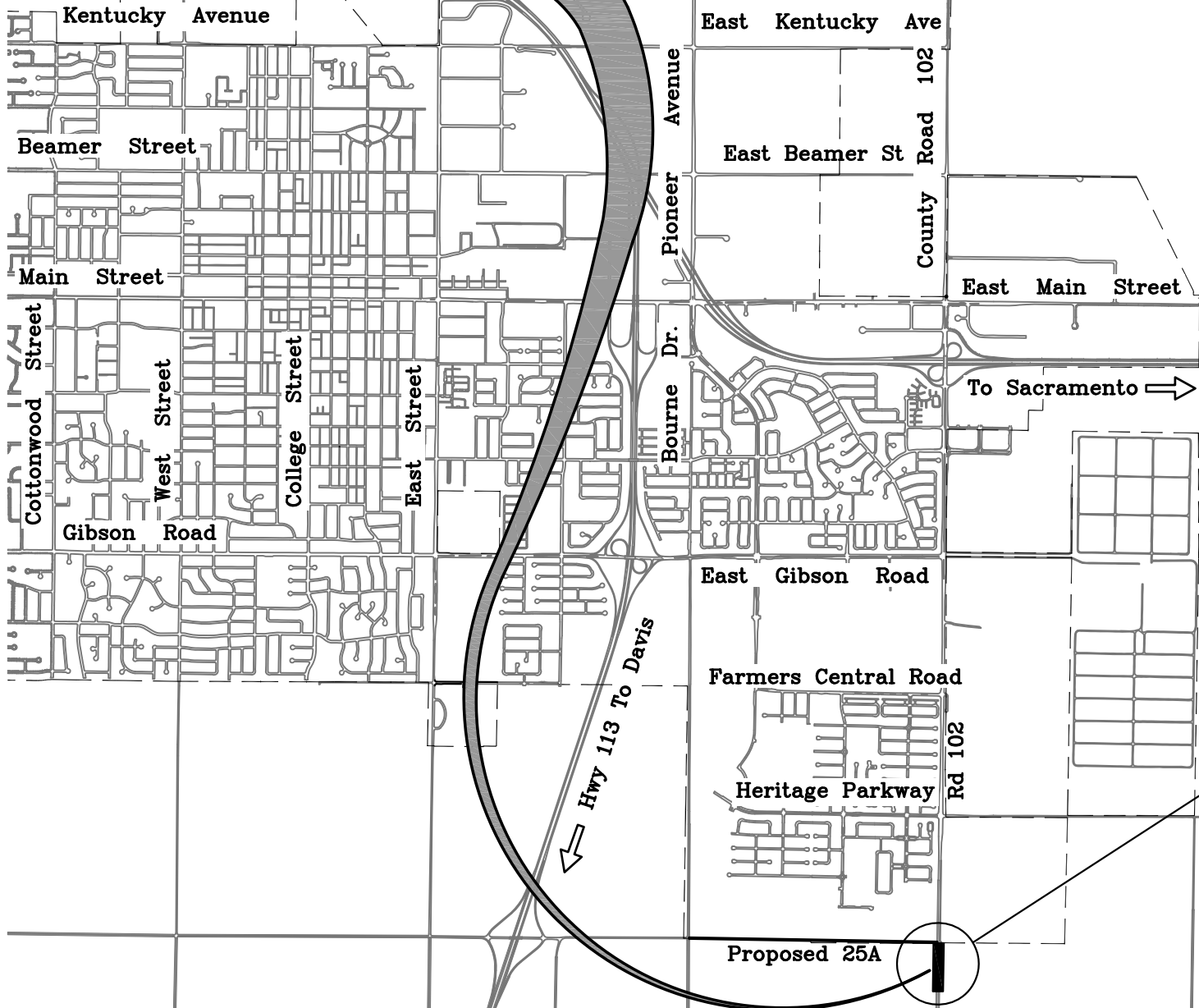
Ana B. Gonzalez, City Clerk

City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
ENGINEERING DIVISION



**PORTION OF RD 102
TO QUITCLAIM TO CITY**



Legislation Details (With Text)

File #:	14-624	Version:	1	Name:	
Type:	Consent Item(s)	Status:		Passed	
File created:	2/25/2015	In control:		City Council	
On agenda:	3/3/2015	Final action:		3/3/2015	
Title:	SUBJECT: Adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series				
	Recommendation for Action: Staff recommends that the City adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	Library Tech Assist I - II doc Senior Signs and Markings Tech Library Tech Assistant III Signs and Markings Tech I-II Abridge Salary Schedule				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series

Recommendation for Action: Staff recommends that the City adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series.

Staff Contact

Sheila McShane, Human Resources Manager, 530 661 5807, Sheila.mcshane@cityofwoodland.org

Fiscal Impact

There is no fiscal impact of the proposed changes to the Signs and Markings Technician job series as they merely update the job descriptions more accurately reflect the job duties.

The salary range for the new Library Technical Assistant III classification is proposed to be set at Range 37, which represents a 10% increase over the Library Technical Assistant II. The impact of the proposed revisions are already factored into the budget and do not require additional appropriations.

Report in Brief

City staff has evaluated the position of the Signs and Markings Technician. The Department of Public Works currently utilizes the Maintenance Worker job series to perform the duties of the Signs and Markings Technician I/II. While some of the duties overlap, this new job series more closely aligns job duties with an actual job description. Adopting this new job series allows for employees to be able to progress in the series.

City staff has evaluated the position of Library Technical Assistant I/II within the City and have found that the creation of an additional level is needed for this job classification. The addition of a Library Technical Assistant III will allow the Department to be able to better utilize the Library Technical Assistant series and expand the role of this paraprofessional. The new Library Technical Assistant III will now focus on providing more responsible paraprofessional library work technical and functional supervision of lower level positions. Additionally, this will allow an opportunity for staff to grow within the Library Department.

Conclusion

Staff recommends that the City Council Adopt the new Signs and Markings Technician job series and the revisions and additions to the Library Technical Assistant job series.

Prepared by: Sheila McShane
Human Resources Manager



Paul Navazio, City Manager

Attachments: Revised Job Descriptions for: Library Technical Assistant I/II
Senior Signs and Markings Technician
New Job Descriptions for: Library Technical Assistant III
Signs and Marking Technician I/II
Abridge Salary Schedule



LIBRARY TECHNICAL ASSISTANT I/II

DEFINITION

To perform a wide variety of paraprofessional technical and clerical library work related to such activities as cataloging, classification, circulation and assisting patrons.

DISTINGUISHING CHARACTERISTICS

Library Technical Assistant I: This is the entry level class in the paraprofessional Library Technical Assistant series. This class is distinguished from the Library Technical Assistant II level by the assignment of the more routine and repetitive duties that are performed according to established procedures and under immediate supervision. Under this concept, positions assigned to the classification of Library Technical Assistant II which become vacant may reasonably be filled at the Library Technical Assistant I level.

Library Technical Assistant II: This is the journey level class in the Library Technical Assistant series. These positions may be filled by advancement from the Library Technical Assistant I level or, when filled from the outside, require prior library technical experience. Appointment to the Library Technical Assistant II level requires that the employee be performing the full range of duties and meet the qualification standards. A Library Technical Assistant II is expected to perform assigned duties with only occasional instruction or assistance, and work is normally reviewed only on completion. Adequate performance at this level requires the knowledge of general department policies and procedures.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Library Services Director. Functional supervision may also be received from higher level library staff. Functional supervision may be provided to lower level library positions.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all-inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS:

Serve at a circulation desk, check books in and out of library; issue library cards; conduct and oversee inventories and processing of books and other library materials; maintain bibliographic records; and establish and maintain collection files and records. Provide general information to the public pertaining to library services and programs. Operate and maintain various library-related equipment and general office equipment. Perform standard office support work such as answering telephones, ordering supplies, maintaining files and operating computer terminals. Regular, predictable, consistent and timely attendance is an

essential function of the position, in that Employee must be present to work to complete assigned tasks. Work cooperatively with others.

Under supervision, conduct various special programs and community outreach activities such as story hours and reading programs. May train and assign routine tasks and provide technical instruction to part-time positions in area of responsibility. Locate books and other materials using indices, catalog guides, and computers. Assist patrons in completing requests for materials not available in the local collection and verify completeness of requests; receive and process inter-library loan requests; maintain inter-library loan services. Prepare displays and exhibits. Post, file, maintain recurring accumulative records; compile data and prepare summary activity reports including circulation statistics, user and loan survey reports and materials collection lists. Perform related duties as assigned.

QUALIFICATIONS

Library Technical Assistant I

Knowledge of:

General types and uses of library materials, including basic reference sources and materials. Basic arithmetic. Basic public desk etiquette, telephone etiquette and communication skills. Safety principles, practices and procedures. Operation and programs of a personal computer

Skill to:

Provide information to the general public regarding library department services. Learn library practices and procedures, and the location of materials in the libraries. Perform a variety of library technical and clerical work with speed and accuracy. Communicate clearly and effectively, both in oral and written form; understand and carry out both oral and written instructions. Type at a speed necessary for adequate job performance. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:

Make use of a library automated system including indices, catalogs and other on-line research methods. Work weekend and evening shifts as assigned. Develop cooperative public relations with co-workers and the general public. Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Education and Experience:

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

Equivalent to completion of the twelfth grade.

Experience:

One year of experience performing general clerical or related work in a public library system.

Library Technical Assistant II

In addition to the requirements for Library Technical Assistant I:

Knowledge of:

Standard public library procedures of a complex nature including cataloging, bibliographic search procedures and the use of a variety of reference sources and materials.

Skill to:

Perform a variety of technical and clerical library work with speed and accuracy. Interpret and apply library procedures and policies.

Ability to:

Use sound independent judgment within established guidelines. Perform office support work including preparing reports and other written materials; maintain accurate records and files. Provide basic reference assistance to library patrons and technical assistance to subordinate library personnel.

Education:

Equivalent to an Associate Degree in Library Service or related field.

Experience:

Two years of technical and clerical library experience performing duties comparable to those of a Library Technical Assistant I for the City of Woodland. Please note: Additional qualifying experience can substitute for the required education on a year-for-years basis up to two years.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Heavy Work: Exerting in excess of 25 pounds of force occasionally, and/or in excess of 50 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action



SENIOR SIGNS AND MARKING TECHNICIAN

DEFINITION

To oversee and perform a variety of skilled work involving the construction, maintenance, and repair of the City's traffic signs and markings.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Electrical/Signs and Markings Supervisor. This journey level position will include providing oversight and training for semi-skilled and skilled maintenance personnel.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all-inclusive or limiting list.

ESSENTIAL JOB FUNCTIONS

Paint, install, and maintain City street signs, striping and reflective markers. Design and manufacture street name signs, City facility signs, and certain regulatory signs. Interpret and apply relevant codes, rules, and regulations as specified in the Traffic Control Handbook, Caltrans Specifications and California Manual on Uniform Traffic Control Devices (MUTCD). Provide general information to the public, other city departments, and vendors pertaining to area of assignment; investigate and respond to citizen inquiries and complaints regarding area of assignment. Comply with the policies and procedures in the Department Illness and Injury Prevention Program; utilize proper safety precautions and set a positive example for others. Regular, predictable, consistent and timely attendance is an essential function of the position, in that Employee must be present to work on facilities and equipment impacting the public's health and safety.

OTHER JOB FUNCTIONS

Plan and develop layouts of traffic control devices including safe work zones and Underground Service Alerts (USA). Develop the schedule to perform preventive maintenance and minor repairs on assigned equipment such as compressors, paint sprayers, thermal applicators and stencils. Coordinate with Traffic Engineering to install new or modified signing and/or striping. Requisition and purchase materials and supplies; assist in maintaining expenditure records for materials and services; maintain records and prepare reports regarding work performed. Prepare detailed designs for installation of traffic control devices. Assist in the training, and evaluation of assigned crew members. Respond to emergency situations after regular working hours. Work cooperatively with others. Drive vehicles and equipment as required. Perform related duties as assigned. Meet stand-by requirements and after working hours. Respond to emergency callouts as required.

QUALIFICATIONS

Knowledge of:

California Manual on Uniform Traffic Control Devices and City and CalTrans Specifications. Methods, tools and materials used to manufacture and install signs, raised pavement markers (RPM's), thermoplastic and paint used in traffic control applications. Hazards associated with the assigned work and proper safety precautions including traffic control devices, effective training methodologies and operation and maintenance of light and heavy power driven equipment. Basic computer operating skills.

Skill to:

Perform highly skilled work in the manufacture and installation of signs, as well as the painting and maintenance of all traffic markings. Interact effectively and courteously with contractors, other agencies and the public. Use and operate tools and equipment required for the work in a safe and efficient manner. Work independently prioritizing projects and establishing schedules. Communicate effectively, both orally and in writing. Provide technical direction, assign work, and train less experienced personnel. Read and interpret plans and specifications. Maintain routine records. Establish and maintain effective work relationships with those contacted in the performance of required duties. Establish safe working areas.

Ability to:

Analyze problems, identify alternative solutions, project consequences of proposed actions and implement recommendations in support of goals. Lead, organize and review the work of maintenance staff in the area of work assigned. Perform heavy manual labor. Operate a variety of equipment in a safe and effective manner. Gather data and prepare reports related to public inquiries and requests, personnel matters, state mandated requirements and other construction related matters; maintain accurate and concise reports.

Minimum Education and Experience:

Education:

High School Diploma or equivalent supplemented by course work from an accredited college or university in a closely related field to this classification.

Experience:

Three years of experience performing duties comparable to those of a Signs and Markings Technician II.

License and Certificate:

Must possess valid Signs and Markings Specialist Level II and Work Zone Safety certifications from the International Municipal Signal Association (IMSA) or similar governing certifying agency, upon hire. Must acquire and be able to retain a valid Class B California Driver's License with Tank and Air Brake Endorsement, IMSA Signs and Markings Specialist Level III, First Aid, CPR, ICS 100 and NIMS 700 certifications prior to permanent appointment.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require: climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.



LIBRARY TECHNICAL ASSISTANT III

DEFINITION

To perform a wide variety of paraprofessional technical and clerical library work related to such activities as cataloging, classification, circulation and assisting patrons.

DISTINGUISHING CHARACTERISTICS

This is the third level of the library paraprofessional services. This is distinguished by a Library Technical Assistant I and Library Assistant II as this position may serve as a lead worker and perform the more responsible paraprofessional library work. This position is distinguished from a Librarian classification in that the latter performs a variety of professional librarian responsibilities.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Library Services Director. Functional supervision may also be received from higher level library staff. Functional supervision may be provided to lower level library positions.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all-inclusive or limiting list:

ESSENTIAL JOB FUNCTIONS:

Oversees all aspects of the circulation function, including registration of borrowers and monitoring overdue fines. Conduct and oversee inventories and processing of books and other library materials; maintain bibliographic lists, create book lists, and establish and maintain collection files and records. Explains library policies and procedures to patrons. Oversee Library Pages, Library Technical Assistant I/II Operate and maintain various library-related equipment and general office equipment. Plan, coordinator, and/or conduct special programs such as story hours or reading programs. Perform standard office support work such as answering telephones, ordering supplies, maintaining files and appropriate library databases and computer systems. Provide patrons with information about library resources, materials, and services. Is familiar with the various programs the library offers. Provides excellent customer service. Regular, predictable, consistent and timely attendance is an essential function of the position, in that Employee must be present to work to complete assigned tasks. Works cooperatively with others.

Train and assign routine tasks and provide technical instruction to Library Technical Assistants I/II and part time employee in area of responsibility. Locate books and other materials using indices, catalog guides, and computers. Assist patrons in completing requests for materials not available in the local collection and verify completeness of

requests; receive and process inter-library loan requests; maintain inter-library loan services. Prepare displays and exhibits. Post, file, maintain recurring accumulative records; compile data and prepare summary activity reports including circulation statistics, user and loan survey reports and materials collection lists. Acquire, process, and maintain library materials including basic cataloging. Perform related duties as assigned.

QUALIFICATIONS

Knowledge of:

General procedures involved in receipt, circulation and storage of library materials. Basic arithmetic. Basic public desk etiquette, telephone etiquette and communication skills. Knowledge of standard public library procedures including cataloging, bibliographic search, procedures and the use of references sources and materials. Safety principles, practices and procedures. Operation and programs of library computer applications, methods and computer equipment. Practices and principles of recordkeeping practices and principles.

Skill to:

Understand and clearly provide information to the general public regarding library department services. Learn library practices and procedures, and the location of materials in the libraries. Perform a variety of library technical and clerical work with speed and accuracy. Communicate clearly and effectively, both in oral and written form; understand and carry out both oral and written instructions. Type at a speed necessary for adequate job performance. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:

Review documents related to library operations. Be able to observe, identify and problem solve library operations and procedures. Establish and maintain effective working relationships with those contacted in the course of work. Make use of a library automated system including indices, catalogs and other on-line research methods. Work weekend and evening shifts as assigned. Meet the physical requirements necessary to safely and effectively perform the assigned duties.

Education and Experience:

Any combination of education and experience that would likely provide the required knowledge and abilities is qualifying. A typical way to obtain the knowledge and abilities would be:

Education:

Equivalent to a bachelor's degree in Library Science, English, Liberal Arts or a closely related field from an accredited college.

Experience:

Four (4) years of experience performing general clerical or related work in a public library system. Please note: Additional qualifying experience can substitute for the required education on a year-for-year basis up to four years.

ADA COMPLIANCE

Physical Ability: Positions in this class typically require climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

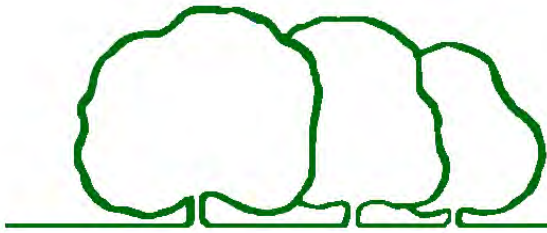
Heavy Work: Exerting in excess of 25 pounds of force occasionally, and/or in excess of 50 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements: Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors: May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

Council Action
March 3, 2015



City of Woodland

SIGNS AND MARKINGS TECHNICIAN I/II

DEFINITION

To perform a variety of semi-skilled and skilled work involving the construction, maintenance, and repair of the City's traffic signs and markings.

SUPERVISION RECEIVED AND EXERCISED

General supervision is provided by the Senior Signs and Markings Technician. The Signs and Marking Technician II responsibilities will require lead responsibilities over less experienced personnel and/or temporary workers as assigned. This is the journey level position of the Signs & Markings series. It is distinguished from Signs and Markings Technician I and temporary employees. The purpose of this position is to ensure the safety of the City streets and roadways by installing and maintaining traffic signs and pavement markings. This classification is expected to deal with the complex and skilled maintenance of signs and markings, in the division assigned, including skilled equipment operations and installation under minimal supervision.

Signs and Markings Technician I: This is the entry level class in the Signs and Markings series. Positions in this class will usually perform most of the duties required of Signs and Markings Technician I and II; however, as compared to the Signs and Markings Technician II, is not expected to function at the same skill level and will usually exercise less independent discretion and judgment on matters related to work procedures and methods. This position will be expected to take standby duty.

Signs and Markings Technician II: This is the journey level in the Signs and Markings series. This class differs from Signs and Markings Technician I, in that incumbents perform more complex maintenance duties, including the requirement to meet all Standby Program requirements, take standby duty, to work any shift, weekends, and holidays, to work independently, exercise judgment, and operate the full range of tools and mechanical equipment related to a specific assignment. This incumbent Signs and Markings Technician II will also be expected to assist in the oversight and training of less experienced personnel. Positions in this class are flexible staffed and are normally filled by advancement from the Signs and Markings Technician I level, or when filled from the outside requires prior work experience.

EXAMPLES OF DUTIES

The following are typical illustrations of duties encompassed by the job class, not an all-inclusive or limiting list.

ESSENTIAL JOB FUNCTIONS

Paint, install, and maintain City street signs, striping and reflective markers. Design and manufacture street name signs, City facility signs, and regulatory signs. Interpret and apply relevant codes, rules, and regulations as specified in the Traffic Control Handbook, Caltrans Specifications and California Manual on Uniform Traffic Control Devices (MUTCD). Provide general information to the public, other city departments, and vendors pertaining to area of assignment; investigate and respond to citizen inquiries and complaints regarding area of

assignment. Comply with the policies and procedures in the Department Illness and Injury Prevention Program; utilize proper safety precautions and set a positive example for others. Regular, predictable, consistent and timely attendance is an essential function of the position. Employee must be present to work on facilities and equipment impacting the public's health and safety.

OTHER JOB FUNCTIONS

Assist in the planning and layout of traffic control devices including safe work zones. Be aware of the Underground Service Alerts (USA) guidelines. Perform preventive maintenance and minor repairs on assigned equipment such as compressors, paint sprayers, thermal applicators and stencils. Install new or modified signing and/or striping as directed by Senior Signs and Marketing Technician. Requisition and purchase materials and supplies; assist in maintaining expenditure records for materials and services; maintain records and prepare reports regarding work performed. Prepare detailed designs for installation of traffic control devices. Assist in the training of assigned crew members. Work cooperatively with others. Drive vehicles and equipment as required. Perform related duties as assigned. Meet stand-by requirements and serve in a stand-by status after working hours. Respond to emergency callouts as required.

QUALIFICATIONS

Signs and Markings Technician I

Basic methods, tools, materials, and equipment used in to install signs and paint. Use and understands the purposes of general construction tools and equipment. Exercises safe work practices and the Department Injury & Illness Prevention Program. Basic understanding of MUTCD and City and CalTrans Specifications.

Skill to:

Perform unskilled and semi-skilled tasks in a variety of work in the manufacture and installation of signs, as well as the painting and maintenance of all traffic markings. Interact effectively and courteously with contractors, other agencies and the public. Use and operate tools and equipment required for the work in a safe and efficient manner. Understand and accomplish both oral and written directions.

Ability to:

Perform unskilled and semi skill work utilizing necessary equipment. Learn existing construction and maintenance work procedures and practice. Learn to operate and maintain machinery and equipment related to the maintenance, repair and alterations of public works operations. Maintain and repair light power equipment. Perform heavy manual labor. Learn computerized record keeping. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Signs and Markings Technician II

Knowledge of:

MUTCD and City and CalTrans Specifications. Methods, tools and materials used to manufacture and install signs, raised pavement markers (RPM's), thermoplastic and paint used in traffic control applications. Hazards associated with the assigned work and proper safety precautions including traffic control devices and operation and maintenance of light and heavy

power driven equipment. Basic computer skills and basic math skills such as fractions, percentages, ratios, measurements, etc.

Skill to:

Perform skilled work in the manufacture and installation of signs, as well as the painting and maintenance of all traffic markings. Interact effectively and courteously with contractors, other agencies and the public. Use and operate tools and equipment required for the work in a safe and efficient manner. Work independently prioritizing projects and establishing schedules. Communicate effectively, both orally and in writing. Provide technical direction, assign work, and train less experienced personnel. Read and interpret plans and specifications. Maintain routine records. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Ability to:

Learn and implement new and existing construction and maintenance work procedures and practice. Operate and maintain machinery and equipment related to the maintenance, repair and alterations of public works operations. Maintain and repair light power equipment. Perform heavy manual labor. Collect and enter data in an electronic format. Interpret and apply policies and procedures. Establish and maintain effective work relationships with those contacted in the performance of required duties.

Minimum Education and Experience

Signs and Markings Technician I

Education:

High School Diploma or equivalent. Specialized coursework in signs and markings or related field is desired.

Experience:

One year of experience performing duties in general construction or maintenance work related to signs and markings.

License and Certificate:

Must acquire and be able to retain a valid Class B California Driver's License with Tank and Air Brake Endorsement, Signs and Markings Specialist I and Work Zone Safety certifications from the International Municipal Signal Association (IMSA), First Aid, CPR, ICS 100 and NIMS 700 certifications prior to permanent appointment.

Signs and Markings Technician II

Education:

High School Diploma or equivalent. Specialized coursework in signs and markings or related field is desired.

Experience:

One year of experience performing duties similar to a Signs and Markings Technician I.

License and Certificate:

Class B California Driver's License with Tank and Air Brake Endorsement, Signs and Markings Specialist II and Work Zone Safety certifications from the International Municipal Signal Association (IMSA), First Aid, CPR, ICS 100 and NIMS 700 certifications prior to permanent appointment.

ADA COMPLIANCE

Physical Ability:

Positions in this class typically require: climbing, balancing, stooping, kneeling, crouching, reaching, standing, walking, pushing, pulling, lifting, fingering, grasping, talking, hearing, seeing, and repetitive motions.

Very Heavy Work: Exerting in excess of 100 pounds of force occasionally, and/or in excess of 50 pounds of force frequently, and/or in excess of 20 pounds of force constantly to move objects.

Other Requirements:

Sensory Requirements:

Requires the ability to recognize and identify similarities and differences between shade, degree or value of colors, shapes, sounds, forms, textures or physical appearance associated with objects and people.

Environmental Factors:

May be subjected to moving mechanical parts, electrical currents, vibrations, fumes, odors, dusts, gases, poor ventilation, chemicals, oils, extreme temperatures, work space restrictions, intense noises, and environmental dangers.

CITY OF WOODLAND

SALARY SCHEDULE

Effective March 3, 2015

SALARY PER MONTH

CLASSIFICATION	RANGE NO.	UNIT	A STEP	B STEP	C STEP	D STEP	E STEP
Library Technicail Assistant III	37	GS	\$2,947.35	\$3,094.72	\$3,249.46	\$3,411.93	\$3,582.52
Senior Signs and Markings Tech	45	GS	\$3,591.06	\$3,770.61	\$3,959.14	\$4,157.10	\$4,364.96
Signs and Markings Tech I	39	GS	\$3,096.55	\$3,251.38	\$3,413.96	\$3,584.65	\$3,763.89
Signs and Markings Tech II	43	GS	\$3,418.02	\$3,588.92	\$3,768.37	\$3,956.79	\$4,154.63

Legislation Details (With Text)

File #:	14-614	Version:	1	Name:	
Type:	Consent Item(s)		Status:	Passed	
File created:	2/24/2015		In control:	City Council	
On agenda:	3/3/2015		Final action:		
Title:	SUBJECT: First Amendment to the Ground Lease with Love Ride Inc. - Velocity Island Park				
Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the First Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.					
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - Resolution				
	B - First Amendment to Ground Lease				
	C - Love Ride Inc Request for Addendum				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: First Amendment to the Ground Lease with Love Ride Inc. - Velocity Island Park

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the First Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Economic Development - Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

Quality of Life - Maintain and enhance Woodland's quality of life by ensuring the highest level of public safety, promoting a wide range of parks and recreational facilities and activities, and provision of exceptional public services, consistent with community expectations.

Fiscal Impact

No fiscal impact is triggered by this action.

Background

On February 5, 2013, the City Council authorized the City Manager to execute a Ground Lease Agreement and Addendum with Love Ride Inc. for the use of approximately 15 acres of City owned land referred to as Dubach Stormwater Detention Facility (Assessor Parcel Numbers 027-340-002 & 027-270-078). The Ground Lease Agreement and Addendum were executed on April 8, 2013.

Velocity Island Park opened for business in July 2014. The industry is relatively new in the US and California. Based on the risk, staff consulted with YCPARMIA. YCPARMIA recommended, and the City Attorney concurred, that the City should require general liability insurance in the amount of \$5,000,000.

Discussion

Love Ride, Inc. currently operates Velocity Island Park under a temporary certificate of occupancy, and all health and safety requirements were satisfied prior to its opening in July 2014. Love Ride, Inc. is continuing to work on satisfying the City's conditions in order to obtain its certificate of occupancy. Love Ride, Inc. currently pays the City \$200 per month and maintains the site at a savings to the City of approximately \$8,000 per year. The City anticipates Velocity Island Park will bring in additional transient occupancy tax revenue as two major events are scheduled for the summer of 2015.

Since opening in July 2014, there have not been any major injuries or health concerns at Velocity Island Park. Based on VIP's safety record and other industry factors (see attached letter from Love Ride, Inc. dated February 2, 2015), Love Ride Inc. is requesting that the City consider an amendment to the Ground Lease Agreement that would allow the reduction in the annual general liability insurance requirement from \$5,000,000 to \$3,000,000. Staff has reviewed this request in consultation with YCPARMIA and the City Attorney; and finds that the request is acceptable so long as certain liability provisions are maintained, and additional reporting requirements are imposed. Love Ride, Inc. would remain subject to surprise City inspections of its facility. Additionally, the Lease Agreement would be amended to require Love Ride, Inc. to provide to the City with; (1) audits and inspection reports demonstrating that the facility is safe for recreational use, (2) annual water test reports, and (3) OSHA reports or any OSHA complaints or investigations.

Conclusion

Staff recommends that the City Council approve Resolution No. _____, authorizing the City Manager to execute the First Amendment to the Ground Lease with Love Ride Inc. for the Velocity Island Park facility.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Manager

A handwritten signature in dark ink, appearing to read "Paul Navazio", is positioned above the printed name.

Paul Navazio, City Manager

Attachments: Attachment A - Resolution
Attachment B - First Amendment to Ground Lease Agreement
Attachment C - Love Ride Inc.'s Request for Addendum

RESOLUTION NO. _____

**RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AUTHORIZING THE CITY MANAGER TO EXECUTE THE FIRST AMENDMENT
TO GROUND LEASE AGREEMENT WITH LOVE RIDE INC.**

WHEREAS, City and Love Ride, Inc. entered into a Ground Lease Agreement (“**Lease**”) and First Addendum on April 8, 2013, for a portion of City Property located at 755 North East Street in the City of Woodland; as described more fully in the Ground Lease for purposes of developing and operating a cable tow recreational water park facility known as Velocity Island Park; and

WHEREAS, Love Ride, Inc. has successfully maintained and operated Velocity Island Park for recreational purposes with no major health and safety issues or concerns for approximately two years; and

WHEREAS, Love Ride, Inc. has requested that the City consider an amendment to the Lease that would reduce the originally required insurance provisions within the Lease.

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Woodland authorizes the City Manager to execute a First Amendment to the Ground Lease Agreement with Love Ride Inc. for Velocity Island Park (Exhibit A) allowing Tenant to maintain occurrence version general liability insurance, or equivalent form, with a combined single life limit of not less than Three Million Dollars (\$3,000,000) per occurrence; and authorizing the City Manager, in consultation with the City Attorney, to make confirming and clarifying changes to the First Amendment provided that the insurance requirement is not lowered.

PASSED AND ADOPTED by the City Council of the City of Woodland this 3rd day of March, 2015 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez
City Clerk

Exhibit A

(First Amendment to Ground Lease)

**CITY OF WOODLAND
FIRST AMENDMENT TO GROUND LEASE AGREEMENT
(Velocity Island Park)**

This First Amendment to Ground Lease Agreement (“**First Amendment**”) is made as of _____, 2015, by and between the CITY OF WOODLAND, a California municipal corporation (“**City**”) and LOVE RIDE INC., a Delaware corporation d/b/a Velocity Island Park (“**Tenant**”). City and Tenant are sometimes collectively referred to herein as the “**parties**.”

RECITALS

A. City and Tenant entered into a Ground Lease Agreement (“**Lease**”) and an Addendum to the Lease as of April 8, 2013, for a portion of City Property generally located at 755 North East Street in the City of Woodland, and more specifically identified as Yolo County Assessor’s Parcel Numbers 027-340-002 and 027-270-078, as described more fully in the Lease.

B. The parties now desire to amend the Lease to reduce the general liability insurance Tenant is required to maintain from Five Million Dollars to Three Million Dollars; and to include additional requirements concerning Tenant’s reporting requirements.

C. Capitalized terms not otherwise defined herein shall have the meaning ascribed to them in the Lease.

AGREEMENT

NOW THEREFORE, in consideration of the above Recitals and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, City and Tenant hereby agree as follows:

1. Addition of Sections 6.9. Section 6.9 is hereby added to the Lease to read as follows:

6.9 Provision of Reports to City. Tenant shall provide any and all audits and safety reports of the Leased Land to City within thirty (30) days of receipt. Tenant shall provide its water testing report to City on an annual basis or within thirty (30) days of receipt if such reporting is done with greater frequency than once a year. Tenant shall also provide any reports, complaints, or records of pending or anticipated investigations issued by, or pending or anticipated with, the Occupational Safety and Health Administration (OSHA) immediately upon Tenant’s knowledge of such information.

2. Amendment to Section 12.1.1. Section 12.1.1 of the Lease is hereby amended to require Tenant to maintain occurrence version general liability insurance, or equivalent form, with a combined single limit of not less than Three Million Dollars (\$3,000,000.00) per occurrence, which limit may be satisfied by a combination of primary and umbrella policies.

3. Authority to Enter First Amendment. Each party represents to the other that the person executing this First Amendment has the requisite power and authority to execute the First Amendment and to bind each respective party.

4. Execution in Counterparts. This First Amendment may be executed in duplicate counterparts, each of which shall be deemed an original.

5. No Other Changes to Agreement. Except as expressly amended by this First Amendment, all terms and conditions set forth in the Lease and the Addendum shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment is executed by the Parties as of the date set forth below (the "Effective Date").

LANDLORD:
CITY OF WOODLAND,
a California municipal corporation

By: _____
Paul Navazio
City Manager

Date: _____

Attest:

By: _____
Ana B. Gonzalez
City Clerk

TENANT:
LOVE RIDE INC.,
a Delaware corporation

By: _____
Name: _____
Title: _____

Date: _____



Feb 2, 2015

Dear Ken Hiatt,

RE: Liability Insurance Velocity Island Park

I would be most obliged if you would consider my proposal to reduce the Insurance Premium from \$5M to 2-3M based on the following significant criteria:

1. The amount of \$5M was quoted based on the fact this was a new entity and there was a sense of "the unknown" when first considering insurance coverage for the project.
2. Since opening the park in 2014, I can confirm that there have been no significant incidents or injuries and therefore Velocity Island Park has a good track record for its first year in business.
3. Velocity Island Park has excellent waivers in place and is OSHA approved - We are inspected 2-3 times a year by the State Of California Amusement Ride Unit and have a perfect track record. Velocity Island Park adheres to and strictly follows its "Safety and Osha" policies.
4. All staff is certified CPR and First Aid for Pediatrics/Adults.
5. Based on a review of "insurance liability premium information" conducted by Belter Insurance agency of other Wake-boarding Cable Parks within the US in which - Velocity Island Park is paying the highest premium for liability insurance in the whole of the USA/World for a cable park on City land and is a substantial sum- this usually costs between \$1M-\$2M.

I hope you will look favorably on my request to reduce the premium from \$5M to 2-\$3M based on the above information provided.

I look forward to hearing from you.

Yours Truly,
Scott Hartmann
CEO Velocity Island P

From: **Matt Belter** matt@belterinsurance.com
Subject: **Limits**
Date: January 29, 2015 at 1:06 PM
To: scott@velocityislandpark.com

MB

Hi Scott,

I have compiled the following data, from cable operations we insure, to help answer your inquiry as to average limits carried by cable operations in various states. In addition I would note that the two states require coverage for cable operations and for those operations to provide the state with proof: FL Department of Agriculture \$1,000,000 and the state of California \$1,000,000.

Operation Description	State	Limit	Notes
Full size cable with boat lake, food and retail	CA	\$1,000,000	*private w/beer and wine
Full size cable with Food and Retail	TX	\$1,000,000	*on city land, city is Additional Insured w/liquor
Full size cable with boat lake, food and retail	FL	\$3,000,000	*on city land city is Additional insured
Full size cable with retail	FL	\$1,000,000	*private land
Full size cable with boat lake, retail and food	TX	\$2,000,000	*private land w/liquor
Full size cable with boat lake food and retail	FL	\$3,000,000	*private land
Full size cable with food and retail	GA	\$1,000,000	*private land
Mini cable with boat rentals	AL	\$1,000,000	*state park land state is Additional Insured
Full size cable with retail and boat dealership	KS	\$2,000,000	*private land



Matt Belter
R.A. Belter Insurance Agency, Inc.
P.O. Box 1026
Willows, CA 95988
800-540-2258

Legislation Details (With Text)

File #: 14-620 Version: 1 Name:
Type: Consent Item(s) Status: Passed
File created: 2/25/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Renew MOU Agreement between City of Woodland and Yolo Resource Conservation District for Storz Pond Maintenance

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the renewal of the original MOU agreement to extend the term for 3 years and for the amount not to exceed \$26,429.40, for the Storz Pond Maintenance Project, CIP 09-31.

Sponsors:

Indexes:

Code sections:

Attachments: [Resolution030315](#)
[RCD Proposal](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Renew MOU Agreement between City of Woodland and Yolo Resource Conservation District for Storz Pond Maintenance

Recommendation for Action: Staff recommends that the City Council approve Resolution No. _____, approving the renewal of the original MOU agreement to extend the term for 3 years and for the amount not to exceed \$26,429.40, for the Storz Pond Maintenance Project, CIP 09-31.

Staff Contact

Sherry Kimura, Engineering Tech III - (530) 661-5945, sherry.kimura@cityofwoodland.org

Fiscal Impact

The Storz Pond Maintenance Project, CIP 09-31, was approved by Council through the CIP budget adoption on June 17, 2014. The project budget of \$50,000 receives \$10,000 every fiscal year through FY18. The funding is from Storm Drain In-Lieu revenue, specifically Fund 581 - Storm Drain Development.

Based on the proposed renewal of the MOU agreement FY costs are below.

Tasks	FY 15-16	FY 16-17	FY 17-18	3-Year Total
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PM, Maint.	\$10,838.80	\$8,484.55	\$7,106.05	\$26,429.40
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The renewal of the MOU agreement extends the terms of the agreement to June 30, 2018 for a “not-to-exceed” amount of \$26,429.40. The renewal of the MOU agreement covers all ongoing maintenance cost associated with Storz Pond. There is no impact to the General Fund.

Background

The Storz Pond Maintenance Project, CIP 09-31, is specifically to provide ongoing maintenance of the storm water detention pond as part of the City’s NPDES permit.

Storz Pond is located behind (west of) 1556 Springlake Court (Fire Station 3), Woodland, CA 95776. Size of Storz Pond is approximately 19 acres.

The original MOU agreement with the Yolo County Resource Conservation District (YCRCD) was approved by Council on May 4, 2010 for continued maintenance of the site to reduce the workload of the City. The long term goal is to reduce or eliminate non-native and invasive plants species and to enhance native plant populations. YCRCD has achieved these goals by management of administration, planning and coordination of the planting activities at the site which include mowing and herbicide spraying.

Storz Pond has well-established native vegetation and is an example of how the City can meet wildlife and native vegetation goals as part of stormwater management planning.

Discussion

The renewed MOU agreement allows for continued maintenance of the storm water detention pond with native vegetation services for minimal costs and reduces the workload of the City. While the site is primarily vegetated with drought tolerant Sacramento Valley species, there are still noxious invasive weeds that need to be kept under control to prevent spreading to the surrounding areas and plant material through the City’s stormwater detention and attenuation system. The long term goal is to reduce or eliminate non-native and invasive plants species and to enhance native plant populations.

Recommendation for Action:

Staff recommends that the City Council adopts Resolution No. _____, to approve the renewal of the original MOU agreement to extend the term for 3 years and for the amount not to exceed \$26,429.40, for the Storz Pond Maintenance Project, CIP 09-31.

Prepared by: Sherry Kimura, Engineering Tech III

Reviewed by: Tim Busch, Principal Utilities Civil Engineer



Paul Navazio, City Manager

Attachment A - Resolution

Attachment B - RCD Proposal

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
APPROVING RENEWAL OF AN MOU AGREEMENT WITH YOLO COUNTY
RESOURCE CONSERVATION DISTRICT FOR MAINTENANCE SERVICES AT
STORZ POND**

WHEREAS, Storz Pond Maintenance Project, CIP 09-31 is fully funded in the Capital Budget; and

WHEREAS, the City wishes to continue the MOU agreement with Yolo County Resource Conservation District for maintenance service to Storz Pond Maintenance Project, CIP 09-31; and

WHEREAS, Yolo County Resource Conservation District is experience with vegetation management, weed control, conservation, and landscape ecology; and

WHEREAS, the City Council wishes to approve renewal of the original Agreement and authorize its execution through the adoption of this Resolution.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE
CITY OF WOODLAND AS FOLLOWS:**

Section 1. The City Council hereby approves the renewal of the original agreement and authorizes the City Manager to execute the renewal in the amount of \$26,429.40, subject to City Attorney approval. The City Attorney is hereby authorized to make clarifying and confirming changes so long as the total dollar amount authorized in the Agreement does not change.

Section 2. An executed copy of the renewal proposal will be available and on file in the City Clerk's office, and is incorporated herein by reference and made a part of this Resolution.

PASSED AND ADOPTED this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

Ana B. Gonzalez, City Clerk

EXHIBIT A, REVISED CITY OF WOODLAND STORZ POND MAINTENANCE

Introduction/Background

The Yolo County Resource Conservation District (YCRCD) will work under the existing Memorandum of Understanding (MOU) to provide ongoing maintenance of native vegetation at the City of Woodland's (City) Storz Pond. This stormwater detention structure has well established native vegetation and is an example of how the City can meet wildlife and native vegetation goals as part of stormwater management planning. While the site is primarily vegetated with drought tolerant Sacramento Valley species, there are still noxious invasive weeds that need to be kept under control to prevent spreading to the surrounding areas and via plant material through the City's stormwater detention and attenuation system.

A. Objective

The primary objective is to provide continuing maintenance of the site to provide specialize native vegetation services and reduce the workload of the City. The long term goal is to reduce or eliminate non-native and invasive plants species and to enhance native plant populations.

B. Location of Work

See site attached map.

Site Name	Storz Pond
Address	Behind (west of) 1556 Springlake Court, Woodland, CA 95776
Tract/APN	066-050-11; 066-060-12
Size (acres)	19

C. Timeline

This Scope of Work is for the fiscal years 2014-2017 which starts July 1, 2014 and ends June 30, 2017.

D. Tasks and Deliverables

The YCRCD shall undertake the following tasks and bulleted deliverables related to the project:

Task 1: Project Management and Coordination

This task includes planning and coordination with the City, reporting project progress, staff coordination, and invoicing. Phone and email communication as needed

- Field meetings with City staff as needed (approximately one/year)
- Supervision and direction for RCD Field Technician
- Quarterly progress reports and invoices

Task 2: Maintenance

This task includes mowing and spraying of non-native/invasive weeds. Site assessment is conducted by the project manager to determine specific plant management needs. Native plants already present will be protected. The following activities are included:

- Early spring mow between March and April
- Additional late spring mow between April and May if necessary
- Up to two herbicide application with an ATV boom spray (30-foot boom) of non-native/invasive broadleaf weeds using Milestone VM Plus and Telar targeting white sweet clover, perennial pepperweed, and stinkwort
- Monitoring of treatment success and re-treatment as necessary
- In coordination with the City and Springlake Fire Department, design and install project sign
- Fall broadcast seeding of California poppies and harrow with ATV

D. Budget

The proposed budget is based on a “not to exceed” cost estimate. Only actual costs will be charged to the City.

Task	Item	FY 2015-2016	FY 2016-2017	FY 2017-2018	3-Year Total
1 Project Management and Coordination					
	Labor	\$3,222.00	\$3,382.00	\$3,548.00	\$10,152.00
	Materials	\$10.00	\$10.00	\$10.00	\$30.00
	Travel	\$16.80	\$16.80	\$16.80	\$50.40
Task 1 Subtotal		\$3,248.80	\$3,408.80	\$3,574.80	\$10,232.40
2 Maintenance					
	Labor	\$4436.00	\$3,114.00	\$2,184.00	\$9,234.00
	Materials	\$1140.00	\$438.75	\$292.5	\$1,371.25
	Travel	\$414.00	\$323.00	\$254.75	\$991.75
	Equipment	\$1,600.00	\$1,200.00	\$800.00	\$3,600.00
Task 2 Subtotal		\$7,590.00	\$5,075.75	\$3,531.25	\$15,197.00
Grand Total		\$10,838.80	\$8,484.55	\$7,106.05	\$26,429.40

E. Contact

Agency/Company	Yolo County Resource Conservation District
Name(s) and Title(s)	Heather Nichols, Executive Director
Address	221 West Court Street Ste. 1 Woodland, CA 95695
Phone Number	(530) 661-1688 ext. 12
Fax Number	(530) 662-4876
Email	nichols@yolorcd.org

Legislation Details (With Text)

File #: 14-613 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 2/24/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Second Reading of Ordinance No. 1573 approving an amendment to the Amended and Restated Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. 1573, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (Attachment 1).

Sponsors:

Indexes:

Code sections:

Attachments: [Attachment 1- Ordinance No. 1573 Amending the Cal West Development Agreement](#)
[Exhibit 1 - Amended and Restated Development Agreement 2013](#)
[Exhibit 2 - First Amendment to Development Agreement](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Second Reading of Ordinance No. 1573 approving an amendment to the Amended and Restated Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC

Recommendation for Action: Staff recommends that the City Council conduct the second reading of Ordinance No. 1573, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (**Attachment 1**).

Staff Contact

Erika Bumgardner, Associate Planner, (530) 661-5886; erika.bumgardner@cityofwoodland.org

Fiscal Impact

No fiscal impact. All application processing costs have been paid for by the applicant.

Background

At its February 3, 2015 meeting, the City Council approved amendments to the Cal West project including Ordinance No. 1573, approving an amended and restated Development Agreement for the project.

At the meeting, two changes were proposed to be incorporated to the Amended Development Agreement, including:

1. Addition of the following language to Section 4.11.3 pertaining to N1 park improvements:
“OWNER agrees that this amount [not greater than \$450,000] shall be adjusted by the annual Construction Cost Index (CCI) each January 1st, starting January 1, 2016.”
2. Remove Section 4.12 pertaining to funds for construction of a water line.

These changes were approved with the City Council’s action and have been incorporated into the Ordinance amending the Cal West Development Agreement.

Conclusion:

Staff recommends that the City Council conduct the second reading of Ordinance No. 1573, approving an amendment to the Development Agreement between the City of Woodland and Cal West Investors, LLC and Optimistic Partners, LLC to use and develop the Cal West Project Area located within the Spring Lake Specific Plan Area (**Attachment 1**).

Prepared by: Erika Bumgardner, Associate Planner

Reviewed by: Cindy Norris, Principal Planner
Ken Hiatt, Community Development Director



Paul Navazio, City Manager

ATTACHMENTS:

Attachment 1 - Ordinance No. 1573 Amending the Cal West Development Agreement
Exhibit 1 - Amended and Restated Development Agreement 2013
Exhibit 2 - First Amendment to Development Agreement

ORDINANCE NO. 1573

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND, CALIFORNIA, APPROVING AN AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE CITY OF WOODLAND AND CAL WEST INVESTORS, LLC AND OPTIMISTIC PARTNERS, LLC TO USE AND DEVELOP THE CAL WEST PROJECT AREA LOCATED WITHIN THE SPRING LAKE SPECIFIC PLAN AREA

WHEREAS, pursuant to Government Code Section 65864 *et seq.*, the City of Woodland (“City”) is authorized to enter into development agreements providing for the development of land under the terms and conditions set forth herein; and

WHEREAS, the City has found that development agreements strengthen the public planning process, encourage private participation in comprehensive planning by providing a greater degree of certainty in that process, reduce the economic costs of development, allow for the orderly planning of public improvements and services, allocate costs to achieve maximum utilization of public and private resources in the development process, and ensure that appropriate measures to enhance and protect the environment are achieved; and

WHEREAS, Cal West Investors, LLC and Optimistic Partners, LLC (collectively “Developer”) together propose to develop certain real property located in the City of Woodland (“Property”), more particularly described in the Amendment to the Development Agreement, attached hereto as Exhibit “2” and incorporated herein by reference, for residential use (“Project”); and

WHEREAS, Developer’s interest in the Property constitutes a legal or equitable interest in real property pursuant to Government Code Section 65865; and

WHEREAS, Developer proposes the Project to achieve the goals of the City’s General Plan (“General Plan”) and the Spring Lake Specific Plan (“SLSP”), as further described and conditioned in the amendment to the development agreement attached hereto as Exhibit “2” and incorporated herein by reference; and

WHEREAS, the City desires timely, efficient, orderly, and proper development of the Project in furtherance of the goals of the General Plan and SLSP; and

WHEREAS, the City Council has found that the Amendment to the Development Agreement is consistent with the City’s General Plan and the SLSP; and

WHEREAS, because of the logistics, magnitude of the expenditure, and considerable lead time prerequisite to planning and developing the Project, the Developer requires assurances that the Project can proceed without disruption caused by a change in the City’s planning policies and requirements, except as provided in the Amendment to the Development Agreement, which assurances will thereby reduce the actual or perceived risk of planning for and proceeding with development of the Project; and

WHEREAS, City has determined that by entering into the Amendment to the Development Agreement, City will (i) promote orderly growth and quality development on the Property in accordance with the goals and policies set forth in the General Plan and the SLSP and (ii) benefit from increased housing opportunities created by the Project for residents of the City; and

WHEREAS, it is the intent of the City and Developer to establish certain conditions and requirements related to review and development of the Project that are or will be the subject of subsequent development applications for the Project; and

WHEREAS, the City and Developer have reached mutual agreement and desire to voluntarily enter into the Development Agreement to facilitate development of the Project, subject to conditions and requirements set forth herein; and the Planning Commission recommended to the City Council the approval of the amendments to the General Plan and the Spring Lake Specific Plan land use designations (rezone), and a modification to Section 2.43.1(e) of the Spring Lake Specific Plan regarding redesignation of the 2 acre Neighborhood Commercial sites in accordance with the proposed Cal West Project Specific Plan Amendments; and

WHEREAS, on February 3, 2015, the City Council conducted a public hearing pursuant to Government Code section 65867, not less than ten (10) days notice of which was provided in accordance with Government Code sections 65090 and 65091, at which hearing all persons wishing to testify in connection with the Amendment to the Development Agreement were heard and at which time the Amendment to the Development Agreement was comprehensively reviewed; and

WHEREAS, on February 3, 2015, the City Council introduced this Ordinance through a waiving of the first reading of this Ordinance; and

WHEREAS; pursuant to the California Environmental Quality Act (CEQA) Public Resources Code section 21000 *et seq.*, on February 3, 2015, the City Council certified an EIR addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Project, and Development Agreements; and

WHEREAS, the terms and conditions of the Amendment to the Development Agreement have undergone review by the City at publicly noticed hearings and have been found to be fair, just and reasonable and consistent with the General Plan and the SLSP. Further, the City Council finds that (i) the economic interests of the City's citizens and the public health, safety, and welfare will be best served by entering into the Amendment to the Development Agreement; (ii) the Amendment to the Development Agreement is consistent with the General Plan and SLSP; (iii) the Amendment to the Development Agreement is in conformance with the public convenience, general welfare, and good land use practice; (iv) the Amendment to the Development Agreement will not be detrimental to the public health, safety, or general welfare; and (v) the Amendment to the Development Agreement will not adversely affect the orderly development or the preservation of property values for the Property or any other property.

THE CITY COUNCIL OF THE CITY OF WOODLAND DOES ORDAIN AS FOLLOWS:

Section 1. Pursuant to California Government Code Sections 65865 *et seq.*, the City Council hereby approves the Amendment to the Development Agreement attached hereto as Exhibit “2.”

Section 2. Based on the entire record before the City Council and all written and oral evidence presented to the City Council, the City Council finds this Ordinance promotes the public health, safety, and welfare of the community because the Amendment to the Development Agreement will permit land uses that best reflect the community needs and will allow for the most logical and efficient development of the real property governed by the Development Agreement in the City.

Section 3. The City Council hereby incorporates by reference the recitals set forth herein and adopts those recitals as its own as though fully set forth in this Ordinance. Pursuant to Government Code section 65867.5 (b) and based on the entire record before the City Council, including all written and oral evidence presented to the City Council, the City Council hereby finds that the Amendment to the Development Agreement will continue to result in the development of the Property at the intensity and density allowed under the General Plan and SLSP and with the restrictions and standards set forth in the City’s Municipal Code and the Development Agreements.

Section 4. The City Council hereby expressly determines that all of the procedures of CEQA have been met with respect to the Amendment to the Development Agreement because, on February 3, 2015, the City Council certified an EIR Addendum to the EIR previously certified for the Spring Lake Specific Plan, for the Amendment to the Development Agreement.

Section 5. The City Clerk shall cause to be recorded with the Yolo County Recorder a copy of the executed Amendment to the Development Agreement, or a Memorandum of Agreement, within ten (10) days following execution thereof.

Section 6. The City Clerk shall certify to the adoption of this Ordinance and shall cause a summary thereof to be published in the Daily Democrat, a newspaper of general circulation, printed and published in the city of Woodland and county of Yolo, at least five (5) days prior to the meeting at which the proposed ordinance is to be adopted and shall post a certified copy of the proposed ordinance in the office of the City Clerk, and within fifteen (15) days of its adoption, shall cause a summary of it to be published, including the vote for and against the same, and shall post a certified copy of the adopted ordinance in the office of the City Clerk, in accordance with California Government Code section 36933. This Ordinance shall take effect thirty (30) days after its adoption.

PASSED AND ADOPTED by the City Council this 3rd day of March, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Exhibit “1” – Amended and Restated Development Agreement (July 1, 2013)

Exhibit “2” – First Amendment to Development Agreement

EXHIBIT 1

[Amended and Restated Development Agreement]

EXHIBIT 2

[First Amendment to Development Agreement]

Recorded at request of:)
City Clerk)
City of Woodland)
When recorded return to:)
City of Woodland)
300 First Street)
Woodland, CA 95695)
Attention: City Clerk)
)

Exempt from filing fees pursuant to Government Code §6103

AN AMENDED AND RESTATED DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND,

A DEVELOPMENT AGREEMENT BETWEEN

CITY OF WOODLAND

and

CAL WEST INVESTORS LLC AND OPTIMISTIC PARTNERS LLC

8.29.13 version

DEVELOPMENT AGREEMENT NO. []

This Development Agreement (hereinafter "Agreement") is entered into as of this ____ day of September, 2013 by and between the City of Woodland, California ("CITY"), and Cal/West Investors LLC and Optimistic Partners, LLC, California corporations (collectively "OWNER"):

RECITALS

WHEREAS, CITY is authorized to enter into binding development agreements with persons having legal or equitable interests in real property for the development of such property, pursuant to Section 65864, et seq. of the Government Code; and

WHEREAS, CITY has approved the Spring Lake Specific Plan ("Plan") which encompasses OWNER's property, more fully described on Exhibit "A" and shown on Exhibit "B" to this Agreement (Property), and which requires owners of property within the Plan area to enter into development agreements as a precondition of development; and

WHEREAS, this Agreement includes the ten acre park and neighborhood commercial site shown on Exhibit B, and Owner agrees to submit an application for its development prior to acceptance of the first final map; and

WHEREAS, CITY and Cal/West Seeds entered into a development agreement relative to the development known as the Cal/West Seeds Inc. 20 acres, which development agreement was recorded in the Official Records of Yolo County on November 4, 2011, as Instrument No. 2011-0030468-00, and on or around October 9, 2012, City approved a lot line adjustment whereby a portion of the Cal/West Seeds property would be owned by Cal West Investors, LLC and subject to the Cal/West Seeds development agreement; and

WHEREAS, Cal/West Seeds subsequently sold its 20-acre property to Optimistic Partners, LLC, which currently owns the 20 acres formerly owned by Cal/West Seeds; and

WHEREAS, CITY and Cal West Investors, LLC entered into a certain development agreement relative to the development known as the Cal West Investors LLC 25 acres, which development agreement was recorded in the Official Records of Yolo County on July 20, 2012 as Instrument No. 2012-0023092-00, and on or around October 9, 2012, City approved a lot line adjustment whereby a portion of the Cal West Investors property would be owned by Cal/West Seeds and subject to the Cal West Investors, LLC development agreement; and

WHEREAS, OWNER(s) and CITY now wish to enter into an Amended and Restated Development Agreement, which shall replace both the Cal West Investors, LLC and Cal/West Seeds Development Agreements as they pertain to the Property allowing for the construction of a project as described herein ("Project"); and

WHEREAS, OWNER has applied to CITY for certain entitlements for development of its Property, including this Agreement, and proceedings have been taken in accordance with the rules and regulations of CITY; and

WHEREAS, the terms and conditions of this Agreement have undergone extensive review by CITY and OWNER and have been found to be fair, just and reasonable; and

WHEREAS, the best interests of the citizens of the City of Woodland and the public health, safety and welfare will be served by entering into this Agreement; and

WHEREAS, the City Council hereby finds and determines that this development agreement is of major significance because it will enable the City to fund much needed capital improvements and provide much needed public services and will therefore also have a major, beneficial economic impact on the City; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Project and the Agreement, with the Woodland City Council's certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, this Agreement and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, development of the Project in accordance with this Agreement will provide substantial benefits to CITY and will further important policies and goals of CITY; and

WHEREAS, this Agreement will eliminate uncertainty in planning and provide for the orderly development of OWNER's property, ensure progressive installation of necessary improvements, provide for public services appropriate to the development of the Project, and generally serve the purposes for which development agreements under Section 65864, et seq. of the Government Code are intended.

COVENANTS

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, the parties agree as follows:

1. DEFINITIONS AND EXHIBITS.

1.1 Definitions. The following terms when used in this Agreement shall be defined as follows:

1.1.1 "Agreement" means this Development Agreement.

1.1.2 "CITY" means the City of Woodland, a California municipal corporation.

1.1.3 "City Council" means the duly elected city council of the City of Woodland.

1.1.4 "Commencement Date" means the date the Term of this Agreement commences.

1.1.5 "Development" means the improvement of the Property (as defined herein) for the purposes of completing the structures, improvements and facilities comprising the Project including, but not limited to: grading; the construction of infrastructure and public facilities related to the Project whether located within or outside the Property; the construction of buildings and structures; and the installation of landscaping. "Development" does not include the maintenance, repair, reconstruction or redevelopment of any building, structure, improvement or facility after the construction and completion thereof.

1.1.6 "Development Approvals" means all permits and other entitlements for use subject to approval or issuance by CITY in connection with development of the Property including, but not limited to:

- (a) specific plans and specific plan amendments;
- (b) tentative and final subdivision and parcel maps;
- (c) conditional use permits, public use permits and plot plans;
- (d) zoning;
- (e) grading and building permits.

1.1.7 "Development Exaction" means any requirement of CITY in connection with or pursuant to any Land Use Regulation or Development Approval for the dedication of land, the construction of improvements or public facilities, or the payment of fees in order to lessen, offset, mitigate or compensate for the impacts of development on the environment or other public interests.

1.1.8 "Development Impact Fee" means a monetary exaction other than a tax or special assessment, whether established for a broad class of projects by legislation of general applicability or imposed on a specific project on an ad hoc basis, that is charged by a local agency to

the applicant in connection with approval of a development project for the purpose of defraying all or a portion of the cost of public facilities related to the development project, and which may be increased or updated from time to time, but does not include fees for processing applications for governmental regulatory actions or approvals, fees collected under development agreements adopted pursuant to Article 2.5 of the Government Code (commencing with Section 65864) of Chapter 4, or fees collected pursuant to agreements with redevelopment agencies which provide for the redevelopment of property in furtherance or for the benefit of a redevelopment project for which a redevelopment plan has been adopted pursuant to the Community Redevelopment Law (Part 1 (commencing with Section 33000) of Division 24 of the Health and Safety Code).

1.1.9 "Development Plan" means the plan for development of the Property as set forth in Exhibit "C".

1.1.10 "Effective Date" means the date the ordinance approving and authorizing this Agreement becomes effective.

1.1.11 "Land Use Regulations" means all ordinances, resolutions, codes, rules, regulations and official policies of CITY governing the development and use of land, including, without limitation, the permitted use of land, the density or intensity of use, subdivision requirements, the maximum height and size of proposed buildings, the provisions for reservation or dedication of land for public purposes, and the design, improvement, and construction standards and specifications applicable to the development of the Property. "Land Use Regulations" does not include any CITY ordinance, resolution, code, rule, regulation or official policy, governing:

- (a) the conduct of businesses, professions, and occupations;
- (b) taxes (special or general) and assessments;
- (c) the control and abatement of nuisances;
- (d) the granting of encroachment permits and the conveyance of rights and interests that provide for the use of or the entry upon public property;
- (e) the exercise of the power of eminent domain.

1.1.12 "Mortgagee" means a mortgagee of a mortgage, a beneficiary under a deed of trust or any other security-device lender, and their successors and assigns.

1.1.13 "OWNER" means the persons and entities listed as OWNER on page 1 of this Agreement and their successors in interest to all or any part of the Property.

1.1.14 "Project" means the development of the Property contemplated by the Development Plan as such Plan may be further defined, enhanced or modified pursuant to the provisions of this Agreement.

1.1.15 "Property" means the real property described on Exhibit "A" and shown on Exhibit "B" to this Agreement.

1.1.16 "Reservation of Rights" means the rights and authority excepted from the assurances and rights provided to OWNER under this Agreement and reserved to CITY under Section 3.3 of this Agreement.

1.2 Exhibits. The following documents are attached to, and by this reference made a part of, this Agreement:

Exhibit "A" – Legal Description of the Property

Exhibit "B" – Map showing Property and its location

Exhibit "C" – Development Plan and Conditions of Approval

Exhibit "D" – Development Impact Fees

2. GENERAL PROVISIONS.

2.1 Binding Effect of Agreement. The Property is hereby made subject to this Agreement. Development of the Property is hereby authorized and shall be carried out in accordance with the terms of the Development Plan and this Agreement.

2.2 Ownership of Property. OWNER represents and covenants that it is the owner of the fee simple title to, or has an equitable interest in, the Property or a portion thereof.

2.3 Term. The term of this Agreement shall commence on the date (the "Commencement Date") that is the Effective Date, and shall continue for a period of 20 years thereafter, unless this term is modified or extended pursuant to the provisions of this Agreement. Thereafter, the OWNER shall have no vested right under this Agreement, regardless of whether or not OWNER has paid any Development Impact Fee. Any tentative map approved by CITY for the Property shall have a duration co-extensive with the duration of this Agreement.

2.4 Assignment.

2.4.1 Right to Assign. OWNER shall have the right to sell, transfer or assign the Property in whole or in part (provided that no such partial transfer shall violate the Subdivision Map

Act, Government Code Section 66410, et seq.) to any person, partnership, joint venture, firm or corporation at any time during the Term of this Agreement; provided, however, that any such sale, transfer or assignment shall include the assignment and assumption of the rights, duties and obligations arising under or from this Agreement and be made in strict compliance with the following conditions precedent:

(a) No sale, transfer or assignment of any right or interest under this Agreement shall be made unless made together with the sale, transfer or assignment of all or a part of the Property.

(b) Concurrent with any such sale, transfer or assignment, OWNER shall notify CITY, in writing, of such sale, transfer or assignment and shall provide CITY with an executed agreement ("Assignment and Assumption Agreement"), in a form reasonably acceptable to CITY, by the purchaser, transferee or assignee and providing therein that the purchaser, transferee or assignee expressly and unconditionally assumes all the duties, obligations, agreements, covenants, and waivers of OWNER under this Agreement, including, without limitation, the covenants not to sue and waivers contained in Sections 7.2 and 8.4 hereof.

Any sale, transfer or assignment not made in strict compliance with the foregoing conditions shall constitute a default by Owner under this Agreement. Notwithstanding the failure of any purchaser, transferee or assignee to execute the agreement required by Paragraph (b) of this Subsection 2.4.1, the burdens of this Agreement shall be binding upon such purchaser, transferee or assignee, but the benefits of this Agreement shall not inure to such purchaser, transferee or assignee until and unless such agreement is executed.

2.4.2 Release of Transferring Owner. Notwithstanding any sale, transfer or assignment, a transferring OWNER shall continue to be obligated under this Agreement with respect to the transferred Property or any transferred portion thereof, unless such transferring OWNER is given a release in writing by CITY (which written confirmation may be in the form of execution and recordation of the Assignment and Assumption Agreement), which release shall be provided by CITY upon the full satisfaction by such transferring OWNER of the following conditions:

(a) OWNER no longer has a legal or equitable interest in all or any part of the Property subject to the transfer.

(b) OWNER is not then in default under this Agreement.

(c) OWNER has provided CITY with the notice and executed agreement required under Paragraph (b) of Subsection 2.4.1 above.

(d) The purchaser, transferee or assignee provides CITY with security equivalent to any security previously provided by OWNER to secure performance of its obligations

hereunder.

2.4.3 Subsequent Assignment. Any subsequent sale, transfer or assignment after an initial sale, transfer or assignment shall be made only in accordance with and subject to the terms and conditions of this Section.

2.4.4 Utilities. The Project shall be connected to all utilities necessary to provide adequate water, sewer, gas, electric, and other utility service to the Project, prior to the issuance of a certificate of occupancy for any portion of the Project.

2.4.5 Sale to Public and Completion of Construction. The provisions of Subsection 2.4.1 shall not apply to the sale or lease (for a period longer than one year) of any lot that has been finally subdivided and is individually (and not in "bulk") sold or leased to a member of the public or other ultimate user. This Agreement shall terminate with respect to any lot, and such lot shall be released and no longer be subject to this Agreement without the execution or recordation of any further document upon satisfaction of both of the following conditions:

(a) The lot has been finally subdivided and individually (and not in "bulk") sold or leased (for a period longer than one year) to a member of the public or other ultimate user; and

(b) A certificate of occupancy has been issued for a building on the lot, and the fees for such lot set forth in this Agreement have been paid.

2.5 Amendment or Cancellation of Agreement. This Agreement may be amended or canceled in whole or in part only by written consent of all parties in the manner provided for in Government Code Section 65868. This provision shall not limit any remedy of CITY or OWNER as provided by this Agreement.

2.6 Termination. This Agreement shall be deemed terminated and of no further effect upon the occurrence of any of the following events:

(a) Expiration of the stated Term of this Agreement as set forth in Section 2.3.

(b) Entry of a final judgment setting aside, voiding or annulling the adoption of the ordinance approving this Agreement.

(c) The adoption of a referendum measure overriding or repealing the ordinance approving this Agreement.

(d) Completion of the Project in accordance with the terms of this Agreement including issuance of all required occupancy permits and acceptance by CITY or applicable public agency of all required dedications.

Termination of this Agreement shall not constitute termination of any other land use entitlements approved for the Property. Upon the termination of this Agreement, no party shall have any further right or obligation hereunder except with respect to any obligation to have been performed prior to such termination or with respect to any default in the performance of the provisions of this Agreement that has occurred prior to such termination or with respect to any obligations that are specifically set forth as surviving this Agreement. Upon such termination, any Development Impact Fees paid by OWNER to CITY for residential units on which construction has not yet begun shall be refunded to OWNER by CITY.

2.7 Notices.

(a) As used in this Agreement, "notice" includes, but is not limited to, the communication of notice, request, demand, approval, statement, report, acceptance, consent, waiver, appointment or other communication required or permitted hereunder.

(b) All notices shall be in writing and shall be considered given either: (i) when delivered in person to the recipient named below; or (ii) on the date of delivery shown on the return receipt, after deposit in the United States mail in a sealed envelope as either registered or certified mail with return receipt requested, and postage and postal charges prepaid, and addressed to the recipient named below; or (iii) on the date of delivery shown in the records of the telegraph company after transmission by telegraph to the recipient named below. All notices shall be addressed as follows:

If to CITY:

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Manager
Telephone: (530) 661-5800
Facsimile: (530) 661-5848

Copy to:

Best, Best & Krieger, LLP
5400 Capitol Mall, Suite 1700
Sacramento, CA 95814
Attn: Woodland City Attorney
Telephone: (916) 325-4000
Facsimile: (916) 325-4010

If to OWNER:

Cal West Investors, LLC
Attn: Melanie Mathews
173 Court Street, Suite D
Woodland, Ca 95695

Optimistic Partners
Attn: Bill Streng
1949 Fifth Street, Suite 108
Davis Ca 95616

(c) Either party may, by notice given at any time, require subsequent notices to be given to another person or entity, whether a party or an officer or representative of a party, or to a different address, or both. Notices given before actual receipt of notice of change shall not be invalidated by the change.

3. DEVELOPMENT OF THE PROPERTY.

3.1 Rights to Develop.

3.1.1 Subject to the terms of this Agreement including the Reservation of Rights, OWNER shall have a vested right to develop the Property in accordance with, and to the extent of, this Agreement. Except as expressly provided otherwise herein, the Project shall remain subject to all Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted or amended, that are required to complete the Project as contemplated by the Development Plan. Except as otherwise provided in this Agreement, and notwithstanding the authority of the CITY to further revising the Land Use Regulations pursuant to Government Code section 65866, the permitted uses of the Property, the density and intensity of use, the maximum height and size of proposed buildings, and provisions for reservation and dedication of land for public purposes shall be those set forth in the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted or amended. OWNER shall comply with all mitigation measures required to be undertaken pursuant to any document prepared in compliance with the California Environmental Quality Act with respect to the Project.

3.1.2 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative map approval within the Specific Plan area. This Agreement is for Tentative Subdivision Map # 4991, and the 10 acre park and neighborhood commercial parcel, which is the subject of this Agreement,

which result in 176 R-8 units, and a remainder parcel that is zoned for a possible 84 units on the multi-family site.

The Specific Plan indicates that the 2-acre commercial sites shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future Plan Amendment for the relocation of the park west of its existing location. Determination for the location of the remaining 2 acres shall be provided at that time.

3.2 Effect of Agreement on Land Use Regulations. Except as otherwise provided under the terms of this Agreement including the Reservation of Rights, the rules, regulations and official policies governing permitted uses of the Property, the density and intensity of use of the Property, the maximum height and size of proposed buildings, and the design, improvement and construction standards and specifications applicable to development of the Property shall be the Land Use Regulations and Development Approvals, whether in effect on the Effective Date or subsequently adopted. In connection with any subsequently imposed Development Approvals and except as specifically provided otherwise herein, CITY may exercise its discretion in accordance with the Land Use Regulations then in effect, as provided by this Agreement, including, but not limited to, the Reservation of Rights. CITY shall accept for processing, review and action all applications for subsequent development approvals, and such applications shall be processed in the same manner and the CITY shall exercise its discretion, when required or authorized to do so, to the same extent it would otherwise be entitled in the absence of this Agreement.

3.3 Reservation of Rights.

3.3.1 Limitations, Reservations and Exceptions. Notwithstanding any other provision of this Agreement, the following regulations shall apply to the development of the Property:

(a) Processing fees and charges of every kind and nature imposed by CITY to cover the estimated actual costs to CITY of processing applications for Development Approvals or for monitoring compliance with any Development Approvals granted or issued.

(b) Procedural regulations relating to hearing bodies, petitions, applications, notices, findings, records, hearings, reports, recommendations, appeals and any other matter of procedure.

(c) Regulations, adopted policies and rules governing engineering and construction standards and specifications applicable to public and private improvements, including, without limitation, all uniform codes adopted by the City and any local amendments to those codes adopted by the CITY, including, without limitation, the CITY's Building Code, Plumbing Code, Mechanical Code, Electrical Code, and Grading Ordinance.

(d) Regulations imposing Development Exactions; provided, however, that no such subsequently adopted Development Exaction shall be applicable to development of the Property unless such Development Exaction is applied uniformly to development, either throughout the CITY or within a defined area of benefit which includes the Property. No such subsequently adopted Development Exaction shall apply if its application to the Property would physically prevent development of the Property for the uses and to the density or intensity of development set forth in the Development Plan. In the event any such subsequently adopted Development Exaction fulfills the same purposes, in whole or in part, as the fees set forth in Section 4 of this Agreement, CITY shall allow a credit against such subsequently adopted Development Exaction for the fees paid under Section 4 of this Agreement to the extent such fees fulfill the same purposes.

(e) Regulations that may be in material conflict with this Agreement but that are reasonably necessary to protect the residents of the project or the immediate community from a condition perilous to their health or safety. To the extent possible, any such regulations shall be applied and construed so as to provide OWNER with the rights and assurances provided under this Agreement.

(f) Regulations that are not in material conflict with this Agreement or the Development Plan. Any regulation, whether adopted by initiative or otherwise, limiting the rate or timing of development of the Property shall be deemed to materially conflict with the Development Plan and shall therefore not be applicable to the development of the Property.

(g) Regulations that are in material conflict with the Development Plan; provided OWNER has given written consent to the application of such regulations to development of that Property in which the OWNER has a legal or equitable interest.

(h) Regulations that impose, levy, alter or amend fees, charges, or Land Use Regulations relating to consumers or end users, including, without limitation, trash can placement, service charges and limitations on vehicle parking.

(i) Regulations of other public agencies, including Development Impact Fees adopted or imposed by such other public agencies, although collected by CITY.

3.3.2 Subsequent Development Approvals. This Agreement shall not prevent CITY, in acting on subsequent development approvals and to the same extent it would otherwise be authorized to do so absent this Agreement, from applying subsequently adopted or amended Land Use Regulations that do not materially conflict with this Agreement.

3.3.3 Modification or Suspension by State or Federal Law. In the event that State, County or Federal laws or regulations, enacted after the Effective Date of this Agreement, prevent or preclude compliance with one or more of the provisions of this Agreement, such provisions of this

Agreement shall be modified or suspended as may be necessary to comply with such State or Federal laws or regulations; provided, however, that this Agreement shall remain in full force and effect to the extent it is not inconsistent with such laws or regulations and to the extent such laws or regulations do not render such remaining provisions impractical to enforce.

3.3.4 Intent. The parties acknowledge and agree that CITY is restricted in its authority to limit certain aspects of its police power by contract and that the foregoing limitations, reservations and exceptions are intended to reserve to CITY all of its police power that cannot be or are not expressly so limited. This Agreement shall be construed, contrary to its stated terms if necessary, to reserve to CITY all such power and authority that cannot be or is not by this Agreement's express terms so restricted.

3.4 Regulation by Other Public Agencies. It is acknowledged by the parties that other public agencies not within the control of CITY may possess authority to regulate aspects of the development of the Property separately from or jointly with CITY, and this Agreement does not limit the authority of such other public agencies.

3.5 Timing of Development. The parties acknowledge that OWNER cannot at this time predict when or the rate at which phases of the Property will be developed. Such decisions depend upon numerous factors which are not within the control of OWNER, such as market orientation and demand, interest rates, absorption, completion and other similar factors. Since the California Supreme Court held in Pardee Construction Co. v. City of Camarillo (1984) 37 Ca1.3d 465, that the failure of the parties therein to provide for the timing of development resulted in a later adopted initiative restricting the timing of development to prevail over such parties' agreement, it is the parties' intent to cure that deficiency by acknowledging and providing that OWNER shall have the right to develop the Property in such order and at such rate and at such times as OWNER deems appropriate within the exercise of its subjective business judgment, subject only to any timing or phasing requirements set forth in the Development Plan.

3.6 Public Works. If OWNER is required by this Agreement to construct any public works facilities which will be dedicated to CITY or any other public agency upon completion, and if required by applicable laws to do so, OWNER shall perform such work in the same manner and subject to the same requirements as would be applicable to CITY or such other public agency should it have undertaken such construction.

3.7 Acquisition of Property for Construction of Improvements Off-Site. OWNER shall, in a timely manner as determined by CITY and consistent with the requirements of the Specific Plan, acquire the property rights necessary to construct or otherwise provide the public improvements contemplated by the Specific Plan.

3.8 Acquisition of Real Property Interests. In any instance where OWNER is required to construct any public improvement on land not owned by OWNER, OWNER shall at its sole cost and expense provide or cause to be provided, the real property interests necessary for the construction of

such public improvements. If and to the extent this section 3.8 conflicts with Section 66462.5 of the Subdivision Map Act, this section will control.

3.9 Credits and/or Reimbursement for Dedication of Property or Construction of Infrastructure. To the extent OWNER dedicates land, funds or constructs public facilities that exceed the size or capacity required to serve the Property for the benefit of other properties, or if such dedication or improvements benefit other properties regardless of its size or capacity, CITY shall enter into an agreement to reimburse OWNER to the extent of such benefit as determined by CITY. Such reimbursement may take the form of fee credits and/or benefit assessments, special taxes, or other fees or assessments collected from benefiting properties, as the CITY may determine. Notwithstanding the foregoing, the CITY shall not reimburse the OWNER for costs of interim temporary improvements, nor shall City require OWNER to pay for interim temporary improvements installed by others on OWNER's property.

3.10 Water Supply Planning. To the extent the Development Plan includes one or more tentative maps totaling more than 500 dwelling units, and to the extent the Project, or any part thereof, is not exempt under Government Code Section 66473.7(i), each such tentative map shall comply with the provisions of Government Code Section 66473.7.

4. PUBLIC BENEFITS.

4.1 Intent. The parties acknowledge and agree that development of the Property will result in substantial public needs that will not be fully met by the Development Plan and further acknowledge and agree that this Agreement confers substantial private benefits on OWNER that should be balanced by commensurate public benefits. Accordingly, the parties intend to provide consideration to the public to balance the private benefits conferred on OWNER by providing more fully for the satisfaction of the public needs resulting from the Project.

4.2 Development Impact Fees.

4.2.1 Amount of Fee. The Development Impact Fees set forth in Exhibit "D" shall be charged to the Project.

4.2.2 Time of Payment. The fees required pursuant to Subsection 4.2.1 shall be paid to CITY prior to the issuance of building permits for each residential unit. No fees shall be payable for building permits issued prior to the Effective Date of this Agreement, but the fees required pursuant to Subsection 4.2.1 shall be paid prior to the re-issuance or extension of any building permit for a residential unit for which such fees have not previously been paid.

4.2.3 Fee Credits and Reimbursements. OWNER shall be entitled to credit or reimbursement against the fees required pursuant to Subsection 4.2.1 for the dedication of land, the construction of improvements or the payment of fees as specifically set forth in an agreement entered into between CITY and OWNER pursuant to Section 3.9.

4.2.4 Future Development Impact Fees; Increases. The Parties hereby agree that, in addition to the Development Impact Fees included in Exhibit "D", the Project shall be subject to the imposition of any Development Impact Fee that becomes effective after the Effective Date. In addition, the Project shall be subject to any increase, decrease, amendment or alteration of any Development Impact Fee that becomes effective after the Effective Date.

4.2.5 Prepayment. In no event shall the prepayment of any Development Impact Fees required hereunder establish a vested right on the part of OWNER or any other owner of the Property or any person or entity with an interest therein to develop the Project or the Property following the expiration, cancellation or termination of the Term of this Agreement. Following the expiration, cancellation or termination of this Agreement, all Development Impact Fees then in effect shall be applicable to the Project and Property notwithstanding any provision of this Agreement and notwithstanding the prepayment of the Development Impact Fees set forth in Exhibit "D", any increase or amendment of any Development Impact Fee, or any combination thereof. Nothing contained in this Subsection 4.2.5 shall be construed as limiting the right of OWNER to a credit against any Development Impact Fees as set forth in Section 4.2.3 hereof.

4.3 Agricultural Conservation Easements. CITY has established specific criteria for agricultural conservation easements, as provided in CITY's Agricultural Mitigation Program. Prior to approval of the first final map, or prior to commencement of any construction activity, whichever occurs first, OWNER shall provide to CITY executed agricultural conservation easements as required by the Agricultural Mitigation Program, in recordable form for recording with the Yolo County Recorder. Any such easement shall be dedicated to the Yolo Land Trust or another suitable entity selected by CITY. Under the terms of any such easement, CITY shall have no responsibility for the payment of any portion of the required endowment fee. OWNER is responsible for all escrow costs in association with establishment of easements, including but not limited to title insurance.

4.4 Swainson's Hawk Mitigation. In addition to the requirements of Section 4.3 above, OWNER shall, prior to approval of the first final map, or prior to commencement of any construction activity, whichever occurs first, provide evidence of the approval of the Department of Fish & Game of a plan for the purpose of Swainson's Hawk habitat mitigation.

4.5 Dedication of On-Site Easements and Rights of Way. OWNER shall dedicate to CITY all on-site rights of way and easements deemed necessary for public improvements, in CITY's sole discretion, within 15 days of receipt of written demand from CITY.

4.6 Timing of Construction of Off-Site Infrastructure. Approval of any building permits on the Property shall be conditioned upon CITY's determination, in its sole discretion, that sufficient progress is being made on construction of off-site infrastructure serving development of OWNER's Property.

4.7 Assigned Building Unit Allocations. OWNER agrees that CITY shall not approve any final subdivision map unless each lot to be subdivided thereby has a building unit allocation assigned to it pursuant to CITY's building unit allocation ordinance.

4.8 Inclusionary Housing Agreement. Prior to approval of any final map and improvement plan package to CITY, OWNER and CITY shall enter into an Inclusionary Housing Agreement consistent with the Spring Lake Specific Plan Affordable Housing Plan.

4.9 Financing Plan Cost Estimates. Notwithstanding any fee amounts listed in Exhibit "D," OWNER acknowledges and agrees that the cost estimates contained in the Spring Lake Specific Plan Financing Plan and Capital Improvement Plan (CIP) are estimates only, and that OWNER shall pay its share of the costs of improvements and amenities identified in the Financing Plan in amounts to be determined by CITY, which may be more or less than the estimates contained in the Financing Plan.

4.10 Infrastructure and Improvements. Prior to receiving a building permit for the Project, OWNER shall either have: (i) applied for and received a subdivision map for the Property, and have entered into a new development agreement with CITY or an amendment to this Agreement, or (ii) submitted plans for infrastructure and improvements necessary to serve the Project in accordance with CITY standards, and received approval of such plans by the City Engineer.

5. FINANCING OF PUBLIC IMPROVEMENTS. OWNER may propose, and if requested by CITY shall cooperate in, the formation of any special assessment district, community facilities district or alternate financing mechanism to pay for the construction and/or maintenance and operation of public infrastructure facilities required as part of the Development Plan. To the extent any such district or other financing entity is formed and sells bonds in order to finance such reimbursements, OWNER may be reimbursed to the extent that OWNER spends funds or dedicates land for the establishment of public facilities. Notwithstanding the foregoing, it is acknowledged and agreed by the parties that nothing contained in this Agreement shall be construed as requiring CITY or the City Council to form any such district or to issue and sell bonds.

6. REVIEW FOR COMPLIANCE.

6.1 Periodic Review. The CITY shall review this Agreement annually, on or before the anniversary of the Effective Date, in order to ascertain the compliance by OWNER with the terms of the Agreement. OWNER shall submit an Annual Monitoring Report, in a form acceptable to the City Manager, within thirty (30) days after written notice from the City Manager. The Annual Monitoring Report shall be accompanied by an annual review and administration fee sufficient to defray the estimated costs of review and administration of the Agreement during the succeeding year. The amount of the annual review and administration fee shall be set annually by resolution of the City Council.

6.2 Special Review. The City Council may order a special review of compliance with this Agreement at any time. The Community Development Director, or his or her designee, shall conduct such special reviews.

6.3 Procedure.

(a) During either a periodic review or a special review, OWNER shall be required to demonstrate good faith compliance with the terms of the Agreement. The burden of proof on this issue shall be on OWNER.

(b) Upon completion of a periodic review or a special review, the Community Development Director, or his or her designee, shall submit a report to the Planning Commission setting forth the evidence concerning good faith compliance by OWNER with the terms of this Agreement and his or her recommended finding on that issue.

(c) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has complied in good faith with the terms and conditions of this Agreement, the review shall be concluded.

(d) If the Planning Commission finds and determines on the basis of substantial evidence that OWNER has not complied in good faith with the terms and conditions of this Agreement, the Commission may recommend to the City Council modification or termination of this Agreement. OWNER may appeal a Planning Commission determination pursuant to this Section 6.3(d) pursuant to CITY's rules for consideration of appeals in zoning matters then in effect. Notice of default as provided under Section 7.3 of this Agreement shall be given to OWNER prior to or concurrent with proceedings under Section 6.4 and Section 6.5.

6.4 Proceedings Upon Modification or Termination. If, upon a finding under Section 6.3, CITY determines to proceed with modification or termination of this Agreement, CITY shall give written notice to OWNER of its intention so to do. The notice shall be given at least ten (10) calendar days prior to the scheduled hearing and shall contain:

- (a) The time and place of the hearing;
- (b) A statement as to whether or not CITY proposes to terminate or to modify the Agreement; and,
- (c) Such other information that the CITY considers necessary to inform OWNER of the nature of the proceeding.

6.5 Hearing on Modification or Termination. At the time and place set for the hearing on modification or termination, OWNER shall be given an opportunity to be heard. OWNER shall be required to demonstrate good faith compliance with the terms and conditions of this Agreement. The

burden of proof on this issue shall be on OWNER. If the City Council finds, based upon substantial evidence, that OWNER has not complied in good faith with the terms or conditions of the Agreement, the City Council may terminate this Agreement or modify this Agreement and impose such conditions as are reasonably necessary to protect the interests of the CITY. The decision of the City Council shall be final.

6.6 Certificate of Agreement Compliance. If, at the conclusion of a Periodic or Special Review, OWNER is found to be in compliance with this Agreement, CITY shall, upon request by OWNER, issue a Certificate of Agreement Compliance ("Certificate") to OWNER stating that after the most recent Periodic or Special Review and based upon the information known or made known to the Community Development Director and City Council that: (1) this Agreement remains in effect; and (2) OWNER is not in default. The Certificate shall be in recordable form, shall contain information necessary to communicate constructive record notice of the finding of compliance, shall state whether the Certificate is issued after a Periodic or Special Review and shall state the anticipated date of commencement of the next Periodic Review. OWNER may record the Certificate with the County Recorder.

Whether or not the Certificate is relied upon by assignees or other transferees or OWNER, CITY shall not be bound by a Certificate if a default existed at the time of the Periodic or Special Review, but was concealed from or otherwise not known to the Community Development Director or City Council.

7. DEFAULT AND REMEDIES.

7.1 Remedies in General. It is acknowledged by the parties that CITY would not have entered into this Agreement if it were to be liable in damages under this Agreement, or with respect to this Agreement or the application thereof. In general, each of the parties hereto may pursue any remedy at law or equity available for the breach of any provision of this Agreement, except that CITY shall not be liable in damages to OWNER, or to any successor in interest of OWNER, or to any other person, and OWNER covenants not to sue for damages or claim any damages:

(a) For any breach of this Agreement or for any cause of action that arises out of this Agreement; or

(b) For the taking, impairment or restriction of any right or interest conveyed or provided under or pursuant to this Agreement; or

(c) Arising out of or connected with any dispute, controversy or issue regarding the application or interpretation or effect of the provisions of this Agreement.

7.2 Release. Except for non-monetary remedies, OWNER, for itself, its successors and assignees, hereby releases CITY, its officers, agents and employees from any and all claims, demands, actions, or suits of any kind or nature arising out of any liability, known or unknown,

present or future, including, but not limited to, any claim or liability, based or asserted, pursuant to Article I, Section 19 of the California Constitution, the Fifth and Fourteenth Amendments to the United States Constitution, or any other law or ordinance which seeks to impose any other liability or damage, whatsoever, upon CITY because it entered into this Agreement or because of the terms of this Agreement. OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

7.3 Termination or Modification of Agreement for Default of OWNER. CITY may terminate or modify this Agreement for any failure of OWNER to perform any material duty or obligation of OWNER under this Agreement, or to comply in good faith with the terms of this Agreement (hereinafter referred to as "default"); provided, however, CITY may terminate or modify this Agreement pursuant to this Section only after providing written notice to OWNER of default setting forth the nature of the default and the actions, if any, required by OWNER to cure such default and, where the default can be cured, OWNER has failed to take such actions and cure such default within sixty (60) days after the effective date of such notice or, in the event that such default cannot be cured within such sixty (60) day period but can be cured within a longer time, has failed to commence the actions necessary to cure such default within such sixty (60) day period and to diligently proceed to complete such actions and cure such default.

8. LITIGATION.

8.1 General Plan Litigation. CITY has determined that this Agreement is consistent with its General Plan, and that the General Plan meets all requirements of law. OWNER has reviewed the General Plan and concurs with CITY's determination. CITY shall have no liability in damages under this Agreement for any failure of CITY to perform under this Agreement or the inability of OWNER to develop the Property as contemplated by the Development Plan of this Agreement as the result of a judicial determination that on the Effective Date, or at any time thereafter, the General Plan, or portions thereof, are invalid or inadequate or not in compliance with law.

8.2 Third Party Litigation Concerning Agreement. OWNER shall defend, at its expense, including attorneys' fees, indemnify, and hold harmless CITY, its agents, officers and employees from any claim, action or proceeding against CITY, its agents, officers, or employees to attack, set aside, void, or annul the approval of this Agreement, or the approval of any permit granted pursuant to this Agreement. CITY shall promptly notify OWNER of any claim, action, proceeding or determination included within this Section 8.2, and CITY shall cooperate in the defense. CITY may in its discretion participate in the defense of any such claim, action, proceeding or determination.

8.3 Environmental Assurances. OWNER shall indemnify and hold CITY, its officers, agents, and employees free and harmless from any liability, based or asserted, upon any act or omission of OWNER, its officers, agents, employees, subcontractors, predecessors in interest, successors, assigns and independent contractors for any violation of any federal, state or local law, ordinance or regulation relating to industrial hygiene or to environmental conditions on, under or about the Property, including, but not limited to, soil and groundwater conditions, and OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents and employees in any action based or asserted upon any such alleged act or omission. CITY may in its discretion participate in the defense of any such action.

8.4 Indemnity. In addition to the provisions of sections 8.1, 8.2, and 8.3 above, OWNER shall indemnify and hold CITY, its officers, agents, employees and independent contractors free and harmless from any liability whatsoever, based or asserted upon any act or omission of OWNER, its officers, agents, employees, subcontractors and independent contractors, for property damage, bodily injury, or death (OWNER's employees included) or any other element of damage of any kind or nature, relating to or in any way connected with or arising from the activities contemplated hereunder, including, but not limited to, the study, design, engineering, construction, completion, failure and conveyance of the public improvements, save and except claims for damages arising through the sole active negligence or sole willful misconduct of CITY. OWNER shall defend, at its expense, including attorneys' fees, CITY, its officers, agents, employees and independent contractors in any legal action based upon such alleged acts or omissions. CITY may in its discretion participate in the defense of any such legal action.

8.5 Reservation of Rights. With respect to Sections 8.1, 8.2, 8.3, and 8.4 herein, CITY reserves, the right to either (1) approve the attorney(s) that the indemnifying party selects, hires or otherwise engages to defend the indemnified party hereunder, which approval shall not be unreasonably withheld, or (2) conduct its own defense; provided, however, that the indemnifying party shall reimburse the indemnified party forthwith for any and all reasonable expenses incurred for such defense, including attorneys' fees, upon billing and accounting therefor.

8.6 Challenge to Existing Land Use Approvals. By accepting the benefits of this Agreement, OWNER, on behalf of itself and its successors in interest, hereby expressly agrees and covenants not to sue or otherwise challenge any land use approval affecting the Property and in effect as of the Effective Date. Such agreement and covenant includes, without limitation, the covenant against any direct suit by OWNER or its successor in interest, or any participation, encouragement or

involvement whatsoever that is adverse to CITY by OWNER or its successor in interest, other than as part of a required response to lawful orders of a court or other body of competent jurisdiction. OWNER hereby expressly waives, on behalf of itself and its successors in interest, any claim or challenge to any land use approval affecting the Property and in effect as of the Effective Date. In the event of any breach of the covenant or waiver contained herein, CITY shall, in addition to any other remedies provided for at law or in equity, be entitled to:

- (a) impose and recover (at any time, including after sale to a member of the public or other ultimate user) from the party breaching such covenant or waiver, the full amount of Development Impact Fees that the breaching party would have been required to pay in the absence of this Development Agreement; and
- (b) impose any subsequently adopted land use regulation on those land use approvals for which the breaching party had not, as of the time of such breach, obtained a building permit.

OWNER hereby acknowledges that it has read and is familiar with the provisions of California Civil Code Section 1542, which is set forth below:

"A GENERAL RELEASE DOES NOT EXTEND TO CLAIMS WHICH THE CREDITOR DOES NOT KNOW OR SUSPECT TO EXIST IN HIS OR HER FAVOR AT THE TIME OF EXECUTING THE RELEASE, WHICH IF KNOWN BY HIM OR HER MUST HAVE MATERIALLY AFFECTED HIS OR HER SETTLEMENT WITH THE DEBTOR."

By initialing below, OWNER hereby waives the provisions of Section 1542 in connection with the matters that are the subject of the foregoing waivers and releases.

Owner's Initials

8.7 Survival. The provisions of this Section 8 shall survive the termination of this Agreement.

9. MORTGAGEE PROTECTION.

The parties hereto agree that this Agreement shall not prevent or limit OWNER, in any manner, at OWNER's sole discretion, from encumbering the Property or any portion thereof or any improvement thereon by any mortgage, deed of trust or other security device securing financing with respect to the Property. CITY acknowledges that the lenders providing such financing may require certain Agreement interpretations and modifications and agrees upon request, from time to time, to meet with OWNER and representatives of such lenders to negotiate in good faith any such request

for interpretation or modification. CITY will not unreasonably withhold its consent to any such requested interpretation or modification provided such interpretation or modification is consistent with the intent and purposes of this Agreement. Any Mortgagee of the Property shall be entitled to the following rights and privileges:

(a) Neither entering into this Agreement nor a breach of this Agreement shall defeat, render invalid, diminish or impair the lien of any mortgage on the Property made in good faith and for value, unless otherwise required by law.

(b) The Mortgagee of any mortgage or deed of trust encumbering the Property, or any part thereof, which Mortgagee, has submitted a request in writing to the CITY in the manner specified herein for giving notices, shall be entitled to receive written notification from CITY of any default by OWNER in the performance of OWNER's obligations under this Agreement.

(c) If CITY timely receives a request from a mortgagee requesting a copy of any notice of default given to OWNER under the terms of this Agreement, CITY shall provide a copy of that notice to the Mortgagee within ten (10) days of sending the notice of default to OWNER. The Mortgagee shall have the right, but not the obligation, to cure the default during the remaining cure period allowed such party under this Agreement.

(d) Any Mortgagee who comes into possession of the Property, or any part thereof, pursuant to foreclosure of the mortgage or deed of trust, or deed in lieu of such foreclosure, shall take the Property, or part thereof, subject to the terms of this Agreement. Notwithstanding any other provision of this Agreement to the contrary, no Mortgagee shall have an obligation or duty under this Agreement to perform any of OWNER's obligations or other affirmative covenants of OWNER hereunder, or to guarantee such performance; provided, however, that to the extent that any covenant to be performed by OWNER is a condition precedent to the performance of a covenant by CITY, the performance thereof shall continue to be a condition precedent to CITY's performance hereunder, and further provided that any sale, transfer or assignment by any Mortgagee in possession shall be subject to the provisions of Section 2.4 of this Agreement.

10. MISCELLANEOUS PROVISIONS.

10.1 Recordation of Agreement. This Agreement and any amendment or cancellation thereof shall be recorded with the Yolo County Recorder by the Clerk of the City Council within ten (10) days after the City enters into the Agreement, in accordance with Section 65868.5 of the Government Code. If the parties to this Agreement or their successors in interest amend or cancel this Agreement, or if the CITY terminates or modifies this Agreement as provided herein for failure of the OWNER to comply in good faith with the terms and conditions of this Agreement, the City Clerk may have notice of such action recorded with the Yolo County Recorder.

10.2 Entire Agreement. This Agreement sets forth and contains the entire understanding and agreement of the parties, and there are no oral or written representations, understandings or ancillary covenants, undertakings or agreements that are not contained or expressly referred to herein. No testimony or evidence of any such representations, understandings or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Agreement.

10.3 Severability. If any term, provision, covenant or condition of this Agreement shall be determined invalid, void or unenforceable, the remainder of this Agreement shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Agreement. Notwithstanding the foregoing, the provision of the Public Benefits set forth in Section 4 of this Agreement and Exhibit "D" to this Agreement, including the payment of the Development Impact Fees set forth therein, are essential elements of this Agreement and CITY would not have entered into this Agreement but for such provisions, and therefore in the event such provisions are determined to be invalid, void or unenforceable, this entire Agreement shall be null and void and of no force and effect whatsoever.

10.4 Interpretation and Governing Law. This Agreement and any dispute arising hereunder shall be governed and interpreted in accordance with the laws of the State of California. This Agreement shall be construed as a whole according to its fair language and common meaning to achieve the objectives and purposes of the parties hereto, and the rule of construction to the effect that ambiguities are to be resolved against the drafting party shall not be employed in interpreting this Agreement, all parties having been represented by counsel in the negotiation and preparation hereof.

10.5 Section Headings. All section headings and subheadings are inserted for convenience only and shall not affect any construction or interpretation of this Agreement.

10.6 Singular and Plural. As used herein, the singular of any word includes the plural.

10.7 [reserved]

10.8 Time of Essence. Time is of the essence in the performance of the provisions of this Agreement as to which time is an element.

10.9 Waiver. Failure by a party to insist upon the strict performance of any of the provisions of this Agreement by the other party, or the failure by a party to exercise its rights upon the default of the other party, shall not constitute a waiver of such party's right to insist and demand strict compliance by the other party with the terms of this Agreement thereafter.

10.10 No Third Party Beneficiaries. This Agreement is made and entered into for the sole protection and benefit of the parties and their successors and assigns. No other person shall have any right of action based upon any provision of this Agreement.

10.11 Force Majeure. Neither party shall be deemed to be in default where failure or delay in performance of any of its obligations under this Agreement is caused by floods, earthquakes, other Acts of God, fires, wars, riots or similar hostilities, strikes and other labor difficulties beyond the party's control, (including the party's employment force), government regulations, court actions (such as restraining orders or injunctions), or other causes beyond the party's control. If any such events shall occur, the Term of this Agreement and the time for performance by either party of any of its obligations hereunder may be extended by the written agreement of the parties for the period of time that such events prevented such performance, provided that the Term of this Agreement shall not be extended under any circumstances for more than five (5) years.

10.12 Mutual Covenants. The covenants contained herein are mutual covenants and also constitute conditions to the concurrent or subsequent performance by the party benefited thereby of the covenants to be performed hereunder by such benefited party.

10.13 Successors in Interest. The burdens of this Agreement shall be binding upon, and the benefits of this Agreement shall inure to, all successors in interest to the parties to this Agreement. All provisions of this Agreement shall be enforceable as equitable servitudes and constitute covenants running with the land. Each covenant to do or refrain from doing some act hereunder with regard to development of the Property: (a) is for the benefit of and is a burden upon every portion of the Property; (b) runs with the Property and each portion thereof; and (c) is binding upon each party and each successor in interest (including assignees) during ownership of the Property or any portion thereof.

10.14 Counterparts. This Agreement may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

10.15 Jurisdiction and Venue. Any action at law or in equity arising under this Agreement or brought by a party hereto for the purpose of enforcing, construing or determining the validity of any provision of this Agreement shall be filed and tried in the Superior Court of the County of Yolo, State of California, and the parties hereto waive all provisions of law providing for the filing, removal or change of venue to any other court.

10.16 Project as a Private Undertaking. It is specifically understood and agreed by and between the parties hereto that the development of the Project is a private development, that neither party is acting as the agent of the other in any respect hereunder, and that each party is an independent contracting entity with respect to the terms, covenants and conditions contained in this Agreement. No partnership, joint venture or other association of any kind is formed by this Agreement. The only relationship between CITY and OWNER is that of a government entity regulating the development of private property and the owner of such property.

10.17 Further Actions and Instruments. Each of the parties shall cooperate with and provide reasonable assistance to the other to the extent contemplated hereunder in the performance of all

obligations under this Agreement and the satisfaction of the conditions of this Agreement. Upon the request of either party at any time, the other party shall promptly execute, with acknowledgment or affidavit if reasonably required, and file or record such required instruments and writings and take any actions as may be reasonably necessary under the terms of this Agreement to carry out the intent and to fulfill the provisions of this Agreement or to evidence or consummate the transactions contemplated by this Agreement.

10.18 Eminent Domain. No provision of this Agreement shall be construed to limit or restrict the exercise by CITY of its power of eminent domain.

10.19 Agent for Service of Process. In the event OWNER is not a resident of the State of California or it is an association, partnership or joint venture without a member, partner or joint venturer resident of the State of California, or it is a foreign corporation, then in any such event, OWNER shall file with the Community Development Director, upon its execution of this Agreement, a designation of a natural person residing in the State of California, giving his or her name, residence and business addresses, as its agent for the purpose of service of process in any court action arising out of or based upon this Agreement, and the delivery to such agent of a copy of any process in any such action shall constitute valid service upon OWNER. If for any reason service of such process upon such agent is not feasible, then in such event OWNER may be personally served with such process out of this County and such service shall constitute valid service upon OWNER. OWNER is amenable to the process so served, submits to the jurisdiction of the Court so obtained and waives any and all objections and protests thereto.

10.20 Authority to Execute. The person or persons executing this Agreement on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Agreement on behalf of his or her/their corporation, partnership or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

10.21 Obligations Joint and Several. The obligations of OWNER under this Agreement shall be joint and several with respect to the entities which, collectively, comprise OWNER. Further, the obligations of OWNER under this Agreement shall apply with respect to the entire Property, as it may be subdivided, sold, transferred, or otherwise conveyed, and run with the land.

IN WITNESS WHEREOF, the parties hereto have executed this Development Agreement on the last day and year set forth below.

OWNER

Cal West Investors, LLC

By: _____

Its: _____

Dated: _____

Optimistic Partners, LLC

By: _____

Its: _____

Dated: _____

CITY

**CITY OF WOODLAND, a California
Municipal Corporation**

By: _____

Marlin, 'Skip' Davies
Mayor

Dated: _____

ATTEST:

By: _____

Ana Gonzalez
City Clerk

APPROVED AS TO LEGAL FORM:

BEST BEST & KRIEGER LLP

City Attorney

STATE OF CALIFORNIA)
)
COUNTY OF _____) ss.

On _____, 2013 before me, _____, Notary Public,
personally appeared _____, proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF _____) ss.

On _____, 2013 before me, _____, Notary Public,
personally appeared _____, proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

STATE OF CALIFORNIA)
)
COUNTY OF _____) ss.

On _____, 2013 before me, _____, Notary Public,
personally appeared _____, proved to me on the basis of
satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument
and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of
which the person(s) acted, executed the instrument.

I certify UNDER PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Notary Public

EXHIBIT "A"

(Legal Description of the Property)

Exhibit A

LEGAL DESCRIPTION

Real property in the City of Woodland, County of Yolo, State of California, described as follows:

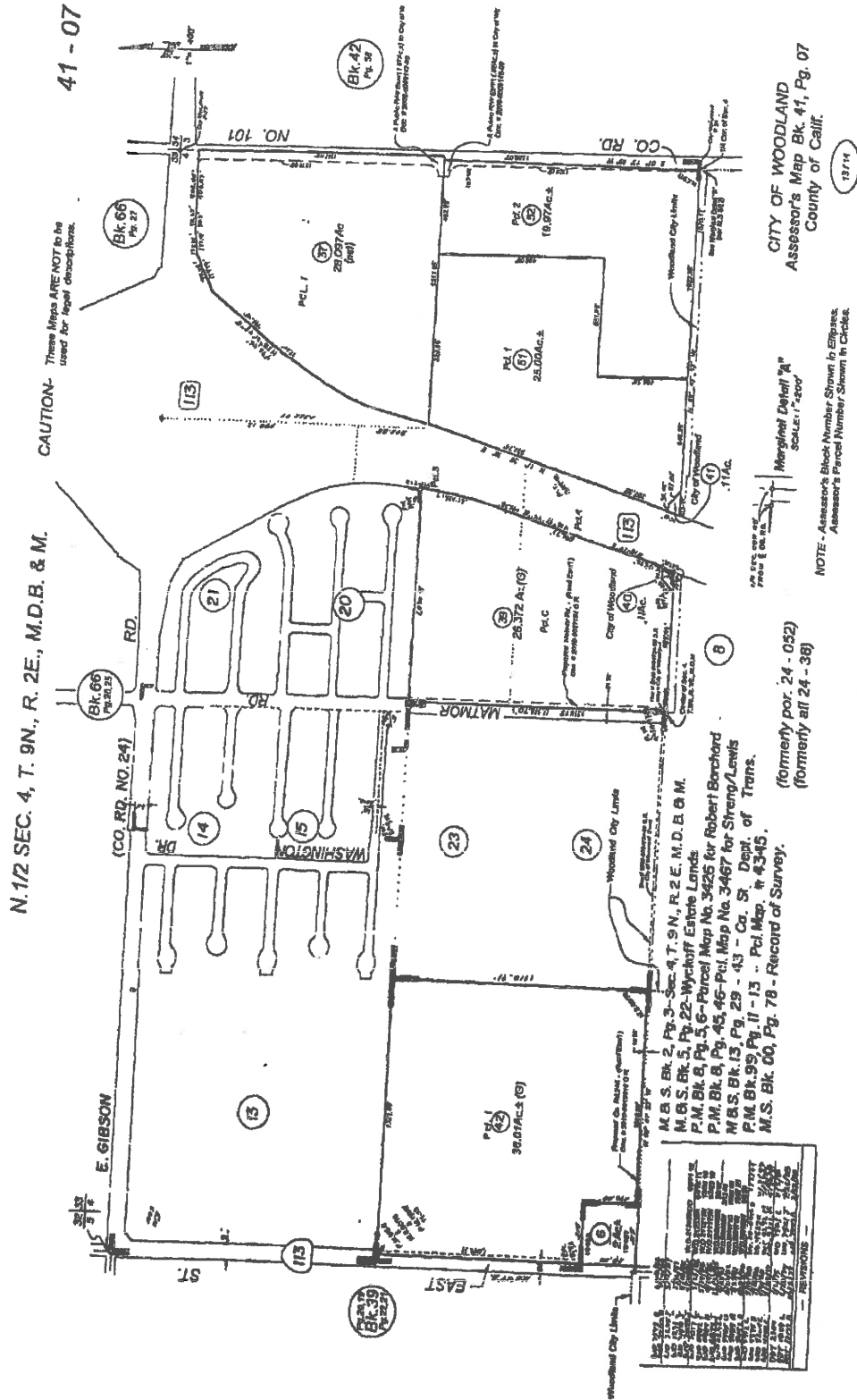
BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, DOCUMENT NO. 2007-0023630-00, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF PARCEL 2 OF SAID LOT LINE ADJUSTMENT, THENCE THE FOLLOWING 6 (SIX) COURSES:

- 1) SOUTH 01° 13' 09" WEST, 1320.02 FEET;
- 2) THENCE NORTH 89° 42' 13" WEST, 1023.28 FEET;
- 3) THENCE NORTH 00° 16' 55" EAST, 469.58 FEET;
- 4) THENCE SOUTH 89° 43' 05" EAST, 581.98 FEET;
- 5) THENCE NORTH 00° 16' 55" EAST, 850.00 FEET;
- 6) THENCE SOUTH 89° 43' 05" EAST, 462.88 FEET TO THE POINT OF BEGINNING; AND DESCRIBED IN THAT CERTAIN "CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT," RECORDED AUGUST 8, 2012 AS INSTRUMENT NOS. 2012-0025469-00 AND 2012-0025470-00, RECORDS OF YOLO COUNTY, CALIFORNIA.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN ABOVE DESCRIBED PROPERTY, AS CONTAINED IN THE DEED FROM NORINE ROTH NELSON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 21, 1967, RECORDED JANUARY 3, 1968, IN BOOK 871 OF OFFICIAL RECORDS, AT PAGE 416.

APN: 041-070-052-000 (New, Not Yet Assessed)
APN: 041-070-044-000 (Underlying, Portion Of)
APN: 041-070-046-000 (Underlying, Portion Of)

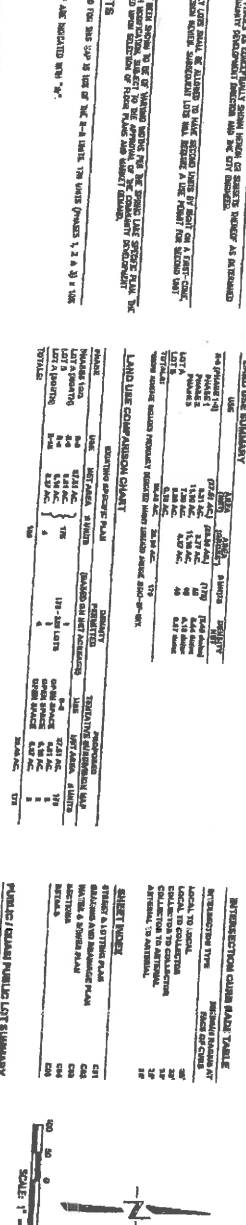


NOTICE

EXHIBIT "B"

(Map of the Property)

Exhibit B

[illegible]

INTERSECTION CLAIM MADE TABLE	
INTERSECTION TYPE	NUMBER CLAIMS AT INTERSECTION
LOCAL TO LOCAL	30
LOCAL TO COLLECTION	16
LOCAL TO DIVERGENCE	10
COLLECTION TO DIVERGENCE	10
ARTERIAL TO ARTERIAL	28

SHEET NUMBER	
OTHERS AT INTERSECTION	NUMBER SHEETS
AT THE INTERSECTION	621
ADJACENT TO INTERSECTION	626
ADJACENT TO INTERSECTION	629
ADJACENT TO INTERSECTION	634
ADJACENT TO INTERSECTION	639

PUBLIC HEARING PUBLIC NOTICE SUMMARY	
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LEIF E. WIGDALMAN

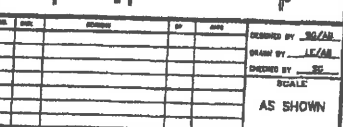
ELECTRICITY & GAS:
FR 1 E

CABLE TELEVISION:
DANISH TELEVISION

MOTHER:

1. THE DIRECTOR MAKES REQUEST, ON THE 14th OF JAN. 1967, FOR THE PLANNING PERMISSIONS FOR THE CONSTRUCTION OF A NEW CABLE TELEVISION STATION IN THE CITY OF COPENHAGEN. THE CITY OF COPENHAGEN HAS TO DECIDE ON THE REQUEST BY THE 15th OF FEBRUARY 1967.
2. ALL CABLES MUST BE LAYED IN THE SUBGROUNDS.
3. THE TELEVISION STATION CONSTRUCTION MUST BE FINISHED BY THE 15th OF MAY 1967 AT LATEST.

**SPRING LAKE
CAL
TENTATIVE SUBD
STREET AND I
CITY OF WOODLAND**



CIVIL ENGINEER:
STEVE GREENFIELD INC. CHARGED
MANAGEMENT DEVELOPMENT
1000 UNIVERSITY STREET
SUITE 2000, CAMDEN, NEW JERSEY
(201) 796-3038

OWNER / DEVELOPER:
C.A. REY HENRIKSON
170 CANTER STREET, SUITE D
NEW CANAAN, CT 06840
(203) 426-0035

OPTIMISTIC PARTNERS
100 PLYMOUTH STREET, 700
FLOOR, CT 06103
(203) 751-3500

EXISTING ZONING:
LDR-72-F, LDR-72-M

PROPOSED ZONING:
LDR-72

EXISTING LAND USE:
ZONAL-LOT DENSITY RESIDENTIAL, MEDIAL DENSITY RESIDENTIAL

PROPOSED LAND USE:
ZONAL-LOT DENSITY RESIDENTIAL

ELECTRICITY & GAS:
RATE
VARIABLE TELEVISION:
ADVANCED COMMUNITIES

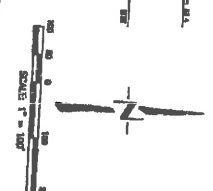
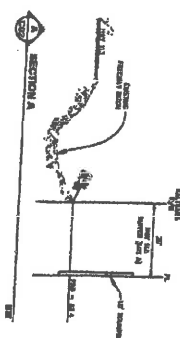
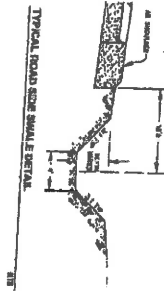
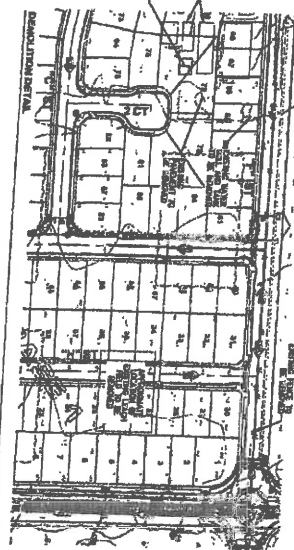
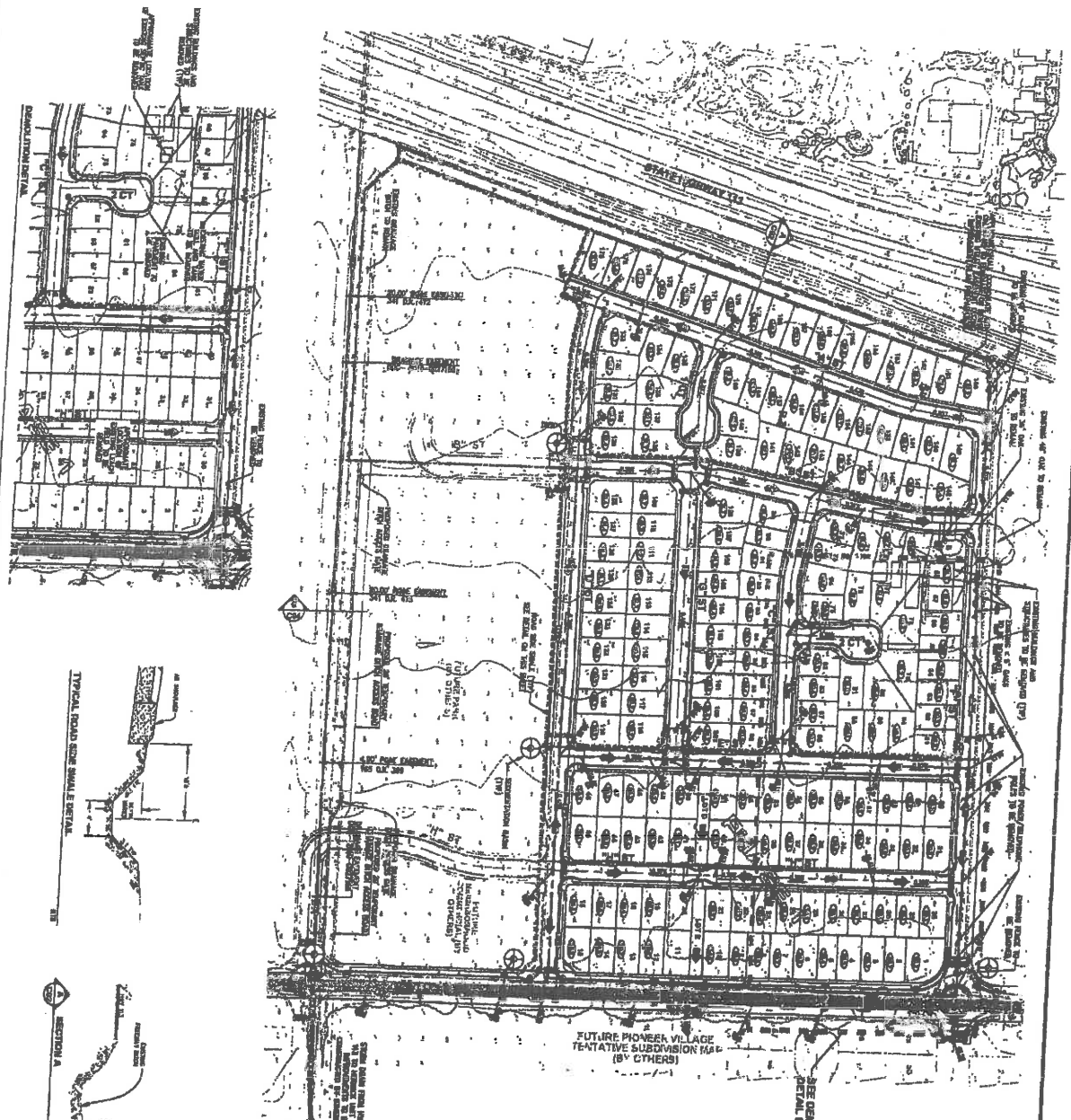
NOTES:
THE GREATEST MAJOR INCENTIVE ON THIS MAP WAS A LETTER
FROM THE CHAIRMAN OF THE HOUSE COMMITTEE ON THE
CONSUMER AND THE FARM BUREAU OF THE UNITED STATES

THE ISSUING LAP CONTAINS THE ALL THE
REQUIREMENTS OF THE CITY OF HOUSTON'S
UNIFORMITY.

91

 Project Planning • Civil Engineering • London
Secretaries Office •

ALIFORNIA



LEGEND

- ORIGINAL GRADE
- PAID GRADE
- 204 LOT NUMBER
- PROPOSED STREET (GRADE AND DIRECTION)
- PROPOSED GRADE ELEVATION
- EXISTING STORM DRAIN INLET
- EXISTING STORM DRAIN MANHOLE
- PROPOSED STORM DRAIN INLET
- PROPOSED STORM DRAIN JUNCTION BOX
- PROPOSED STORM DRAIN MANHOLE
- EXISTING STORM DRAIN OPEN, 1200
- EXISTING STORM DRAIN OPEN, 1800
- PROPOSED STORM DRAIN OPEN, 1200
- PROPOSED STORM DRAIN OPEN, 1800
- EXISTING TRAIL TO THE INTERSECTION

ABBREVIATIONS

1	PAID GRADE
2	LOT NUMBER
3	PROPOSED STREET (GRADE AND DIRECTION)
4	PROPOSED GRADE ELEVATION
5	EXISTING STORM DRAIN INLET
6	EXISTING STORM DRAIN MANHOLE
7	PROPOSED STORM DRAIN INLET
8	PROPOSED STORM DRAIN JUNCTION BOX
9	PROPOSED STORM DRAIN MANHOLE
10	EXISTING STORM DRAIN OPEN, 1200
11	EXISTING STORM DRAIN OPEN, 1800
12	PROPOSED STORM DRAIN OPEN, 1200
13	PROPOSED STORM DRAIN OPEN, 1800
14	EXISTING TRAIL TO THE INTERSECTION

1. THE PROPOSED GRADE AND DRAINAGE PLAN AND DRAINAGE SYSTEM ARE BASED ON THE ASSUMPTIONS LISTED BELOW.
2. THE EXISTING GRADE AND DRAINAGE SYSTEM ARE BASED ON THE ASSUMPTIONS LISTED BELOW.
3. THE EXISTING GRADE AND DRAINAGE SYSTEM ARE BASED ON THE ASSUMPTIONS LISTED BELOW.
4. THE EXISTING GRADE AND DRAINAGE SYSTEM ARE BASED ON THE ASSUMPTIONS LISTED BELOW.
5. ALL DRAIN PIPES ARE OF STANDARD SIZE, 12" DIA.

SPRING LAKE SPECIFIC PLAN
CAL WEST
TENTATIVE SUBDIVISION MAP #4981
GRADING AND DRAINAGE PLAN
CITY OF WOODLAND
CALIFORNIA

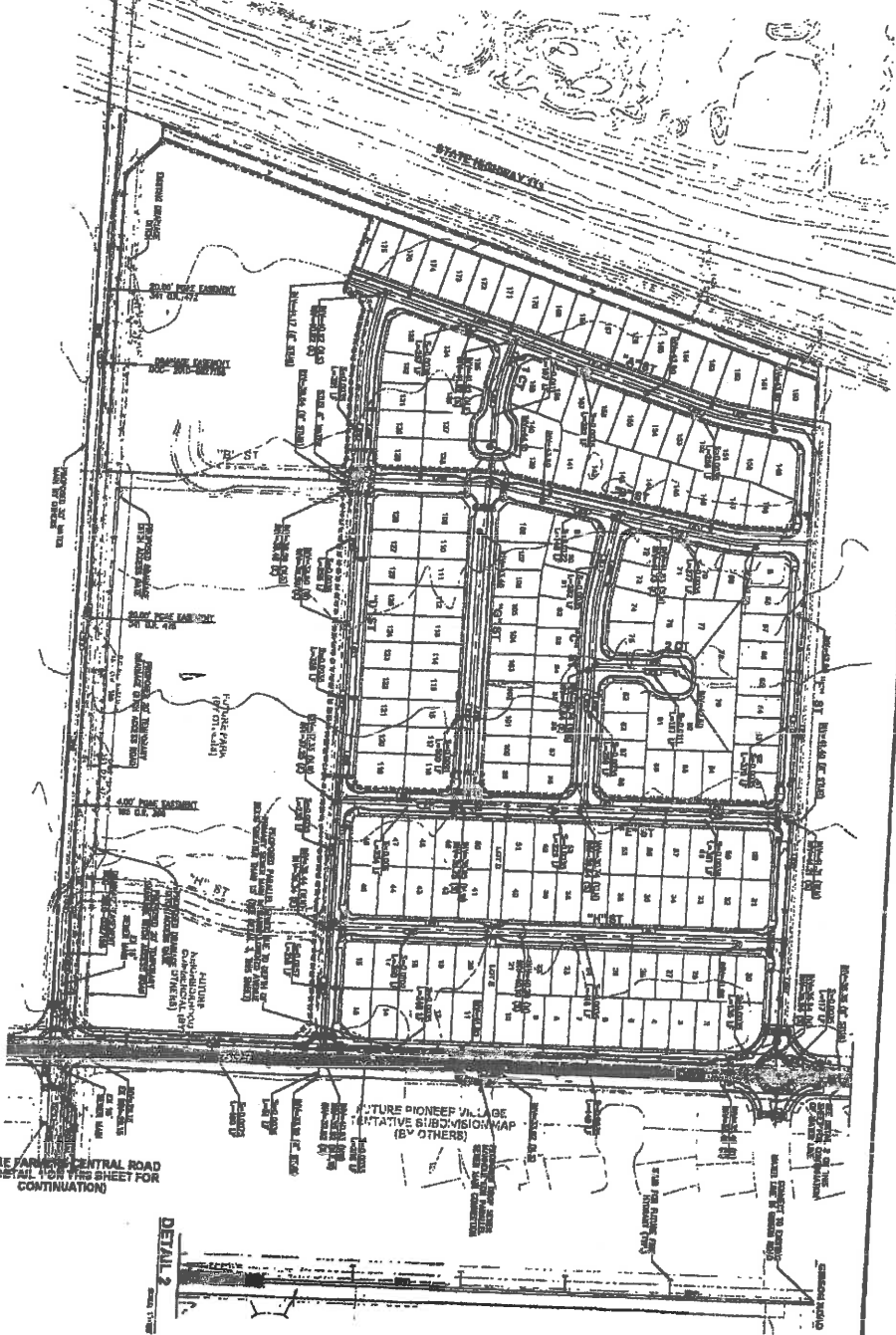
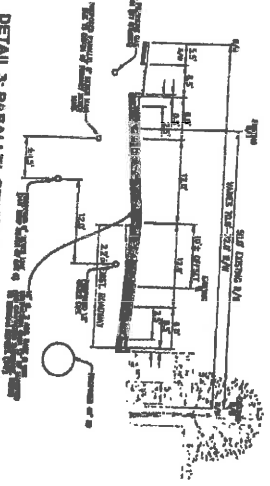
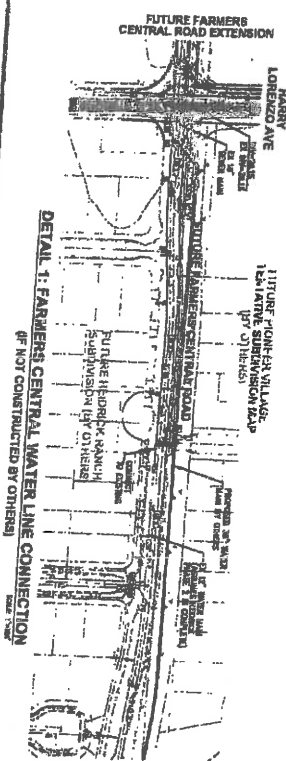
City of Woodland
 Planning & Development
 2100 9th Street, Suite 200
 Woodland, CA 95694
 (916) 865-0100

DESIGNED BY: **JEAN**
 DRAWN BY: **JEAN**
 CHECKED BY: **JEAN**
 SCALE: **AS SHOWN**

C02
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DATE: 07/02/23
 428 PAGES: 0001-0048

(SEE DETAIL 1 ON THIS SHEET FOR CONTINUATION)

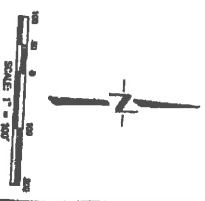


DETAIL 2

LEGEND

- 204 LOT NUMBER
- 125 EXISTING SANITARY PIPE AND SIZE
- 126 PROPOSED WATER PIPE AND SIZE
- 127 EXISTING FIRE HYDRANT ASSEMBLY
- 128 PROPOSED FIRE HYDRANT ASSEMBLY
- 129 EXISTING SEWER PIPE, SIZE, AND DIRECTION OF FLOW
- 130 PROPOSED SEWER PIPE, SIZE, AND DIRECTION OF FLOW
- 131 EXISTING SANITARY MANHOLE
- 132 PROPOSED SANITARY MANHOLE
- 133 EXISTING SANITARY MANHOLE
- 134 PROPOSED SANITARY MANHOLE
- 135 EXISTING SANITARY MANHOLE
- 136 PROPOSED SANITARY MANHOLE
- 137 EXISTING SANITARY MANHOLE
- 138 PROPOSED SANITARY MANHOLE
- 139 EXISTING SANITARY MANHOLE
- 140 PROPOSED SANITARY MANHOLE

NOTES:
 1. THE SEWER LINES SHOWN ON THIS MAP ARE THE LINES SHOWN ON THE SEWER MAP OF THE CITY OF SPRING LAKE, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS A PART OF THE TENTATIVE SUBDIVISION MAP #4991.
 2. THE SEWER LINES SHOWN ON THIS MAP ARE THE LINES SHOWN ON THE SEWER MAP OF THE CITY OF SPRING LAKE, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS A PART OF THE TENTATIVE SUBDIVISION MAP #4991.
 3. THE SEWER LINES SHOWN ON THIS MAP ARE THE LINES SHOWN ON THE SEWER MAP OF THE CITY OF SPRING LAKE, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS A PART OF THE TENTATIVE SUBDIVISION MAP #4991.
 4. THE SEWER LINES SHOWN ON THIS MAP ARE THE LINES SHOWN ON THE SEWER MAP OF THE CITY OF SPRING LAKE, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS A PART OF THE TENTATIVE SUBDIVISION MAP #4991.
 5. THE SEWER LINES SHOWN ON THIS MAP ARE THE LINES SHOWN ON THE SEWER MAP OF THE CITY OF SPRING LAKE, CALIFORNIA, AND ARE NOT TO BE CONSIDERED AS A PART OF THE TENTATIVE SUBDIVISION MAP #4991.



**SPRING LAKE SPECIFIC PLAN
 CAL WEST
 TENTATIVE SUBDIVISION MAP #4991
 WATER AND SEWER PLAN**

CITY OF WOODLAND CALIFORNIA

DATE: 07/20/11
 SHEET: 5
 C03



Project Planning - City Engineering - Landmarks/Architect
 Board Office
 2100 2nd Street, Suite 100
 Woodland, CA 95694
 (916) 932-1100

NO.	DATE	REVISION	BY	CHKD.
1	07/20/11	ISSUED FOR PERMIT	W. J. JONES	W. J. JONES
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4				
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DESIGNED BY: J. JONES
 DRAWN BY: J. JONES
 CHECKED BY: J. JONES
 SCALE: AS SHOWN

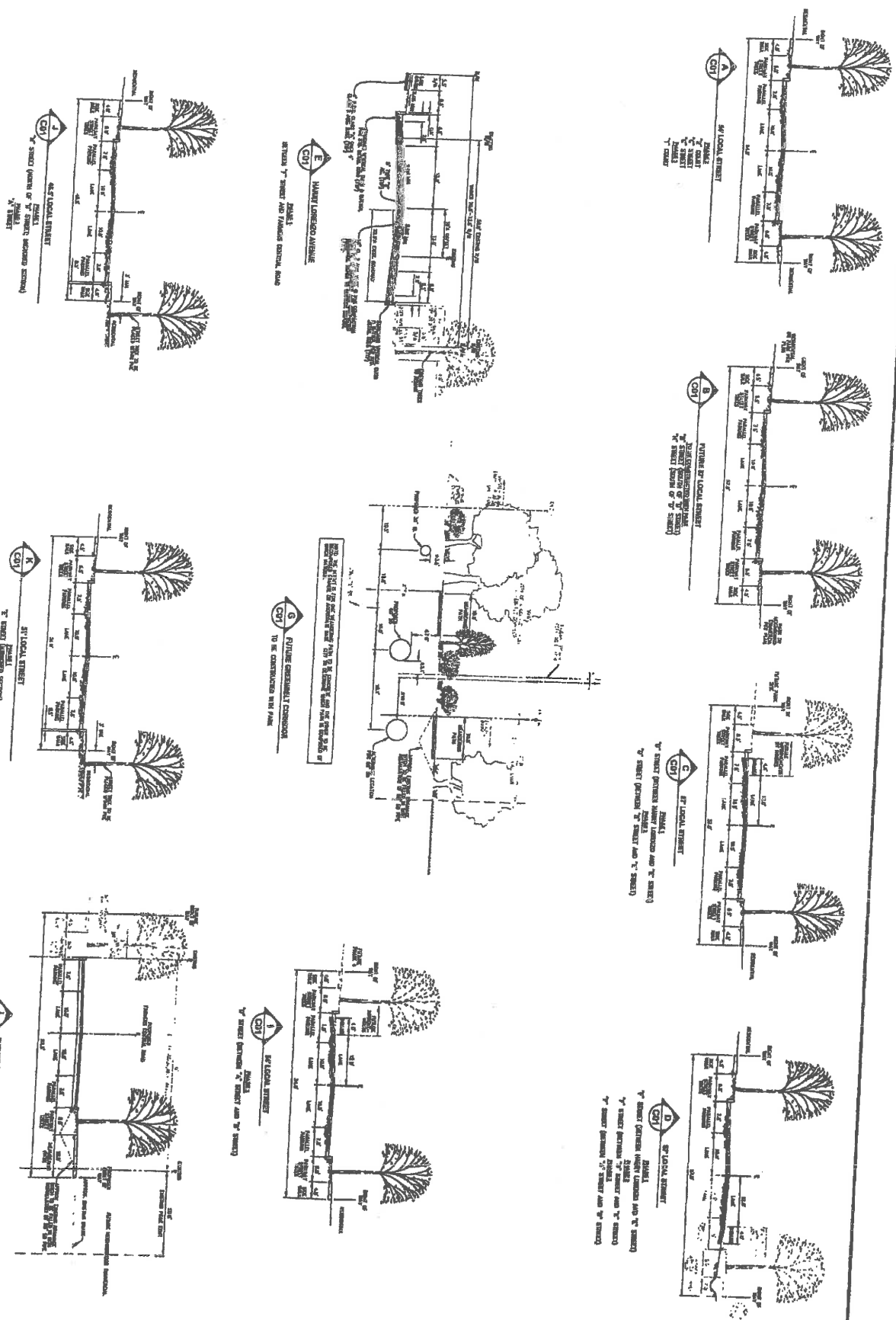


EXHIBIT "C"

(Development Plan and Conditions of Approval)

In addition to the Conditions of Approval set forth in the body of the Agreement, the Conditions of Approval included in the staff report for the Cal West Tentative Map #4991 – Cal West Investors, LLC and Optimistic Partners, LLC item on the September 3, 2013 City Council agenda are incorporated herein by reference and made a part of this Agreement.

Exhibit C

**FINDINGS AND CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT
INCLUDING TENTATIVE SUBDIVISION MAP # 4991, AND DEVELOPMENT
AGREEMENT**

(As approved by the Woodland City Council September 3, 2013).

August 29, 2013

FINDINGS

CEQA Findings:

1. On August 15, 2000 the City Council certified the Turn of the Century FEIR (SCH #99022069; Resolution No. 4215 adopted August 15, 2000).
2. The City Council subsequently adopted the following CEQA Addendums to the Turn of the Century EIR: a) Addendum #1 (Resolution No. 4330 adopted December 18, 2001) for the purposes of approval of the final Spring Lake Specific Plan (SLSP); b) Addendum #2 (Resolution No. 4399 adopted November 19, 2002) for the purposes of amending the Plan to satisfy the Settlement Agreement and to make other staff-initiated errata; c) Addendum #3 (Resolution No. 4406 adopted December 17, 2002) for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC; and d) Addendum #4 (April 15, 2003) for the purposes of the Williamson Act Rescission Agreement for the Russell Property; e) Addendum #5 (Resolution No 4583 adopted October 19, 2004 for the purposes of amending the Plan based on a request from the Spring Lake Planning Group LLC); and f) Addendum # 6 (Resolution No 4806 adopted February 27, 2007, for the purposes of amending the Plan based on a request by Reynen and Bardis); and g) Addendum # 7 (Resolution No 5146 adopted November 16, 2010 for the purposes of amending the Plan based on a request by the Gibson Ogden Investors LLC to remove a bike overcrossing and path); and h) Addendum # 8 (Resolution No 5159 adopted December 14, 2010 for the purposes of amending the Plan based on a request by Cal West Investors LLC to modify land use designations and rezone a school site; and i) Amendment # 9 based on a request by Parkview by ALC IV Woodland Spring Lake LLC for the purposes of amending land use designations to rezone a former school site and multi-family site to single family R-8.
3. Section 65457(a) of the California Government Code and Section 15182(a) of the California Environmental Quality Act (CEQA) provides that no EIR or Negative Declaration is required for any residential project undertaken in conformity with an adopted Specific Plan for which an EIR has been certified.
4. The EIR for the SLSP has been written to qualify all of the planned SLSP residential projects for this exemption, assuming they are consistent with the SLSP and that they fulfill all conditions and CEQA mitigation measures.
5. The SLSP requires that each development application include certain project-level and project-specific technical analyses to demonstrate consistency with the performance thresholds and requirements of the SLSP and SLSP Mitigation Monitoring Plan (MMP). All the required studies have been submitted for the subject project, reviewed by staff, and the following conclusions reached: a) the studies satisfy the SLSP requirements; b) applicable requirements or conditions recommended in the studies have been included in the conditions

of approval for the subject project; c) the studies identify no environmental circumstances specific to the subject site or the proposed project that were not previously anticipated and addressed in the original EIR and later addendums.

6. The City of Woodland hereby finds that these studies provide the substantial evidence demonstrating that the project as conditioned is consistent with the adopted Specific Plan and fulfills all conditions and CEQA mitigation measures.
7. Therefore, pursuant to Section 65457(a) of the California Government Code and Section 15182(a) of the CEQA Guidelines, no other CEQA clearance is required for the City to take action to approve this project.

General Plan Consistency Findings:

1. The project is consistent with the General Plan.

Spring Lake Specific Plan Consistency Findings:

1. The project is consistent with the policy language (goals, policies, and objectives) of the SLSP.
2. The project is consistent with the land use designations, roadways, and bike paths identified in the SLSP.
3. The project is consistent with the Land Use Summary and other relevant Plan text throughout the SLSP.
4. The project is consistent with the Development Regulations in the SLSP including a determination of substantial consistency with Regulations 2.6, 6.1, 6.4, and 6.7 based on language in Section 4.29 of the Development Agreement which precluded submittal of final maps until infrastructure plans are completed and tentative maps made consistent, if applicable.
5. The project is consistent with the figures and tables in the SLSP.
6. The project is consistent with the SLSP Design Standards and SLSP Affordable Housing Plan.
7. This project represents a unique situation in which an additional buffer from the freeway has been required, thereby affecting lot layout and density. In order to maintain the lot density and to provide an enhanced aesthetic appearance on SR 113 and to provide a significant buffer for noise and air quality purposes, modifications to the sidewalk location on the north south oriented local streets to allow one side to have curb adjacent walks have been allowed in this case.

Zoning Consistency Findings:

1. Single family Residential (R-1) zoning is identified on page 2-22 of the Specific Plan as a consistent zone within the R-8 Specific Plan land use categories.
2. The project, as conditioned, meets all applicable regulatory requirements of the Zoning Ordinance.

Tentative Subdivision Map Findings:

1. The tentative map is consistent with the goals and policies of the General Plan and Specific Plan.
2. The tentative map is in conformance with the applicable provisions of the Subdivision Ordinance and Zoning Ordinance of the City.
3. The tentative map is in conformance with the Subdivision Map Act.

Findings Related to Community Design Guidelines:

1. The project substantially satisfies the requirements of the Community Design Guidelines.

Findings Related to Other Regulatory Requirements:

1. The project substantially satisfies the relevant requirements of the City's Standard Specifications and Details.
2. The project substantially satisfies the Infrastructure Master Plans for streets, water, sewage, and storm drainage.
3. The Development Agreement satisfies the City's Development Agreement Resolution and the requirements of State law.

**CONDITIONS OF APPROVAL FOR THE CAL WEST INVESTORS Tentative
Subdivision Map #4991 and DEVELOPMENT AGREEMENT**

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the August 20, 2013 City Council staff report, as approved by City Council, for the Cal West Investors, LLC and Optimistic Partners, LLC project, except as modified by these conditions of approval. Substantive modifications to the project description shall require modification of the Development Agreement, conditions and environmental documents.
2. Indemnification. The applicant shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers or employees from any claim, action or proceeding against the City of its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by the City, its legislative body, advisory agencies or administrative officers. The City will promptly notify the applicant of any such claim, action or proceeding against the City and the applicant will either, at the City's discretion, undertake defense of the matter and pay the City's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. Responsibility to Inform. The applicant/developer shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, the developer shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names

of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. The applicant shall be responsible for coordinating all plans to ensure consistency with and including site plan, landscaping, and improvement plans, prior to submittal for review.
8. Affordable Housing. The project is subject to the Spring Lake Affordable Housing Plan and Ordinance 6A, the City's Inclusionary Housing Ordinances. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. For multi-family projects the Plan requires that ten percent (10%) of all multi-family units be affordable to Low-income households and that twenty percent (20%) of the units to be affordable to very low income households, or that twenty five percent (25%) of the units are affordable to Very-low income households.. This project requires 18 single family affordable units, based on a total unit count of 176 single family lots. The total number of affordable multi-family units will be determined at the time a development application is submitted.
9. Concurrent Construction. The affordable single family units shall be dispersed throughout the project in terms of location and product type. Affordable dwelling units shall be constructed concurrently with, or prior to, market-rate units within the residential project. In phased developments, inclusionary units should be constructed and occupied in proportion to the number of units in each phase of the residential project. The Community Development Department and Housing Staff shall review and approve the location of the affordable sites prior to approval of the Final Map. If the Developer

desires to modify the approved locations of the Affordable dwelling units, the requested modifications shall be submitted along with a map review fee, with the final map.

10. Inclusionary Housing Agreement. Prior to the City approving the applicant's first final map, the OWNER and City shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by the City, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.
11. SLSP AHP Compliance. Prior to approval of the map(s), the OWNER shall show proof of compliance with the Spring Lake Specific Plan Affordable Housing Plan through preliminary designation of affordable housing lots. Tentative Map #4991 will result in 176 single family lots of which 18 will be available low income units.
12. Offsite Affordable Fee. The off-site Affordable housing fee shall be paid for each single family market rate unit.
13. Affordable Unit replacement site. With respect to the currently zoned R-15 multi-family property, located east of SR 113 and designated as a remainder parcel in TSM # 4991, any low or very-low income units may be deemed as replaced with the units that may be developed as a result of the proposed future development of the Heidrick Phase I, R-25 site (Mutual Housing). However, only those units for which building permits have been pulled on the R-25 site, may be considered as potential replacement units and only if they are in excess of the minimum number of affordable units required for the R-25 multi-family site, (13 low income units and 25 very low income or 32 very low income units).
14. Affordable unit size. There shall be an average of three bedrooms provided per affordable unit, and the developer can provide more but not less than the average target, unless it can be clearly demonstrated that a different average is required in order for the units to be sold in the affordable marketplace. A developer of a for-sale residential project may request an exemption from the requirements of this condition if, based on substantial evidence and financial information, such a mixture would be infeasible to the satisfaction of the Community Development Director. Affordable, for-sale single family units may be smaller in square footage than the Market-Rate units that trigger the affordable housing obligation, with a minimum living area of 850 square feet, however, a mix of bedroom numbers and square footage among for-sale single family house is desired.
15. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
16. Fair Share Cost. The applicant agrees to fund on a fair share basis, as determined by the City of Woodland nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station

- construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation 5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).
17. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), 6.24 and 6.25 (fire station).
 18. Nexus Study. The applicant must comply with the requirements of the Spring Lake Specific Plan Nexus Study.
 19. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
 20. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by the City shall be applied as follows: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue. 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at the City's discretion.
 21. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by the City unless BUAs for that map are assigned with the final map. In this case, with respect to the site formerly zoned for a school site, assignment may require requesting that additional BUAs be added to the Spring Lake Plan area. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.
 22. Reservation of Lots for public sale. The requirements of Section 21-15-1 of the City Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, the subdivider shall be required to demonstrate that the lots were offered at a fair market

price. This will entail the provision of an appraisal by a qualified professional appraiser. If appraiser indicates that he offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value.

Finance Department

1. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition the City to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. The OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
2. SL Community Facilities District 2004-1. At OWNER's option, OWNER may petition the City to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each final map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition. Alternatively, OWNER may instead meet its SLIF financial obligation by paying the then equivalent bond proceeds in cash at building permit, before applying fee credits or paying cash, at OWNER's option, for balance of the fee creditable portion of the SLIF.
3. Fee Credits. Any financing method employed which would allow additional proceeds to be raised to pay back the First Release Property Owners, would then allow OWNER to use the fee credits associated with the Community Facilities District.

Community Development

1. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)
2. Block Length on Street "A". In order to mitigate for the extended block length on the west side of Street A, the homes along this stretch shall be designed so that there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design. All homes along this segment extending from lot 160 to lot 176 shall have either a full usable front porch or a separated front patio extension with low walls.

3. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Particular care will be required to create a diverse architectural appearance on lots that are fairly narrow (40 to 45 feet in width). Creativity and innovation will be encouraged.
4. Energy Efficiency. All building designs shall be designed to meet and are recommended to exceed energy efficiency
5. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans, shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
 - Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
6. Street Tree Master Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. Shall be reviewed for conformance with the SL Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
7. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable City requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping).
8. Tree Preservation and Replacement Planting

- **Replacement.** In accordance with Section 20A of the City of Woodland Municipal Code, the applicant shall comply with the following replanting schedule for removal of trees on and adjacent to the project site:
 - A. Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15 –gallon trees for each six inches removed in accordance with Section 20A -1-100.
 - B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
 - C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.
- **Preservation.** The City's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved. Prior to issuance of a grading permit which impacts each Oak Tree, the applicant shall submit a tree protection plan to be included in the improvement plans which shall indicate measures to be taken to protect the trees during construction.
 - A. The oak tree on Lot B shall be preserved in place. Lot B shall be dedicated to the city to create a small pocket park around the existing tree. Park amenities, (such as a bench, DG/mulch, and drainage swale to support the oak tree) shall be provided and design approved by the Community Development Department Public Works Departments prior to acceptance of the final map which dedicates Lot B.
 - B. Upon approval of the park design and installation of all required amenities for Lot B, the OWNER shall receive the equivalent in park fee credits of \$10,000
 - C. The Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The "F" Street cross section may be modified subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that locations, etc...)
 - D. The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.

9. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. The applicant shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
10. Light pole location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.
11. Street and Lot lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
12. Compliance with State Water Conservation Ordinance. The project shall comply with State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
13. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be 10-feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via Lot A shall be 28 feet in width. The entire length of the project sound wall shall be constructed at one time, with the Phase 3 final map, including the portion of the wall on the remainder parcel. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to acceptance of the Phase 3 final map. Sound wall will need to be bonded for and included in the public improvements and are eligible for SLIF credits.
14. Sound Wall Landscaping. Landscaping shall be provided in accordance to 6.2.1 (d) to help screen the wall, minimize graffiti and shade on the west elevation. Landscaping shall include trees, shrubs and groundcover. The landscaping, predominately trees (fine needled such as pines or redwoods depending on soil fertility report recommendations), will be planted in a fairly dense manner within a 28 foot easement on the west side of the wall. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved by the Community Development and Public Works Departments prior to issuance of permits for the wall. Landscaping shall be installed at the same time as the wall. Landscaping will need to be bonded for and included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.

15. Single Story Homes. Consideration shall be given to the extent possible that the units constructed on the lots backing to the HWY 113 freeway be single story, or that the second story portion be recessed from the back of the single story portion.
16. Interconnecting Walk and Pathway. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards.
17. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
18. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, the applicant shall establish neighborhood entry signs. A sign shall be provided at the north west corner entry of Harry Lorenzo Avenue and "D" Street consistent with SL Design Standard 1.6.2.

A design specification for this signs shall be prepared for review and approval by the Community Development and City Engineer prior to acceptance of the final map. The signs shall be installed prior to the issuance of the first house permit in Phase I.
19. Prohibit RV Parking. Provisions in the CC&Rs for the Single Family (R-8) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.
20. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.
21. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC & Rs.
22. Multi-family Development. Multi-family development shall comply with the Spring Lake Specific Plan and Design Standards including Development Regulations 2.35 (Multi-family Attached Rental Development), 2.35.7 (R-15 Façade Requirements).
23. Bike Parking. Bicycle parking for multi-family units shall be provided at a minimum ratio of 10 percent of the normally required number of vehicle spaces, or to the satisfaction of the Community Development Department. Bicycle parking shall be

highly visible, in a secure location, and to the greatest extent feasible, located in a covered area.

24. Future Park and Rezone Application. The Specific Plan indicates that the 2-acre commercial sites within the Plan area shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future Plan Amendment for the relocation of the park west of its existing location. Determination for the location of the remaining 2 acres shall be provided at that time.

SLSP Mitigation Measures:

1. Mitigation Requirements. The project applicant shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.
2. Environmental Noise Analysis. The design of the project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan and with the requirements specified in the Environmental Noise Analysis prepared by Bollard Acoustical Consultants, Inc dated July 19, 2011.
 - A 10-foot tall noise barrier should be constructed along the western property line of the project site. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less. Barriers should be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with City noise standards. Final design and wall height to achieve adequate protection shall be determined at the time of the final Phase 3 grading plan submittal.
 - City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. Recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated April 20, 2011, prepared by Bollard Acoustical Consultants shall be complied with. If two story units are proposed, the additional construction techniques identified shall be followed as well.
 - When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
 - Disclosure statements shall be provided to all prospective residences notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.
3. Ground nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, the applicant shall have prepared

- and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
4. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed and in place pursuant prior to final map approval or commencement of development activity, consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement. Fully executed, meaning signed and recorded with the County.
 5. Raptor Survey. Each landowner or applicant shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that he proposed activity is planned to begin to determine if any nesting birds of prey would be affected.
 6. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (Geocon Consultants, Inc May 2011 – Geocon project no s9574-06-01)
 7. Air Quality Directives. Owner shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
 8. Mosquito Vector Control. Prior to each construction season each landowner or applicant with a project under construction shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
 9. Construction Recycling. Prior to the commencement of construction on any project, the applicant shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other City requirements. (MM 4.13-18)
 10. Dust Suppression. Applicant shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

11. Off site improvements. Off-site improvements must satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
12. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1)

Engineering Development Services

Roadways

1. Regarding "E" Street between phase 1 and phase 2 and "B" Street road between 2 and 3 and "D" Street between phase 3 and phase 4. The road may be revised to a partial street section (similar to cross section C on Sheet 4 with approval of the City Engineer).
2. Streets fronting the park: Phase 1 shall construct full street section and curb gutter, sidewalk, and landscaping along opposite side of the street fronting the park ("D" Street). Phase 2 shall construct a full section of curb, gutter, sidewalk, and landscaping of Street opposite the park ("D" Street). Phase 4 shall construct full street section and curb gutter, sidewalk, and landscaping along opposite side of the street fronting the park ("B" Street). This requirement may be reduced or altered by the City Engineer, if, the appropriate portions of park frontage are added to the SLIF fee capital improvement program.
3. Applicant shall revise partial street cross sections; partial street sections shall have 4' shoulders with 2' paved shoulders to the same structural section as the remainder of the road and 2' unpaved.
4. Unless constructed by others project shall construct Harry Lorenzo from "F" Street to Farmers Central Road (including park frontage with first final map without transition) in accordance with section E. If land fronting Harry Lorenzo Avenue is rezoned to residential lots prior to application for final map, the improvement plans may be modified to reduce fronting improvement requirements, with the approval of the City Engineer. Upon request of the applicant City will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. Fair share costs shall include 50% of the total cost less the west sidewalk, landscaping, water and sewer services. The third party reimbursement agreement shall be completed prior to the approval of the final map. Final cost determination shall approved by the City Engineer.
5. Unless constructed by others, project shall place a type III slurry or micro pave, at the discretion of the City Engineer, and stripe Harry Lorenzo Avenue from the improvements of the Harry Lorenzo Drive to its southerly terminus.

6. Unless constructed by others the project shall construct/extend Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue with the first final map. If necessary for access, only the road section may be reduced to two twelve foot lanes plus four foot shoulders on each side with additional turn lanes as necessary at Harry Lorenzo Drive. Design of the interim/partial road improvements shall be compatible with the ultimate design of the roadway. Upon request of the applicant City will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. The third party reimbursement agreement shall be completed prior to the approval of the final map.
7. Along the alignment of Farmer's Central Extension there shall be a 20 foot landscaped greenbelt corridor including a 10 foot bike path, and 10 foot landscaping component. Path may meander to the north only if necessary to avoid PG&E transmission poles. Path design and alignment shall be subject to the approval of the City. At a minimum, the corridor shall include a 10 foot path shall: be reinforced to support maintenance/emergency vehicles, include 10 foot of landscaping, parkway level lighting along the length of the corridor, and connect to "B" Street as well as align ultimately for the SR 113 overcrossing. Furthermore, design of the greenbelt corridor shall include working with PG&E to vacate its existing easement and establish a new easement that aligns with the actual transmission line. Property descriptions and easements shall be to the satisfaction of the City Engineer. Timing of the greenbelt corridor may be deferred until the development of the remainder parcel provided that fair share payments are made on a per unit basis for phases 1, 2 & 3 into a City held escrow account. A fair share shall be determined by the following process.
 - A. With the first final map application the applicant shall prepare a preliminary design with a cost estimate for the greenbelt corridor. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate. Cost estimate greenbelt corridor shall be itemized separately so that SLIF credits may be applied towards that portion of the cost separate from the balance of the remainder of the subdivision improvements. Payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed.
 - B. Then the total cost shall be divided by 234 (176 units for the map plus 84 x .7 for the multi family).
 - C. Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee reimbursement account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan

adopted by the City Council on March 5, 2013 and as subsequently amended, and in accordance with the Funding and Reimbursement Agreement

- D. Upon request, the City will enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner. .
 - E. Cash payments and construction costs may be reimbursable or creditable from the SLIF if the facility is included in the SLIF CIP subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake Specific Plan adopted by the City Council on March 5, 2013 and as subsequently amended and in accordance with the Funding and Reimbursement Agreement..
- 8. Prior to approval of the first final map the applicant shall submit for approval of the City Engineer a traffic calming plan for the entire tentative map area. Plan shall generally conform to recommendations made in the traffic study. Traffic calming features may vary from those shown on the tentative map. Applicant shall construct components of the traffic calming plan as part of the public improvement program.
 - 9. Underground overhead distribution utilities on the property. Transmission lines in the PG&E easement may remain overhead.
 - 10. With first final map and the extension of Farmers Central Road from Pioneer Avenue to Harry Lorenzo Drive the applicant shall construct roundabouts at the intersection of Farmers Central Road and Harry Lorenzo Avenue and at "F" Street and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.
 - 11. Details for the construction of "F" Street shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the pre-preservation plan, fencing materials, and all other components shall be approved at the sole discretion of the City.
 - 12. Project shall provide paved access with bollard or gate control to City approved openings in the sound wall for Maintenance access. Paved access and access control design shall be subject to the approval of the City. Paved access shall meet alley width minimum requirements, or the width may be reduced to 15 feet with the approval of the City Engineer.

13. Cross section J shall have a 4.5 foot sidewalk adjacent to curb and 10' PUE behind the monolithic curb.
14. Cross sections 2/C01 and 3/C02 shall be removed from Sheet C05 of the Tentative Map.

Easements and Right of Way

1. A seven (7) / ten (10) foot adjacent to monolithic sidewalk foot public utility easement back of (separated) sidewalk, adjacent to all public streets within the development shall be dedicated to the City and may be required elsewhere as requested by the utility companies and approved by the City.
2. Prior to approval of first set of improvement plans and final map, Applicant shall acquire all rights of way and easements necessary to construct off-site and on-site improvements associated with the tentative map. Final determination of Right of Way Requirements shall be made by the City Engineer.
3. Phase 3 final map shall dedicate a 28 foot strip between the tentative map edge and Caltrans Right of Way.
4. Lots 160 through 176 shall include a general access easement to the City for repair and maintenance of the sound wall.
5. Project shall acquire or dedicate 15' maintenance access easements along the north edge of the property (may be on adjacent property) and along the south side of Lot 176. Project shall provide paved PCC access with bollard control to City approved openings in the sound wall for maintenance access.
6. Should, after a good faith effort based on a MAI Appraisal, the applicant has been unable to obtain offsite right of way, the applicant may request that the City obtain the land at the cost of the applicant. Applicant shall deposit estimated cost of land, staff time and attorney time to obtain the land. After land has been obtained City shall relinquish balance of funds on hand.
7. Applicant shall acquire by deed or lot line adjustment the right of way for the knuckle on "B" Street, with the final map which includes this portion of "B" Street prior to sale of the Park site, unless mapping of that corner can be made without expanded corner, subject to the approval of the City Engineer.

Wastewater and Sewer Collection System

1. The property shall be connected to the City of Woodlands sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
2. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
3. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at Manholes.
4. Applicant shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.
5. Any onsite Septic tanks shall be to county health department standards, prior to the final map within which boundary it is contained.

Storm Water

1. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by the applicant shall be consistent with the most recent version of the City's Storm Drainage Master Plan criteria and City Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and (detention basins if required). The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. The applicant shall pay the cost associated with all improvements required by the plan and an appropriate reimbursement agreement shall be drafted to reimburse the applicant for oversize improvements on a pro rata basis per the Project level Development Agreement.
2. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the development. The plan shall include

topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

3. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
4. Unless constructed by others the first final map shall construct the extension of the 72" storm drain line along Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue.
5. Development of the remainder parcel (multi-family site) will require construction of the 60" storm drain line from SR 113 to Harry Lorenzo Avenue at its sole cost less any reimbursement collected by item 6 below.
6. Each phase of the project shall contribute fair share costs for the 60" Storm Drain line along the southerly boundaries; payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. Fair share payments are made on a per unit basis for phases 1, 2 & 3 (for reimbursement and or construction into a City held escrow account). The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed. A fair share shall be determined by the following process:
 - A. With the first final map the applicant shall prepare a preliminary design with a cost estimate 60" storm drain, access road, gates, and appurtenances. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate.
 - B. Then the total cost shall be divided by 234 (176 units for the map plus 84 x .7 for the multi family).

Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee credit account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake...adopted by the City Council on March 5, 2013 as subsequently amended and in accordance with the Funding and Reimbursement Agreement.

- C. Upon request the City will enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.
- D. Cash payments (once made) and construction costs will be reimbursable or creditable from the SLIF subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake Specific Plan as adopted by the City Council on March 5, 2013 as subsequently amended and in accordance with the Funding and Reimbursement Agreement. .

Storm Water Quality Control

- 1. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects of this size shall also prepare a SWPPP (Storm water Pollution prevention plan).
- 2. Project shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
- 3. The Developer shall create a storm water phasing plan to be approved by the City Engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.

Water Infrastructure Conditions

- 1. All materials and installation of the water system shall be at the developer's expense per City of Woodland Standard Specifications and Details.
- 2. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.

3. If not constructed by others, the first final map shall construct a 12" water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road and extend the 12" main in Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue. Upon request, the City may enter into a 3rd party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner, if determined applicable to the adjacent development.
4. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. Applicant shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the project. Applicant shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to the City water distribution system.
5. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at the developer's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and the owner's facility, the owner or contractor shall make application and receive approval from the City Engineer or his designated agent.
6. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
7. One Water Sampling Station shall be installed with the first final map.
8. Applicant shall abandon all on site private wells with the demolition of existing structures served by the wells prior to final map within which the well is located.

Landscaping

1. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrently with adjacent development. Public improvements will not be formally accepted until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of acceptance of other public improvements with approval of the Parks, Public Works and

Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

2. The phase 3 final map in Calwest shall construct the entire sound wall along the western edge of the tentative map. Sound wall design and construction costs are eligible for SLIF credits.
3. Phase 3 shall construct 28' landscape strip along western boundary. Landscaping will need to be bonded for and are included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.

Grading

1. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the development. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees, and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
2. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
3. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

1. The Owner shall pay all required fees for processing final maps (technical check) with final map submittal.
2. Prior to approval of improvement plans, the Owner shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the City Fee Schedule. If Owner pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

3. At building permit issuance the applicant shall pay applicable Development Impact Fees or connect fees in effect at the time of building permit issuance.
4. Shall pay \$794 per house for 25A; construction & reimbursement, the fee is due at building permit. (DA Item)
5. Transit Capital fee: Prior to final map or project approval (for single-family) applicant shall pay a \$208 per DUE fee. (DA item)
6. Transit Operation fee: Prior to final map or project approval (for single family) applicant shall pay a \$35 per DUE fee. (DA item)
7. If a multi family project does not require a final map (rental apartments), the project shall pay prior to building permit a per unit fee of \$146 for transit capital and \$25 for transit operation. (DA Item)
8. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

The applicant is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If the applicant fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, the applicant will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, the City does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding, or other agreement with the applicant which authorizes the City to impose certain fees, and which may waive the applicant's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

9. If existing buildings are demolished, applicant shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees, If there are no sewer or water service connections no sewer or water impact fees will be credited.

10. Applicant shall pay \$150 per lot at final map for the advance planning study for the SR 113 bike overcrossing. (DA Item)

Engineering General Conditions

1. Prior to final map the applicant shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
2. Developer shall document and show evidence that all tentative map conditions are met with submittal of final map.
3. Enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
4. Prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
5. Submit proposed Street names to fire department for approval with a copy to Engineering prior to improvement final map submittal.
6. Public improvements, in addition to roadway construction shall include water, sewer and storm drain mains, Fire hydrants, street lights and appurtenances
7. All non single family water services to this site shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
8. Submit an application for reapportionment of assessments with the parcel map or subdivision map.
9. Project shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping if necessary. A copy of the permit shall be provided to the City prior to approval of the final map and start of construction.

10. All utility poles that are to be relocated in conjunction with this project shall be identified on the improvement plans, with existing and proposed locations indicated.
11. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
12. If improvements are constructed and/or installed by a party or parties other than the Developer, which improvements benefit Developer's property, Developer shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to Developer.
13. If conditions for the project require Owner to construct improvements which benefit parties other than Owner, and are subject to reimbursement by others as determined by the City Engineer, Owner may request to enter into a reimbursement agreement drafted by the City. City shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
14. If greater than 640 S.F., second units shall pay single family dwelling unit development fees.
15. All Second units shall have separate water service and meter.
16. This project is subject to the construction and demolition debris recycling and diversion ordinance; contact Marshal Echols, Conservation coordinator, at 661-2063 for more information.
17. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
18. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
19. A registered landscape architect shall design landscape and sound wall and privacy wall improvements and improvements shall be per the SLSP and other City Standards, as applicable.

20. Project shall include in the disclosure document for each house that the future park does not have a scheduled date for construction and that future construction will be subject to available funds.

Fire Department

1. Weed Abatement. The project site shall comply with the City of Woodland Weed Abatement Ordinance. The project, parcel map, along with any lots shall be maintained throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.
2. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. The applicant shall meet the required volume and duration at the project site prior to obtaining a building permit.
3. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

Building Division

1. The project will be required to conform to the current codes that are in effect at the time of plan submittal.
2. Plans will need to be complete at the time of submittal as the City of Woodland does not accept deferred submittals.
3. All sub-contractors/companies working on the project will be required to obtain a City of Woodland Business Registration.
4. The project shall comply with FEMA regulations.

Yolo Solano Air Quality Management District

1. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>).

2. Dust emissions must be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

EXHIBIT "D"

(Development Impact Fees)

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

Development Impact Fees for the following categories and amounts are shown as of June 30, 2013, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Development Impact Fee	SFD	MF
General City	\$794	\$662
Fire	\$1,224	\$917
Library	\$49	\$41
Police	\$1047	\$873
Wastewater	\$5,744	\$4,788
Water	\$527	\$323
Parks--Springlake	\$3,627	\$3,022
Surface Water (a future fee for the development of surface water treatment facilities)	\$2,742	By meter size
Admin	\$160	\$130
Surface Water Administration	\$21	By meter size

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- SLIF fees for SFD \$39,377 and MF \$25,988; for the fair share of backbone infrastructure to the Spring Lake Specific Plan area (These are the 2013 costs, the cost is subject to annual change).
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00/DUE;
- Public transit capital fee: Prior to final map or project approval single family applicant shall pay \$208.00/single family DUE (more on some maps) for the construction of transit capital improvements
- Public transit operations fee: Prior to final map or project approval applicant shall pay a \$35.00 per single family DUE fee.
- If a multi-family project does not require a final map (rental apartments), the project shall pay prior to building permit a per unit fee of \$146 for transit capital and \$25 for transit operation.
- Spring Lake Offsite Affordable Housing fee of \$1,100 per market rate single family lot.
- Fiscal Deficit mitigation fees of \$1500 for SFD, and \$1050 for MFD
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @\$56 per SFD, and \$40 per MF unit
- \$794 per house for 25A, construction and reimbursement, the fee is due at building permit.
- \$150 per lot at final map for the advance planning study for the SR 113 bike overcrossing.

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**FIRST AMENDMENT TO DEVELOPMENT AGREEMENT NO. _____ BETWEEN
CITY OF WOODLAND AND CAL WEST INVESTORS, LLC AND OPTIMISTIC
PARTNERS, LLC**

This First Amendment to Development Agreement (hereinafter “Amendment”) is entered into effective on the date it, or a Memorandum of Agreement, is recorded with the Yolo County Recorder (hereinafter the “Effective Date”) by and between the City of Woodland, a California general law city (hereinafter “CITY”) and Cal West Investors, LLC and Optimistic Partners, LLC (hereinafter together “OWNER”) pursuant to Government Code section 65864 *et seq.* and in light of the following recitals:

RECITALS

WHEREAS, CITY and Cal West Investors, LLC and Optimistic Partners, LLC, previously entered into that certain Amended and Restated Development Agreement (“Agreement”) as adopted by the City Council on September 3, 2013, and pursuant to Government Code section 65864 *et seq.* for the development of a certain project described in the Agreement (“Project”); and

WHEREAS, CITY and OWNER now wish to amend the Agreement in order to rezone approximately 8 acres of the original Property (the “Premises,” as further described in **Exhibit 1**, attached hereto and incorporated herein), with Yolo County Assessor Parcel Numbers 041-070-051-000 and 041-070-055-000, and to update the Agreement to provide for new conditions of approval; and

WHEREAS, the Agreement may be amended pursuant to Section 2.5 of the Agreement and Government Code section 65868; and

WHEREAS, all of the procedures of the California Environmental Quality Act have been met with respect to the Agreement and the changes to the Project pursuant to this Amendment, with the Woodland City Council’s certification of the Environmental Impact Report for the Spring Lake Specific Plan (Turn of the Century EIR, SCH #99022069, August 15, 2000) and adoption of addenda to the Turn of the Century EIR; and

WHEREAS, the City Council finds that this Amendment and the Project are consistent with the Woodland General Plan and the Spring Lake Specific Plan, as amended by separate action of the City Council; and

WHEREAS, all actions taken and approvals given by CITY have been duly taken or approved in accordance with all applicable legal requirements for notice, public hearings, findings, votes, and other procedural matters; and

WHEREAS, the Planning Commission and the City Council of the City of Woodland have held noticed public hearings concerning this Amendment following mailing and publication of notice pursuant to Government Code sections 65090, 65091, 65868, and 65868.

NOW, THEREFORE, in consideration of the above recitals and of the mutual covenants hereinafter contained and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, CITY and OWNER agree to amend the Agreement as follows:

1. Effective Date. This Amendment shall become effective on the date on which all of the following are true: (i) this Amendment has been executed by Owner's duly authorized officers and officials and delivered to CITY; (ii) this Amendment has been approved by ordinance of the City Council of the CITY and such ordinance has become effective; (iii) this Amendment has been duly executed by the CITY and delivered to OWNER; and (iv) the Amendment, or a Memorandum of Agreement, has been recorded with Yolo County (the "Effective Date").
2. Amendment to Section 2.7(b). The address of Best Best & Krieger LLP, as provided for in Section 2.7(b) is changed to "500 Capitol Mall, Suite 1700."
3. Amendment of Section 3.1.2. Section 3.1.2 of the Agreement is hereby amended to read as follows, with text shown in strikethrough for deletions and double underline for new text:

3.1.2 CITY and OWNER acknowledge that this Agreement has been prepared and executed in order to comply with the requirement in the Spring Lake Specific Plan that a development agreement be entered into in connection with any rezoning of land or tentative map approval within the Specific Plan area. This Agreement is for Tentative Subdivision Map # 4991, the 5.89 acre R-8 site (shown as "Remainder Parcel" in TSM # 4991), the 2 acre R-8 site located at the northwest corner of Farmer's Central Road and Harry Lorenzo Avenue, and the 10 8 acre park and neighborhood commercial parcel, which is the subject of this Agreement. The TSM # 4991 which results in 176 R-8 units. The remaining R-8 parcels are zoned for a possible 49 additional units (the "Rezone Property"). and a remainder parcel that is zoned for a possible 84 units on the multi-family site.

~~The Specific Plan indicates that the 2-acre commercial sites shall be floating designations with the precise location determined at the time of the land division that creates the park and surrounding residential lots. Prior to acceptance of the first final map the applicant shall either submit an application for a Spring Lake Plan Amendment or provide funding toward a future Plan Amendment for the relocation of the park west of its existing location. Determination for the location of the remaining 2 acres shall be provided at that time.~~

4. Addition of Section 3.11. Section 3.11 is hereby added to the Agreement to read as follows:

3.11 Future Subdivision Map(s). A tentative subdivision map application shall be required that will set forth the lotting pattern of the Remainder Parcel and the 2-acre, R-8 development site east of the park. This Agreement shall be amended at the same time as tentative map approval and shall set forth applicable infrastructure improvements, timing and methods of financing improvements, and other specific performance obligations of the OWNER and CITY as related to the development of the Remainder Parcel and the 2-acre, R-8 development site east of the park.

5. Addition of Section 4.11. Section 4.11 is hereby added to the Agreement to read as follows:

4.11 Development and Transfer of N1 Park. This Section 4.11 sets forth the various obligations of OWNER to develop the N1, 8-acre park and sets forth OWNER's obligations to transfer the N1 Park to CITY.

4.11.1 Conceptual N1 Park Master Plan. Within ten (10) days following City Council approval of this Amendments, OWNER shall provide CITY FIFTEEN THOUSAND DOLLARS (\$15,000.00) to fund the creation of a Park Improvement Master Plan for the N1, 8-acre park site. The Park Improvement Master Plan shall define the design of the N1 park improvements sufficient to determine the location of the permanent play structure within the first two acres to be built and other anticipated future park improvements. OWNER and CITY shall determine a mutually agreed upon date for the completion of the Master Plan.

4.11.2 N1 Park Purchase and Sale Agreement. OWNER and CITY shall negotiate a Purchase and Sale Agreement ("PSA") that will provide for the purchase by CITY of the N1 Park. The purchase price for the N1 park shall be negotiated following an appraisal paid for equally by CITY and OWNER. The PSA shall be negotiated prior to CITY's approval of the first final map that includes the fourteen (14) lots created by the rezoning of the 2-acre Neighborhood-Commercial property to R-8 residential zoning. Notwithstanding anything in this Agreement, or any other CITY approval, CITY shall have no obligation to approve a subdivision map for the lots created by the rezoning of the 2-acre Neighborhood-Commercial property to R-8 residential zoning until and unless OWNER and CITY have executed the PSA pursuant to this Section 4.11.2.

4.11.3 N1 Park Improvements. To the extent the PSA is executed, as described above in Section 4.11.2, then prior to the issuance of the fiftieth (50th) building permit issued for the Project, OWNER shall commence construction of 2 acres of the 8-acre park. Such construction shall include at a minimum irrigation and turf and installation of a play structure consistent with the Park Improvement Master Plan ("Two Acre Park Improvements"). In no event shall OWNER be obligated to spend an amount greater than FOUR HUNDRED FIFTY THOUSAND DOLLARS (\$450,000.00) for the Two Acre Park Improvements, including all design, soft costs, and contingencies. OWNER agrees that this amount shall be adjusted by the annual Construction Cost Index (CCI) each January 1st, starting January 1, 2016. OWNER agrees to use its commercially reasonable efforts, weather permitting, to commence the construction of the Two Acre Park Improvements immediately thereafter, and diligently proceed to complete the Two Acre Park Improvements within one year thereafter. OWNER acknowledges that time is of the essence as to the commencement and completion of the Work. The PSA required under Section 4.11.2 shall include requirements for security equal to 125 percent (125%) of the total reimbursable cost (\$450,000). CITY shall reimburse OWNER for the Two acre Park Improvements from the Spring Lake Park SLIF Fees, pursuant to a payment schedule set forth in the PSA. OWNER acknowledges that improvements to the remaining 6 acres of Park are at sole discretion of the CITY and subject to availability of

sufficient Spring Lake Park SLIF fees prior to commencing construction of the remaining improvements.

4.11.4 Transfer of Park from OWNER to CITY. After CITY issues a Notice of Completion for the N1 park initial 2 acre improvements, OWNER shall transfer ownership of the entire N1 Park property to CITY pursuant to the terms of the PSA required under Section 4.11.2.

6. Addition of Section 4.13. Section 4.13 is hereby added to the Agreement to read as follows:

4.13 Funds for Bike and Pedestrian Improvements. OWNER agrees to pay to the CITY a total of \$1,000.00 per lot created within the Rezone Property and \$150.00 per lot for the existing R-8 designated lots in TSM #4991, towards improved Spring Lake bicycle and pedestrian connectivity and enhancement project(s) such as the HWY 113 Bike/Pedestrian Overcrossing. Payments shall be made at time of approval of final map for each phase of the Project.

7. Amendment of Exhibit "C" of the Agreement. Exhibit C of the Agreement is hereby amended to amend the conditions of approval for the Project. Exhibit "C" of the Agreement is hereby deleted in its entirety and replaced with the attached **Exhibit "C,"** attached hereto and incorporated by this reference.

8. Amendment of Exhibit "D" of the Agreement. Exhibit D of the Agreement is hereby amended to amend the Development Fees and other fees identified in the Agreement for the Project. Exhibit "D" of the Agreement is hereby deleted in its entirety and replaced with the attached **Exhibit "D,"** attached hereto and incorporated by this reference.

9. Miscellaneous Provisions.

a. Recordation of Amendment. This Amendment shall be recorded with the County Recorder by the City Clerk within the period required by Government Code section 65868.5.

b. Severability. If any term, provision, covenant, or condition of this Amendment shall be determined invalid, void, or unenforceable, the remainder of this Amendment shall not be affected thereby to the extent such remaining provisions are not rendered impractical to perform taking into consideration the purposes of this Amendment.

c. Counterparts. This Amendment may be executed by the parties in counterparts, which counterparts shall be construed together and have the same effect as if all of the parties had executed the same instrument.

d. Authority to Execute. The person or persons executing this Amendment on behalf of OWNER warrants and represents that he or she/they have the authority to execute this Amendment on behalf of his or her/their corporation, partnership, or business entity and warrants and represents that he or she/they has/have the authority to bind OWNER to the performance of its obligations hereunder.

e. Integration. This Amendment, together with the Agreement, reflects the complete understanding of the parties with respect to the subject matter hereof. Except as expressly modified by this Amendment, the provisions of the Agreement shall govern the conduct of the parties. No testimony or evidence of any such representations, understandings, or covenants shall be admissible in any proceeding of any kind or nature to interpret or determine the terms or conditions of this Amendment. To the extent this Amendment conflicts with the Agreement, this Amendment supersedes such previous document. In all other respects, the parties reaffirm and ratify all other provisions of the Agreement.

f. Incorporation of Amendment. From and after the Effective Date of this Amendment, wherever the term “Agreement” or “Development Agreement” appears in the Agreement, it shall be read and understood to mean the Agreement as amended by this Amendment.

g. Defined Terms. All initially capitalized terms used, but not otherwise defined, herein shall have the meanings ascribed to such terms in the Agreement.

h. Effect of Amendment. Except as expressly modified by this Amendment, the Development Agreement shall continue in full force and effect according to its terms and conditions, and CITY and OWNER hereby ratify and affirm all of their respective rights and obligations under the Development Agreement.

[Remainder of page intentionally left blank. Signatures on following page.]

First Amendment to Development Agreement Between City of Woodland and Cal West Investors LLC and Optimistic Partners LLC

i. Waiver. Execution of this Amendment by CITY shall not be deemed a waiver of any rights held by CITY under the Agreement, nor of any obligations or breaches of the Agreement by OWNER, whether or not CITY is aware of any such breaches as of the Effective Date of this Amendment.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment to Development Agreement on the day and year set forth below.

Cal West Investors LLC

By: _____

Optimistic Partners LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

Dated: _____

ATTEST:

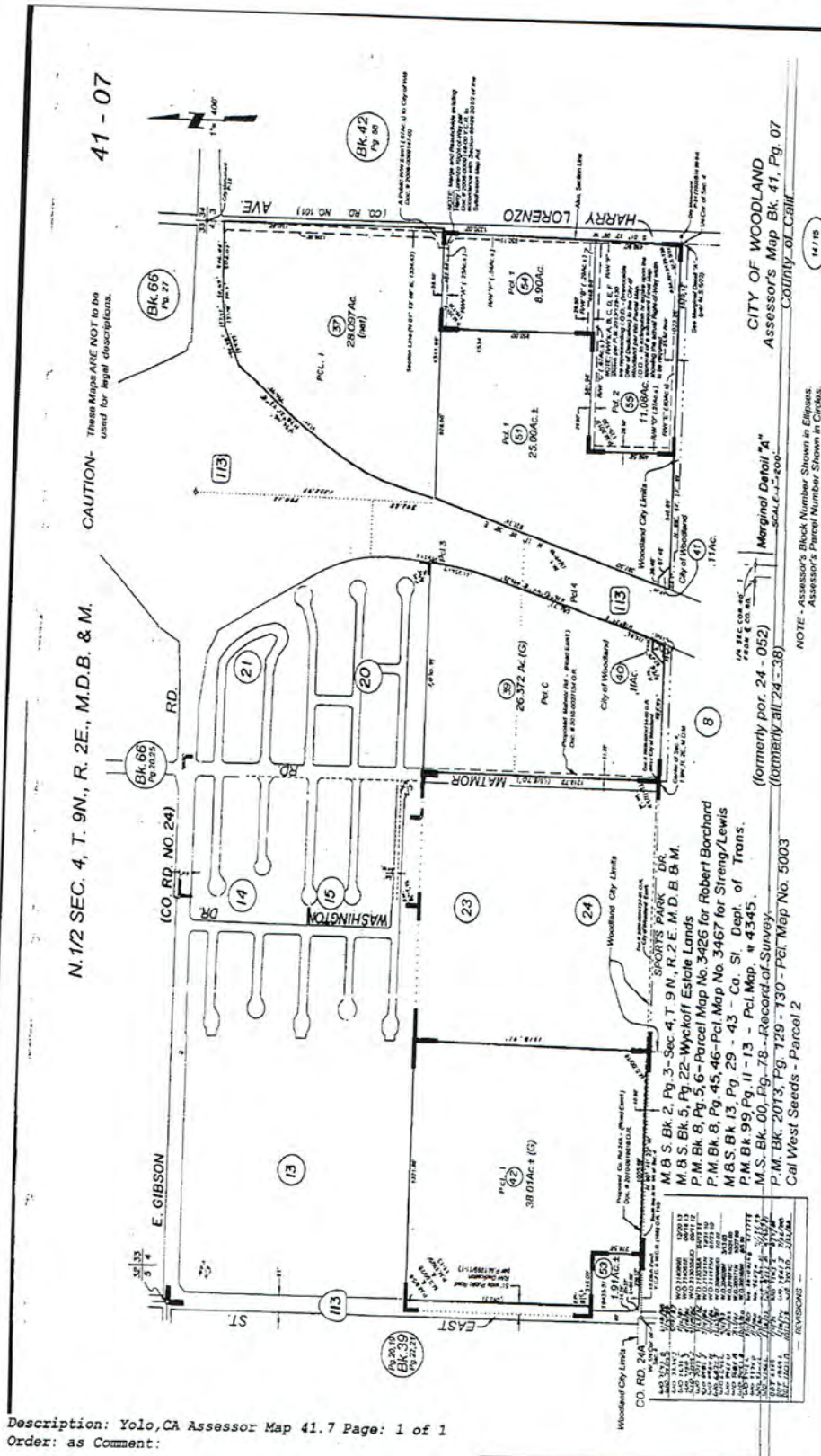
By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

EXHIBIT 1

Assessor Parcel Map and Legal Description



Description: Yolo, CA Assessor Map 41.7 Page: 1 of 1
Order: as Comment:

LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCELS 1 AND 2, AS SHOWN ON PARCEL MAP NO. 5003 FILED DECEMBER 20, 2013 IN BOOK 2013 AT PAGE 129 AND 130, YOLO COUNTY RECORDS.

APN: 041-070-054-000 (Parcel 1) and 041-070-055-000 (Parcel 2)

LEGAL DESCRIPTION

Real property in the City of Woodland , County of Yolo, State of California, described as follows:

PARCEL ONE:

BEING A PORTION OF PARCEL 1 AND PARCEL 2 OF THAT CERTAIN LOT LINE ADJUSTMENT, DOCUMENT NO. 2007-0023630-00, YOLO COUNTY RECORDS, YOLO COUNTY, CALIFORNIA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF PARCEL 1 OF SAID LOT LINE ADJUSTMENT, THENCE THE FOLLOWING 9 (NINE) COURSES:

- 1) SOUTH 89° 43' 05" EAST, 828.66 FEET;
- 2) THENCE SOUTH 00° 16' 55" WEST, 850.00 FEET;
- 3) THENCE NORTH 89° 43' 05" WEST, 581.98 FEET;
- 4) THENCE SOUTH 00° 16' 55" WEST, 469.58 FEET;
- 5) THENCE NORTH 89° 42' 13" WEST, 546.89 FEET;
- 6) THENCE NORTH 44° 42' 48" WEST, 87.48 FEET;
- 7) THENCE NORTH 89° 42' 48" WEST, 36.46 FEET;
- 8) THENCE NORTH 18° 23' 55" EAST, 387.50 FEET;
- 9) THENCE NORTH 17° 38' 39" EAST, 931.74 FEET TO THE POINT OF BEGINNING.

SAID LEGAL IS SHOWN AS PARCEL 1 IN EXHIBIT "A" IN THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED AUGUST 8, 2012 AS INSTRUMENT NO. 2012-0025469 AND AS INSTRUMENT NO. 2012-0025470, YOLO COUNTY OFFICIAL RECORDS.

EXCEPTING THEREFROM ALL OIL, OIL RIGHTS, MINERALS, MINERAL RIGHTS, NATURAL GAS, NATURAL GAS RIGHTS, AND OTHER HYDROCARBONS BY WHATSOEVER NAME KNOWN THAT MAY BE WITHIN OR UNDER THE HEREIN ABOVE DESCRIBED PROPERTY, AS CONTAINED IN THE DEED FROM NORINE ROTH NELSON, A MARRIED WOMAN, AS HER SOLE AND SEPARATE PROPERTY, TO THE STATE OF CALIFORNIA, DATED NOVEMBER 21, 1967, RECORDED JANUARY 3, 1968, IN BOOK 871 OF OFFICIAL RECORDS, AT PAGE 416.

PARCEL TWO:

AN EASEMENT FOR INGRESS AND EGRESS PURPOSES OVER, UNDER AND ACROSS THE NORTHERLY 25 FEET OF "PARCEL 2" AS SHOWN ON EXHIBIT "A" ON THAT CERTAIN CERTIFICATE OF COMPLIANCE FOR LOT LINE ADJUSTMENT RECORDED JULY 2, 2007, INSTRUMENT NO. 2007-0023630, OFFICIAL RECORDS.

EXCEPTING THEREFROM THAT PORTION LYING WITHIN PARCEL ONE ABOVE.

APN: 041-070-051-000

EXHIBIT C

CONDITIONS OF APPROVAL FOR THE CAL WEST PROJECT, INCLUDING TENTATIVE SUBDIVISION MAP #4991

Conditions of Approval: The following conditions shall be fully satisfied prior to acceptance of Final Map (unless otherwise stated):

General Conditions

1. Project Approval. The Project shall be substantially (as determined by the City) developed as depicted on the maps and exhibits included in the August 20, 2013 City Council staff report and in the February 3, 2015 City Council staff report, as approved by City Council, for the Cal West Investors, LLC and Optimistic Partners, LLC project, except as modified by these conditions of approval. Substantive modifications to the Project description may require modification of the Development Agreement, conditions and environmental documents.
2. Indemnification. OWNER shall defend, indemnify, and hold harmless the City of Woodland, its agents, officers and employees from any claim, action or proceeding against CITY or its agents, officers or employees to attack, set aside, void or annul an approval of the subject application by CITY, its legislative body, advisory agencies or administrative officers. CITY will promptly notify OWNER of any such claim, action, or proceeding against CITY, and OWNER will either, at CITY's discretion, undertake defense of the matter and pay CITY's associated legal costs, or will advance funds to pay for the defense of the matter by the City Attorney.
3. Deed Disclosures. Deed Disclosures that satisfy Development Regulation 2.1 (Disclosures) of the Spring Lake Specific Plan shall be submitted for review and approval by the Community Development Director and City Attorney. These approved disclosures shall be placed on deeds for final lots as specified by the Development Regulation. The deed disclosures for all lots shall include language that addresses Development Regulation 2.35.6 (Landscape Strips along local streets) within Spring Lake.
4. Responsibility to Inform. OWNER shall be responsible for informing all subcontractors, consultants, engineers, or other business entities providing services related to the Project of their responsibility to comply with all pertinent requirements of the City of Woodland Municipal Code, including the requirement that a business license be obtained by all entities doing business in the City as well as hours of operation requirements in the City in addition to applicable state and federal laws.
5. Construction Management Plan. Prior to issuance of any permit or inception of any construction activity on the site, OWNER shall submit a construction impact management plan including a project development schedule and "good neighbor" information for review and approval by the Community Development Department. The

plan shall include, but is not limited to public notice requirements for periods of significant impacts (noise/vibration/street closures, tree removal, etc.), special street posting, construction vehicle parking plan, phone listing for community concerns, names of persons who can be contacted to correct problems, hours of construction activity, noise limits, dust control measures, and security fencing and temporary walkways.

6. Fee Notice. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.

OWNER is hereby notified that the 90-day protest period, commencing from the date of project approval, has begun. If OWNER fails to file a timely protest regarding any of the fees, dedication requirements, reservation requirements and/or other exactions contained in this notice, complying with all the requirements of Government Code, Section 66020, OWNER will be legally barred from later challenging such fees, dedications requirements, reservation requirements and/or other such exactions. Notwithstanding the foregoing, CITY does not waive any rights it may have to enforce any settlement agreement, memorandum of understanding or other agreement with the applicant which authorizes CITY to impose certain fees, and that may waive OWNER's right to challenge the imposition of some or all of the fees, dedication requirements, reservation requirements, and/or other exactions set forth in these conditions of approval.

7. Coordination of Plans. OWNER shall be responsible for coordinating all plans to ensure consistency throughout the various plan submittals including site, landscaping, and improvement plans, prior to submittal for review.
8. Affordable Housing. The Project is subject to the Spring Lake Affordable Housing Plan in effect at time of construction and/or applicable affordable housing in-lieu fees, and Ordinance 6A, CITY's Inclusionary Housing Ordinance. Where there is a conflict, the Spring Lake Affordable Housing Plan shall prevail. The Plan requires 10 percent (10%) of single-family units to be affordable to Low-Income households. For multi-family projects the Plan requires that either (a) ten percent (10%) of all multi-family units be affordable to Low-Income households and that twenty percent (20%) of the units to be affordable to Very Low-Income households, or (b) that twenty five percent (25%) of the units are affordable to Very Low-Income households. This project requires 18 single family affordable units, based on a total unit count of 176 single family lots. At such time that a tentative subdivision map is approved for the 2-acre, R-8 residential site located east of the park, a determination regarding the requirement for additional affordable units shall be made, consistent with the SLSP Affordable Housing Plan (AHP) based on the proposed number of housing units. Based on the preliminary Lotting Plan for the 2 acre site located east of the park, the site will be developed with 14 single family units. As such 1 single family unit shall be made affordable to a low-income household.

The affordable housing obligation for the 5.89 acre R-8 residential site located west of the park has been met (see discussion in the February 3, 2015 City Council staff report).

9. Concurrent Construction. The affordable single family units shall be dispersed throughout the Project in terms of location and product type. Affordable dwelling units shall be constructed concurrently with, or prior to, market-rate units within the residential project. In phased developments, inclusionary units should be constructed and occupied in proportion to the number of units in each phase of the residential project. The Community Development Department and Housing Staff shall review and approve the location of the affordable sites prior to approval of the Final Map. If OWNER desires to modify the approved locations of the Affordable dwelling units, the requested modifications shall be submitted along with a map review fee, with the final map.
10. Inclusionary Housing Agreement. Prior to CITY's approval of OWNER's first final map, OWNER and CITY shall enter into an Inclusionary Housing Agreement as required by the SLSP Affordable Housing Plan (AHP). This agreement shall be prepared by CITY, shall be consistent with all applicable provisions of the SLSP AHP, and shall contain language inclusive of, but not limited to, the checklist in the SLSP AHP.
11. SLSP AHP Compliance. Prior to approval of the map(s), OWNER shall show proof of compliance with the Spring Lake Specific Plan Affordable Housing Plan through preliminary designation of affordable housing lots. Tentative Map #4991 will result in 176 single family lots of which 18 will be low income units.
12. Offsite Affordable Fee. The off-site Affordable housing fee shall be paid at Final Map and at the rate in effect for each single family market rate unit.
13. Affordable unit size. There shall be an average of three bedrooms provided per affordable unit, and OWNER may provide more but not less than the average target, unless it can be clearly demonstrated that a different average is required in order for the units to be sold in the affordable marketplace. OWNER may request an exemption from the requirements of this condition if, based on substantial evidence and financial information, such a mixture would be economically infeasible, as determined by the Community Development Director. Affordable, for-sale single family units may be smaller in square footage than the Market-Rate units that trigger the affordable housing obligation, with a minimum living area of 850 square feet, however, a mix of bedroom numbers and square footage among for-sale single family house is desired.
14. Affordable quality of materials. The design of affordable units and the materials used in construction of affordable units shall be of an equal standard as those used for market rate units; however, affordable for-sale units may feature different interior amenities than those of the market rate units.
15. Fair Share Cost. OWNER agrees to fund on a fair share basis, as determined by CITY, a nexus study, public facilities, services, and improvements including transit capital and operating costs, design and construction of transit stops, fire station construction and operations (Development Regulations 4.7.3, 4.9.5, 6.22 and 6.23), police operations (Development Regulations 6.30 and 6.31), park development (Development Regulation

5.6), greenbelts/pathways/trails (Development Regulation 5.28), and library services (Development Regulation 6.42 and 6.43) pursuant to Development Regulation 2.7 (Fair Share fees and Financing).

16. Backbone infrastructure. Prior to occupancy within any subdivision, necessary backbone infrastructure and services to serve the subdivision, as determined by the City of Woodland, must be in place, and adequate fire service must be demonstrated, pursuant to Development Regulation 2.8 (Infrastructure and service availability), 4.4 through 4.7 (roadway improvements), and 6.24 and 6.25 (fire station).
17. Nexus Study. OWNER shall comply with the requirements of the Spring Lake Specific Plan Nexus Study.
18. Funding Public Services. Prior to issuance of a building permit, the funding of public services shall be addressed pursuant to Development Regulations 2.7, 6.23 and 6.37.
19. SLIF Fee Revenue. Additional SLIF revenue generated by the additional residential units, as a result of the prior approved rezone of the Project site on December 14, 2010, shall provide benefit overall to the Spring Lake Plan, and allocation of those units to cover any funding shortfall, as determined by CITY shall be applied as follows, and in the following order: 1) Should the affordable multi-family project, (by Mutual Housing California) on the R-25 site in the Heidrick Ranch Phase 1 be developed, the difference between the maximum density of 125 units and the proposed unit density of 101 units, or 24 units, for that site may be made up through application of the Cal West Investor LLC and Optimistic Partner LLC project's additional fee revenue. 2) Any additional remaining fee revenue as a result of the Cal West Investors LLC and Optimistic Partners LLC development would be available should any possible future rezone applications on the Cal West Investors and Optimistic Partner project site be presented; and 3) Any remaining fee revenue would be utilized at CITY's discretion.
20. Building Unit Allocations (BUA)s. With the exception of affordable and multi-family housing, approval of a final map requires that all lots included in the final map, have a building unit allocation. No final map shall be recorded by CITY unless BUAs for that map are assigned with the final map. In this case, with respect to the site formerly zoned for a school site, assignment may require requesting that additional BUAs be added to the Spring Lake Plan Area. If BUA's are transferred from another site, or if BUAs are requested to be added, either transaction shall be recorded to the satisfaction of the Community Development Department and in compliance with the BUA Ordinance.
21. Reservation of Lots for public sale. The requirements of Section 21-15-1 of CITY's Municipal Code relating to "Reservation of Lots for Public Sale" shall be met. Lots shall be offered at a fair market price. If the offered lots have not sold by the end of the 45-day period, OWNER shall be required to demonstrate that the lots were offered at a fair market price. This will entail the provision of an appraisal by a qualified professional appraiser. If the appraiser indicates that the offered price unreasonably exceeded the fair market price, the lots shall be re-offered for an additional 45- days at a fair market value.

Finance Department

22. SL Maintenance Facilities District. Prior to recordation of each final map, with respect to that map, OWNER shall petition CITY to be annexed into the boundaries of the Spring Lake Maintenance Community Facilities District. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition.
23. SL Community Facilities District 2004-1. At OWNER's option, OWNER may petition CITY to be annexed into the boundaries of the Spring Lake Community Facilities District 2004-1 prior to the approval of each final map. OWNER agrees to provide any and all information necessary to complete such annexation within 45 days of making this petition. Alternatively, OWNER may instead meet its SLIF financial obligation by paying the then equivalent bond proceeds in cash at building permit, before applying fee credits or paying cash, at OWNER's option, for balance of the fee creditable portion of the SLIF.
24. Fee Credits. Any financing method employed that would allow additional proceeds to be raised to pay back the First Release Property Owners would then allow OWNER to use the fee credits associated with the Community Facilities District.

Community Development

25. Design Review. For all residential uses, final site plans, architectural plans, elevations, sound wall, and landscape plans shall be submitted for review and approval by the Planning Commission to ensure consistency with the Spring Lake Specific Plan and Spring Lake Design Standards. Additional design detail shall be provided on corner lots with emphasis on side elevations, porches and entries (Design Standard 2.7). (All mechanical equipment, whether roof mounted or on the ground, shall be fully screened from view (Development Regulation 2.21 Utility Facilities). All antennas shall be placed in building interiors. Satellite dish antennas are prohibited on roofs. Units shall be energy efficient pursuant to Development Regulation 2.25 (Energy Efficiency). Dwelling unit shall be oriented toward the street pursuant to Development Regulation 2.31 (street loading), Development Regulations 2.35.3 (separated entry walks), 7.5 (Fireplaces), 7.6 (air conditioning), 7.7 (wiring), 7.10 (energy efficiency), 7.16 through 7.18 and 7.20 and 7.21.1 and 7.21.2 relating to energy conservation.)
26. Prior to the start of any work on-site, OWNER shall request and attend a pre-construction meeting to include the Project superintendent, architect, subcontractors, as well as CITY representatives including Community Development and/or Public Works.
27. Block Length on Street "A". In order to mitigate for the extended block length on the west side of Street A, the homes along this stretch shall be designed so that there is variability provided through careful use of such elements as front setback, mix of one and two-story, and building architectural frontage design. All homes along this segment extending from lot 160 to lot 176 shall have either a full usable front porch or a separated front patio extension with low walls.

28. Architectural Diversity. Emphasis shall be placed on creating architectural diversity within the development as discussed in Sections 2.3, 2.4 and 2.5 of the Spring Lake Design Standards. Particular care will be required to create a diverse architectural appearance on lots that are fairly narrow (40 to 45 feet in width). Creativity and innovation will be encouraged.
29. Landscape Plan Submittal. Detailed Landscape and Irrigation Plans shall be designed and prepared by a licensed landscape architect and shall be certified in accordance with State water conservation requirements. Landscape plans shall be submitted and approved by the Community Development and Public Works Departments prior to issuance of building permits. Landscape plans shall specify the following:
- Locations, size and quantity of all plant materials.
 - A plant legend specifying species type (botanical and common names), container size, maximum growth habit and quantity of all plant materials.
 - Location of all pavements, fencing, buildings, accessory structures, parking lot light poles, property lines and other pertinent site plan features.
 - Planting and installation details and notes including soil amendments. A soil fertility test shall be prepared prior to approval of plans to determine planting and amendment requirements.
 - Existing trees on site shall be identified. Trees planned for removal or relocation shall be marked on the plans, methodology to preserve trees in place provided on plans.
 - Details of all irrigation (drip, sprinkler, bubbler) as well as equipment such as backflow controller and water meter devices identified.
30. Street Tree Master Planting Plan. Street Tree Master Planting Plan shall be approved prior to the issuance of the first building permit. The plan shall be reviewed for conformance with the Spring Lake Design Standards and shall be reviewed and approved by the Community Development Department and the City's Public Works Department – Urban Forestry division. A soils test shall be submitted that will assist in appropriate species selection.
31. Public Landscaping. Landscaping design, materials, installation and maintenance in roadways, medians, greenbelts, subdivision trails, and other public areas shall be consistent with applicable CITY requirements. Landscaping shall satisfy and fully implement Development Regulations 2.15.1 and 4.16 (Tree Canopy), 2.22 (Drought – tolerant plantings), 4.17 (Timing of landscaping), 4.17.1 (landscaping at intersections), 4.18 and 4.19 (bikeway and landscaping) and 7.13 (public landscaping). Final landscaping plans for all areas to be maintained by the SLSP Lighting and Landscape District shall be submitted for review and approval by the Community Development and Parks Department. Due to poor soil conditions in the Project area, soil sample analysis shall be provided for publicly maintained landscaping areas and resulting recommendations shall be complied with to the satisfaction of the Community Development Director.

32. Tree Preservation and Replacement Planting

- Replacement. In accordance with Section 20A of the City of Woodland Municipal Code, OWNER shall comply with the following replanting schedule for removal of trees on and adjacent to the Project site:
 - A. Replacement planting is required for each heritage, specimen, and landmark tree removed at a rate of four 15- gallon trees for each six-inches, or fraction thereof, of trunk diameter removed. Removal of street trees requires replacement planting of approved species at a rate of two 15 –gallon trees for each six inches removed in accordance with Section 20A -1-100.
 - B. The approved species and locations of replanting shall be specifically shown on the Landscape and Development plans and shall be subject to review and approval by the Community Development and Public Works departments. Replacement planting shall be in addition to standard planting requirements.
 - C. Landscape Development plans shall be submitted concurrently with subdivision improvement plans prior to any grading on site and final map approval.
- Preservation. CITY's Tree Preservation Ordinance requires preservation of Heritage Trees to the extent possible. The two existing Heritage Oak trees shall be preserved. Prior to issuance of a grading permit that impacts each Oak Tree, OWNER shall submit a tree protection plan to be included in the improvement plans that shall indicate measures to be taken to protect the trees during construction.
 - A. The oak tree on Lot B shall be preserved in place. Lot B shall be dedicated to CITY to create a small pocket park around the existing tree. Park amenities, (such as a bench, DG/mulch, and drainage swale to support the oak tree) shall be provided and the design approved by the Community Development Department and Public Works Departments prior to acceptance of the final map which dedicates Lot B.
 - B. Upon approval of the park design and installation of all required amenities for Lot B, the OWNER shall receive the equivalent in park fee credits of \$10,000.
 - C. The Heritage Oak tree located off-site, north of Lot B, shall also be preserved in place, unless it cannot be preserved in place due to infrastructure requirements. The "F" Street cross section may be modified subject to approval by the City Engineer, at that location to accommodate the preservation of this street tree (i.e. removing the planting strip and attaching the sidewalk at that location)
 - D. The trees and pocket park shall be included in the Spring Lake Lighting and Landscaping assessment district.

33. Utility Design. The location of all utility structures shall be coordinated with and depicted on the landscaping plans. Location and installation of utility structures shall be to the satisfaction of the Community Development Director and City Engineer. Public utility lines, along public street frontages and /or landscaped areas shall be underground type unless otherwise approved by the Community Development Director and City Engineer. OWNER shall ensure consistency with Development Regulation 2.11 (Utilities), 2.13 (connectivity), 2.21 (utility facilities) and 6.17 through 6.19 (general utility requirements).
34. Light pole location. Light poles shall not be located so as to conflict with planting or future growth and shading of trees throughout the site. Review shall be provided prior to issuance of final map.
35. Street and Lot Lighting. Lights along local roads and in public use areas shall be consistent with SL Development Regulation 2.22.2.
36. Compliance with State Water Conservation Ordinance. OWNER shall comply with State Water Conservation Ordinance, as well as water conserving requirements in the Spring Lake Specific Plan and SL Design Standards. This applies to all yard and public landscaping. Plans shall be reviewed for compliance prior to issuance of building permits.
37. Sound Wall. A freeway adjacent sound wall is required in accordance with the Environmental Noise Analysis and shall be 10-feet in height. The sound wall design shall meet the SLSP Design Standards (Section 6.2.1). Access for required maintenance shall be provided via Lot A and shall be 28 feet in width. The entire length of the Project sound wall shall be constructed at one time, with the Phase 3 final map, including the portion of the wall on the remainder parcel. The wall design, including freeway adjacent landscaping, shall be submitted for Design Review to the Planning Commission prior to acceptance of the Phase 3 final map. The sound wall will need to be bonded for and included in the public improvements and are eligible for SLIF credits.
38. Sound Wall Landscaping. Landscaping shall be provided in accordance with 6.2.1 (d) to help screen the wall, minimize graffiti and provide shade on the west elevation. Landscaping shall include trees, shrubs and groundcover. The landscaping, predominately trees (fine needled such as pines or cedars depending on soil fertility report recommendations), will be planted in a fairly dense manner within a 28 foot easement on the west side of the wall. A reciprocal access and maintenance agreement will be established and recorded with the sound wall and landscaping in order to provide access for maintenance of the sound wall and landscaping. The landscape plans shall be reviewed and approved by the Community Development and Public Works Departments prior to issuance of permits for the wall. Landscaping shall be installed at the same time as the wall. Landscaping will need to be bonded for and included in the public improvements and are eligible for SLIF credits upon addition to the Spring Lake CIP.

39. Single Story Homes. Consideration shall be given to the extent possible that the units constructed on the lots backing to the HWY 113 freeway be single story, or that the second story portion be recessed from the back of the single story portion.
40. Interconnecting Walk and Pathway. Interconnecting walks and pathways shall be a minimum of 25 feet wide and landscaped consistent with Section 6.9 of the SL Design Standards.
41. Greenbelt Connector. As shown in the preliminary lotting map as “Lot F,” land shall be provided as a greenbelt and shall be constructed in conjunction with adjoining development and/or street improvements to serve as an extension of the greenbelt located on the east side of Harry Lorenzo Avenue along Farmer’s Central connecting the greenbelt trail system to the park. The greenbelt extension shall be designed and landscaped consistent with Section 7.1 and 7.2.1 of the SL Design Standards. The greenbelt extension shall be included in the Spring Lake Lighting and Landscaping assessment district.
42. Residential Fencing. All wood fence footings and foundations shall be constructed of galvanized steel, reinforced concrete, or masonry. No treated wood materials in contact with the ground will be permitted. All wood fencing shall be stained with a water sealant to prevent water damage and staining. Consideration shall be given to the use of wood with integral stain. All required notes/details shall be provided on plans prior to the issuance of permits. Fencing shall comply with Section 2.9 of the SL Design Standards.
43. Entry signs. Per the Spring Lake Specific Plan and the Spring Lake Design Standards, OWNER shall establish neighborhood entry signs. A sign shall be provided at the northwest corner entry of Harry Lorenzo Avenue and “D” Street and at the southeast corner of “Lot F” as shown on the proposed Lotting Plan, consistent with SL Design Standard 1.6.2.

A design specification for these signs shall be prepared for review and approval by the Community Development Director and City Engineer prior to acceptance of the final map. The signs shall be installed prior to the issuance of the first house permit for the phase in which they are located.
44. Prohibit RV Parking. Provisions in the CC&Rs for the Single Family (R-8) Development shall be adopted that prohibit recreational vehicle parking in the front yard for longer than 24 hours. This provision shall be enforced through mechanisms established in the CC&Rs.
45. Energy Efficiency. All future development shall at a minimum meet the energy efficiency requirements included in Design Standard 2.11 and Development Standard 2.25. Five percent (5%) of all units shall have roof mounted photovoltaic energy systems or other alternate renewable energy generation systems. The method and number of homes to be identified with submittal of design review application. All homes shall be

photovoltaic ready and have electric vehicle charging outlets in every garage on a dedicated circuit.

46. Prohibit Garage Conversions. Provisions in the CC& Rs for all residential development shall be adopted that prohibit garages from being converted to residential use except for a model home sales office. When the sales office is vacated, it must be converted back to a garage.
47. No Restriction on Color. Provisions in the CC&Rs shall be adopted that prohibit any restrictions of color on residential structures. This provision shall be enforced through mechanisms established in the CC & Rs.

SLSP Mitigation Measures:

48. Mitigation Requirements. OWNER shall comply with all mitigations required by the TOC EIR Mitigation Monitoring Program provided as Attachment A to the SLSP, as well as any further analysis provided through additional studies and evaluations required to ensure compliance with mitigations.
49. Environmental Noise Analysis. The design of the Project shall comply with the exterior and interior noise level requirements of the Noise Element of the City of Woodland General Plan and with the requirements specified in the Environmental Noise Analysis prepared by Bollard Acoustical Consultants, Inc dated July 19, 2011. Additional noise conditions include:
- A 10-foot tall noise barrier shall be constructed along the western property line of the Project site. The barrier heights shown are those required to reduce future SR 113 traffic noise to 65 dB Ldn or less. Barriers shall be constructed of masonry block, concrete or earth berms. A combination of berms and walls is acceptable provided the combined height is sufficient to achieve satisfaction with CITY noise standards. Final design and wall height to achieve adequate protection shall be determined at the time of the final Phase 3 grading plan submittal.
 - City of Woodland's interior noise standard is 45 dB Ldn. Exterior noise levels at second floor facades facing the freeway can be up to 77 dB Ldn. Recommendations to reduce interior noise as stated in the Environmental Noise Analysis, dated April 20, 2011, prepared by Bollard Acoustical Consultants shall be complied with. If two story units are proposed, the additional construction techniques identified shall be followed as well.
 - When final site lot and grading plans are completed they shall be reviewed by an acoustical consultant to ensure that the conclusions of the acoustical study have not changed.
 - Disclosure statements shall be provided to all prospective residences notifying them of the elevated projected future Hwy 113 noise environment and informing them that satisfaction with the City of Woodland 45 dB Ldn interior noise standard may only be achieved with windows in closed positions.

50. Ground Nesting Raptor Survey. Pursuant to Mitigation Measure 4.5-3, thirty (30) days prior to commencement of grading or any site work, OWNER shall have prepared and submitted a survey for ground nesting raptors (e.g. northern harrier and burrowing owl). This survey shall be prepared by a qualified raptor biologist using appropriate protocol acceptable to responsible agencies. If survey nesting raptor species are found, then Mitigation Measures 4.5-3 (b-d) of the Spring Lake Specific Plan Mitigation Monitoring plan shall be followed. Survey results shall be valid only for the season when construction activity occurs.
51. Mitigation Easements. Mitigation for loss of agricultural land and hawk habitat in the form of land set asides shall be fully executed (signed and recorded with Yolo County) and in place prior to final map approval or commencement of development activity, consistent with Development Regulation 2.2 (Land Set Asides) and 7.2 related to the 1:1 mitigation requirement.
52. Raptor Survey. OWNER shall conduct a pre-construction or pre-tree pruning or removal survey of trees greater than 30 feet tall during the raptor breeding season (March 1 through September 15). This survey shall be conducted for a half mile around the proposed site at which any construction activity is proposed. The survey shall be conducted by a qualified raptor biologist during the same calendar year that the proposed activity is planned to begin to determine if any nesting birds of prey would be affected.
53. Geotechnical. The recommendations contained in the Conclusions and Recommendations Section of the Geotechnical Engineering Report (Geocon Consultants, Inc. May 2011 – Geocon project no s9574-06-01) shall be followed.
54. Air Quality Directives. OWNER shall comply with Air Quality Management District directives as specified in Development Regulation 2.12 for both off-road and on-road low-emissions heavy duty vehicles and construction equipment during all grading and construction. (SLSP page 7-4, Regulation 7.3).
55. Mosquito Vector Control. Prior to each construction season, if OWNER has a project under construction, OWNER shall consult with, and implement the recommendations of the Mosquito Vector Control District regarding control of mosquitoes, black gnats, and other vectors.
56. Construction Recycling. Prior to the commencement of construction on any project, OWNER shall ensure that the construction contractor has established construction recycling measures pursuant to the requirements of the Mitigation Monitoring Plan and all other CITY requirements. (MM 4.13-18)
57. Dust Suppression. OWNER shall comply with all dust suppression requirements during all grading and construction activities (SLSP Regulation 7.4)

58. Off-site improvements. Off-site improvements shall satisfy the requirements of SLSP and SLSP MM including but not limited to Development Regulation 6.13 and Mitigation Measure 4.5-7.
59. Cultural Resources. During grading or any site work, development must comply with Development Regulation 7.22 (MM 4.10-1).

Engineering Development Services

Roadways

60. Regarding “E” Street between phase 1 and phase 2 and “B” Street road between phases 2 and 3 and “D” Street between phases 3 and phase 4, this road may be revised to a partial street section (similar to cross section C on Sheet 4 with approval of the City Engineer).
61. Streets fronting the park: Subdivisions opposite the park shall complete corresponding street section including curb, gutter, sidewalk, landscaping, lighting, hydrants and appurtenances for the park. This requirement may be reduced or altered by the City Engineer, if, the appropriate portions of park frontage are added to the SLIF fee capital improvement program.
62. OWNER shall revise partial street cross sections; partial street sections shall have 4’ shoulders with 2’ paved shoulders to the same structural section as the remainder of the road and 2’ unpaved.
63. Unless constructed by others, OWNER shall construct Harry Lorenzo from “F” Street to Farmers Central Road (including park frontage with first final map without transition) in accordance with section E. If land fronting Harry Lorenzo Avenue is rezoned to residential lots prior to application for final map, the improvement plans may be modified to reduce fronting improvement requirements, with the approval of the City Engineer. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners. Fair share costs shall include 50% of the total cost less the west sidewalk, landscaping, water and sewer services. The third party reimbursement agreement shall be completed prior to the approval of the final map. The final cost determination shall be approved by the City Engineer.
64. Unless constructed by others, OWNER shall place a type III slurry or micro pave, at the discretion of the City Engineer, and stripe Harry Lorenzo Avenue from the improvements of Harry Lorenzo Drive to its southerly terminus.
65. Unless constructed by others, OWNER shall construct/extend Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue with the first final map. If necessary for access, only the road section may be reduced to two twelve foot lanes plus four foot shoulders on each side with additional turn lanes as necessary at Harry Lorenzo Drive. Design of the interim/partial road improvements shall be compatible with the ultimate design of the roadway. Upon request of OWNER, CITY will enter into a third party reimbursement agreement to allocate fair share costs to the adjacent property owners.

The third party reimbursement agreement shall be completed prior to the approval of the final map.

66. Along the alignment of Farmer's Central Extension there shall be a 20 foot landscaped greenbelt corridor including a 10 foot bike path, and 10 foot landscaping component. The path may meander to the north only if necessary to avoid PG&E transmission poles. Path design and alignment shall be subject to the approval of CITY. At a minimum, the corridor shall include a 10 foot path and shall: be reinforced to support maintenance/emergency vehicles, include 10 foot of landscaping, parkway level lighting along the length of the corridor, two, 4 inch conduits for future broadband constructed to fiber standards, and connect to "B" Street as well as align ultimately for the SR 113 overcrossing and connect to conduits under SR 113 placed by others. Furthermore, design of the greenbelt corridor shall include working with PG&E to vacate its existing easement and establish a new easement that aligns with the actual transmission line. Property descriptions and easements shall be to the satisfaction of the City Engineer. The greenbelt corridor shall be constructed with phase 3 of the subdivision. Timing of the greenbelt corridor may be deferred at the discretion of the Community Development Director until the remainder parcel is developed provided that fair share payments are made on a per unit basis for phases 1, 2 & 3 into a CITY held escrow account. For purposes of third party reimbursement, a fair share shall be determined by the following process:

- A. With the first final map application OWNER shall prepare a preliminary design with a cost estimate for the greenbelt corridor. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate. Cost estimate for the greenbelt corridor shall be itemized separately so that SLIF credits may be applied towards that portion of the cost separate from the balance of the remainder of the subdivision improvements. Payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. The calculation shown below is an example based on the anticipated number of units in the map. The calculation shall be updated as needed.
- B. Then the total cost shall be divided by 225 (176 units for the map plus 49 additional units estimated as a result of the R-15 and Neighborhood Commercial site rezones).
- C. Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee reimbursement account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan adopted by the City Council on March 5, 2013 and as subsequently amended, and in accordance with the Funding and Reimbursement Agreement
- D. Upon request, CITY will enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.

- E. Cash payments and construction costs may be reimbursable or creditable from the SLIF if the facility is included in the SLIF CIP subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in the Spring Lake Specific Plan adopted by the City Council on March 5, 2013. and as subsequently amended and in accordance with the Funding and Reimbursement Agreement.
67. Prior to approval of the first final map OWNER shall submit for approval of the City Engineer a traffic calming plan for the entire tentative map area. The plan shall generally conform to recommendations made in the traffic study. Traffic calming features may vary from those shown on the tentative map. OWNER shall construct components of the traffic calming plan as part of the public improvement program.
68. Underground overhead distribution utilities on the property. Transmission lines in the PG&E easement may remain overhead.
69. With the first final map and the extension of Farmers Central Road from Pioneer Avenue to Harry Lorenzo Drive, OWNER shall construct roundabouts at the intersection of Farmers Central Road and Harry Lorenzo Avenue and at "F" Street and Harry Lorenzo Avenue. Upon inclusion in the Spring Lake SLIF CIP, the cost of the roundabout shall be SLIF reimbursable/creditable.
70. Details for the construction of "F" Street shall include a tree preservation plan for the Heritage Oak(s) required to remain on site. Design of the pre-preservation plan, fencing materials, and all other components shall be approved at the sole discretion of CITY.
71. OWNER shall provide paved access with bollard or gate control to CITY approved openings in the sound wall for maintenance access. Paved access and access control design shall be subject to the approval of CITY. Paved access shall meet alley width minimum requirements, or the width may be reduced to 15 feet with the approval of the City Engineer.
72. Cross section J shall have a 4.5 foot sidewalk adjacent to curb and 10' PUE behind the monolithic curb.
73. Cross sections 2/C01 and 3/C02 shall be removed from Sheet C05 of the Tentative Map.

Easements and Right of Way

74. A seven (7) foot (or ten (10) foot if adjacent to monolithic sidewalk) public utility easement shall be provided at back of (separated) sidewalk, adjacent to all public streets within the development and shall be dedicated to CITY and may be required elsewhere as requested by the utility companies and approved by CITY.
75. Prior to approval of the first set of improvement plans and final map, OWNER shall acquire all rights of way and easements necessary to construct off-site and on-site

improvements associated with the tentative map. Final determination of Right of Way Requirements shall be made by the City Engineer.

76. The Phase 3 final map shall include dedication of a 28 foot strip between the tentative map edge and Caltrans Right of Way.
77. Lots 160 through 176 shall include a general access easement to CITY for repair and maintenance of the sound wall.
78. OWNER shall acquire or dedicate 15' maintenance access easements along the north edge of the Property (may be on adjacent property) and along the south side of Lot 176. OWNER shall provide paved PCC access with bollard control to CITY approved openings in the sound wall for maintenance access.
79. If, after a good faith effort based on a MAI Appraisal, OWNER is unable to obtain offsite right of way, OWNER may request that CITY obtain the land at OWNER'S sole cost and expenset. OWNER shall deposit estimated cost of land, staff time and attorney time to obtain the land. After land has been obtained CITY shall relinquish balance of funds on hand.
80. OWNER shall acquire by deed or lot line adjustment the right of way for the knuckle on "B" Street, with the final map that includes this portion of "B" Street prior to sale of the Park site, unless mapping of that corner can be made without expanded corner, subject to the approval of the City Engineer.

Wastewater and Sewer Collection System

81. The Property shall be connected to the City of Woodland's sewer system, with a separate sewer lateral required for each parcel, in accordance with City of Woodland standards.
82. The Tentative Map Sewer Plan showing sewer routing, pipe slopes and sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Sewer Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
83. Construction of deep sewer mains shall be connected to laterals by a parallel main and connections at manholes.
84. OWNER shall obtain a groundwater discharge permit from the State Board of Reclamation prior to ground dewatering.
85. Any onsite septic tanks shall be to Yolo County Health Department standards, prior to the final map within which boundary it is contained.

Storm Water

86. A comprehensive storm drainage plan shall be prepared by a registered civil engineer for

project watershed(s), including the plan area. The plan shall identify specific storm drainage design features to control increased runoff from the Project site. The drainage plan shall demonstrate the effectiveness of the proposed storm drainage system to prevent negative impacts to existing downstream facilities and to prevent additional flooding at off-site downstream locations. All necessary calculations and assumptions and design details shall be submitted to the City Engineer for review and approval. The design features proposed by OWNER shall be consistent with the most recent version of the CITY's Storm Drainage Master Plan criteria and CITY Standard Specifications and Details. The plan shall incorporate secondary flood routing analysis and shall include final sizing and location of on-site and off-site storm conduit channels, structures and detention basins if required. The Storm Drainage Plan shall be submitted for approval prior to submittal of the first final map and/or construction drawings for checking. OWNER shall pay the cost associated with all improvements required by the plan, and an appropriate reimbursement agreement shall be drafted to reimburse OWNER for oversize improvements on a pro rata basis per Development Agreement.

87. A topographic survey of the entire site and a comprehensive grading plan prepared by a registered civil engineer shall be required for the Project. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.
88. The Tentative map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and including topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.
89. Unless constructed by others the first final map shall construct the extension of the 72" storm drain line along Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue.
90. Development of the remainder parcel (multi-family site) will require construction of the 60" storm drain line from SR 113 to Harry Lorenzo Avenue at its sole cost less any reimbursement collected by item 91 below.
91. Each phase of the Project shall contribute fair share costs for the 60" Storm Drain line along the southerly boundaries; payments collected towards construction and construction costs are eligible for SLIF credits and reimbursements. Fair share payments are made on a per unit basis for phases 1, 2 & 3 (for reimbursement and or construction into a CITY held escrow account). The calculation shown below is an

example based on the anticipated number of units in the map. The calculation shall be updated as needed. A fair share shall be determined by the following process:

- A. With the first final map OWNER shall prepare a preliminary design with a cost estimate for a 60" storm drain, access road, gates, and appurtenances. The cost estimate shall include a 20% contingency and 7.5% in plan check and inspection rate, 10% design costs, and a 7% CM overhead rate.
- B. Then the total cost shall be divided by 225 (176 units for the map plus 49 additional units estimated as a result of the R-15 and Neighborhood Commercial site rezones).

Then each final map shall pay the amount at time of final map on a per unit basis. Once paid, a fee credit in an amount equal to the amount paid in cash will be added to the property's fee credit account and used subject to the Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake, adopted by the City Council on March 5, 2013, as subsequently amended and in accordance with the Funding and Reimbursement Agreement.

- C. Upon request CITY will enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner.
- D. Cash payments (once made) and construction costs will be reimbursable or creditable from the SLIF subject to restrictions of the Administrative Guidelines for Allocation and Distribution of BUA's in Spring Lake Specific Plan as adopted by the City Council on March 5, 2013, as subsequently amended and in accordance with the Funding and Reimbursement Agreement.

Storm Water Quality Control

- 92. Construction of projects disturbing more than one acre of soil shall require a National Pollution Discharge Elimination System (NPDES) construction permit. Applications/projects disturbing less than one acre of soil shall implement BMP's to prevent and minimize erosion. The improvement plans for construction of less than 1 acre shall include a BMP to be approved by the City Engineer. Projects of this size shall also prepare a SWPPP (Storm Water Pollution Prevention Plan).
- 93. OWNER shall comply with Storm Water Quality Ordinance, for site specific, general, and treatment control measures.
- 94. OWNER shall create a storm water phasing plan to be approved by the City Engineer prior to a grading permit or final map, unless otherwise determined unnecessary by the City Engineer.

Water Infrastructure Conditions

95. All materials and installation of the water system shall be at OWNER's expense per City of Woodland Standard Specifications and Details.
96. Until such time as actual service connections are approved for the subdivision, the water agency may withhold water service due to a water shortage declared by the water agency.
97. If not constructed by others, the first final map shall construct a 12" water line in Harry Lorenzo Avenue connecting to the water mains in Farmers Central Road and Gibson Road and extend the 12" main in Farmers Central Road from Pioneer Avenue to Harry Lorenzo Avenue. Upon request, CITY may enter into a third party reimbursement agreement to seek a proportional share reimbursement from the adjacent residentially zoned benefitting property owner, if determined applicable to the adjacent development.
98. The Tentative Map Water Plan showing water routing, sizing and locations, are preliminary only and do not constitute approval in any way. Final approval for the Water Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval. OWNER shall comply with making changes to water system distribution pipe sizes and alignments based on the results of the specific water modeling performed for the Project. OWNER shall pay for all required water modeling for identifying water infrastructure needs to serve its development and shall construct offsite water improvements to connect to CITY's water distribution system.
99. Per City of Woodland Cross Connection Control Program, all types of commercial buildings and landscape irrigation services are required to maintain an approved backflow prevention assembly, at OWNER's expense. Service size and flow-rate for the backflow prevention assembly must be submitted. Location of the backflow prevention assembly shall be per the City of Woodland Standard Specifications and Details. Prior to the installation of any backflow prevention assembly between the public water system and OWNER's facility, OWNER shall make application and receive approval from the City Engineer or his/her designated agent.
100. Any fire hydrant installed will require, in addition to the blue reflector noted in Standard Drawings, an additional blue reflector and glue kit that is to be supplied to the City of Woodland Fire Department for replacement purposes.
101. One Water Sampling Station shall be installed with the first final map.
102. OWNER shall abandon all on site private wells with the demolition of existing structures served by the wells prior to final map within which the well is located.

Landscaping

103. Landscaping of public areas is a public improvement. Design and construction of public landscaping areas shall proceed concurrently with adjacent development. Public improvements will not be formally accepted by CITY until a 90-day maintenance period on landscaping improvements is completed. This requirement may be waived at time of

acceptance of other public improvements with approval of the Parks, Public Works and Community Development departments, but if waived shall require submittal of a separate security to ensure landscaping completion.

104. The entire sound wall along the western edge of the tentative map shall be constructed as a part of Phase 3 of the final map for the Project. Sound wall design and construction costs are eligible for SLIF credits.

105. A 28' landscape strip shall be constructed along the western boundary of the Property as a part of Phase 3 of the Project. OWNER shall bond for landscaping and include the landscaping in the public improvements, which are eligible for SLIF credits upon addition to the Spring Lake CIP.

Grading

106. A topographic survey of the entire site and a comprehensive grading and drainage plan prepared by a registered civil engineer, shall be required for the Project. The plan shall include topographic information on adjacent parcels. In addition to grading information, the grading plan shall indicate all existing trees and trees to be removed as a result of the proposed development, if any. A statement shall appear on the site grading and drainage plan, which shall be signed by a registered civil engineer or land surveyor and shall read, "I hereby state that all improvements have been substantially constructed as presented on these plans". Reference the City of Woodland Engineering Design and Construction Standards for additional requirements.

107. The Tentative Map Grading and Drainage plan showing grading and drainage information including topographic information, drainage routing, pipe slopes and sizing and locations and excluding topographic information, and overland drainage routing are preliminary only and do not constitute approval in any way. Final approval for the Grading and Drainage Plan shall occur with the final improvements based on the requirements set forth in these conditions of approval.

108. The differential in elevation between rear and side abutting lot lines shall not exceed twelve inches (12") without construction of concrete or masonry block retaining walls.

Fees

109. OWNER shall pay all required fees for processing final maps (technical check) with final map submittal.

110. Prior to approval of improvement plans, OWNER shall pay all fees for plan check and inspection of offsite infrastructure improvements, as approved by City Council and defined in the CITY's Fee Schedule. If OWNER pays a deposit only at improvement plan submittal, the balance shall be paid prior to improvement plan approval by the City Engineer.

111. At building permit issuance OWNER shall pay applicable Development Impact Fees or connection fees in effect at the time of building permit issuance.
112. The conditions of approval set forth herein include certain fees, dedication requirements, reservation requirements and/or other exactions. Pursuant to Government Code, Section 66020(d), these conditions constitute written notice of the amount of such fees, and a description of the dedications, reservations and other exactions.
113. If existing buildings are demolished, OWNER shall document size and type of buildings prior to demolition to determine if there is a credit for impact fees. If there are no sewer or water service connections no sewer or water impact fees will be credited.

Engineering General Conditions

114. Prior to final map, OWNER shall submit and have approved a revised tentative map in compliance with these conditions. The revised tentative map is subject to the approval of the City Engineer and Community Development Department.
115. OWNER shall document and show evidence that all tentative map conditions are met with submittal of final map.
116. OWNER shall enter into a (Subdivision) Improvement Agreement for the construction of public improvements prior to construction of any improvements, approval of improvement plans, approval of final map, or building permits.
117. OWNER shall prepare improvement plans for any work within the public right-of-way and submit them to the Engineering Division for review and approval. The improvement plan sheets shall include the title block as outlined in the City of Woodland Standard Specifications. This submittal is separate from the building permit submittal. All public improvements shall conform to the current City of Woodland Standard Specifications.
118. OWNER shall submit proposed street names to CITY's Fire Department for approval with a copy to Engineering prior to improvement final map submittal.
119. Public improvements, in addition to roadway construction, shall include water, sewer and storm drain mains, fire hydrants, street lights, and appurtenances.
120. All non-single family water services to this Project shall include backflow prevention devices and water meters, with meters located within the Public Utilities Easement (P.U.E.) adjacent to the public road, in a location approved by the Public Works Department.
121. OWNER shall submit an application for reapportionment of assessments with the parcel map or subdivision map.

122. OWNER shall obtain a Caltrans encroachment permit for construction of the sound wall and landscaping if necessary. A copy of the permit shall be provided to CITY prior to approval of the final map and start of construction.
123. All utility poles that are to be relocated in conjunction with this Project shall be identified on the improvement plans, with existing and proposed locations indicated.
124. All public landscape areas shall include a separate point of connection for water laterals with meters and PG&E power service points for automatic controllers.
125. If improvements are constructed and/or installed by a party or parties other than OWNER, which improvements benefit OWNER's property, OWNER shall pay a proportionate share of the costs of said improvements, including interest, prior to the issuance of building permit(s) (approval of the final map) to the other party or parties that constructed or installed the improvements.
126. If conditions for the Project require OWNER to construct improvements that benefit parties other than OWNER, and are subject to reimbursement by others as determined by the City Engineer, OWNER may request to enter into a reimbursement agreement drafted by the CITY. CITY shall endeavor to collect reimbursements from the benefiting party(ies) including requiring payment prior to approval of any entitlements for benefiting party(ies). All reimbursement agreements shall be executed prior to final map approval.
127. If greater than 640 square feet, second units shall pay single family dwelling unit development fees.
128. All second units shall have separate water service and meter.
129. This Project is subject to the Construction and Demolition Debris Recycling and Diversion Ordinance (Ordinance No. 1469).
130. Joint trench/utility plans shall be submitted to the City Engineer for review, prior to approval of the final map and improvement plans.
131. U.S. Post Office mailbox locations shall be shown on the improvement plans subject to approval by the City Engineer and Postmaster.
132. A registered landscape architect shall design landscape and sound wall and privacy wall improvements, and improvements shall be per the SLSP and other CITY Standards, as applicable.
133. OWNER shall include in the disclosure document for each house that the future park does not have a scheduled date for construction and that future construction will be subject to available funds.

Fire Department

134. Weed Abatement. OWNER shall comply with the City of Woodland Weed Abatement Ordinance. OWNER shall maintain the Property throughout the year so that all dead trees or any vegetation growing upon the streets, sidewalks, or upon private property which bears seeds of a wingy or downy nature shall be removed and maintained so as to meet the City of Woodland standards.
135. Fire Flow- The minimum fire flow required shall be determined as specified by the City of Woodland Municipal Code, Chapter 9, 2010 California Fire Code and the City of Woodland Standard Specifications and Details, 2010 edition. Given the present plans and information, the required fire flow is approximately 1,500 gallons per minute at 20 psi for a minimum 2 hour duration. OWNER shall meet the required volume and duration at the Project site prior to obtaining a building permit.
136. Water Supply and Hydrants. Water supply and fire hydrants shall be installed in accordance with CFC Article 9 (903). When any portion of the facility or building is in excess of 150 feet from a water supply on a public street, on site fire hydrants will be required. A plan shall be submitted to the Fire Department to determine the location of the fire hydrants. Plans shall be approved prior to the installation.

Building Division

137. OWNER shall comply with the current codes that are in effect at the time of plan submittal.
138. Plans will need to be complete at the time of submittal as CITY does not accept deferred submittals.
139. All sub-contractors/companies working on the Project will be required to obtain a City of Woodland Business Registration ("Business License").
140. OWNER shall comply with FEMA regulations.

Yolo Solano Air Quality Management District ("District")

141. Portable diesel fueled equipment greater than 50 horsepower (HP), such as generators or pumps, must be permitted with the District, or under specific circumstances as approved by the District, may be registered with the Air Resources Board's (ARB's) Portable Equipment Registration Program (PERP) (<http://www.arb.ca.gov/perp/perp.htm>).
142. Dust emissions shall be prevented from creating a nuisance to surrounding properties as regulated under District Rule 2.5 Nuisance.

EXHIBIT D

Development Impact Fees

CITY may, in its sole discretion, collect any of the following fees either prior to the issuance of a building permit for the Project or concurrently with the approval of a final subdivision map for the Property. The fees set forth herein do not include fees imposed by other agencies, such as the County of Yolo or Woodland Joint Unified School District.

Development Impact Fees for the following categories and amounts are shown as of January 28, 2015, but actual fee amounts owed by OWNER will be the then-current amounts of such fees at the time they are paid by OWNER.

Development Impact Fee	SFD	MF
General City	\$837	\$698
Fire	\$1,291	\$967
Library	\$51	\$43
Police	\$1,104	\$921
Wastewater	\$6,058	\$5,050
Water	\$556	\$341
Parks--Springlake	\$3,826	\$3,188
Roads	\$5,582	\$4,073
Surface Water (a future fee for the development of surface water treatment facilities)	\$2,892	By meter size
MPFP Admin Fee	\$166	\$115

Other fees include all fees identified in this Agreement or conditions of approval which are linked to final map approval or issuance of a building permit. These fees include, but are not limited to, the following:

- SLIF fees for SFD \$41,532 and MF \$27,410; for the fair share of backbone infrastructure to the Spring Lake Specific Plan area (cost subject to annual change);
- Spring Lake Fire Department Operation and Maintenance Funding Fee of \$771.00/DUE;
- Public transit capital fee: Prior to final map or project approval single family applicant shall pay \$243.00/single family DUE (more on some maps) for the construction of transit capital improvements;
- Public transit operation fee: Prior to final map or project approval applicant shall pay a \$35.00 per single family DUE fee;

- Spring Lake Offsite Affordable Housing fee of \$1,100 per market rate single family lot;
- Fiscal Deficit mitigation fees of \$1,500 for SFD, and \$1,050 for MFD;
- The Project's prorated share of the Habitat Monitoring and Farming Education Fees; amount to be determined at final map estimated @\$56 per SFD, and \$40 per MF unit; and
- \$794 per house for 25A, construction and reimbursement, the fee is due at building permit.

**RECORDING REQUESTED BY
AND WHEN RECORDED MAIL TO:**

City of Woodland
300 First Street
Woodland, CA 95695
Attn: City Clerk

Space Above Line For Recorder's Use

MEMORANDUM OF AGREEMENT

Cal West Area Development Agreement Ordinance No. _____

This Memorandum of Agreement is made and entered into by and between Cal West Investors LLC and Optimistic Partners LLC and the City of Woodland, a municipal corporation organized and existing under the laws of the State of California, with respect to the following facts:

CITY and OWNER hereby agree to be bound by all of the terms and conditions contained in the First Amendment to the Development Agreement, as adopted by the City Council of the City of Woodland by Ordinance No. ____ , dated _____, 2015, the terms and conditions of which are made a part hereof as though fully set forth herein, and which Development Agreement, as amended, controls and use and development of that certain real property, including any improvements and personal property, situated in the County of Yolo, State of California, described as follows:

Legal Description attached hereto as Attachment 1.

Executed on this _____ day of _____, 2015, at Woodland, Yolo County, California.

Cal West Investors LLC

By: _____

Optimistic Partners LLC

By: _____

CITY OF WOODLAND

By: _____
Tom Stallard, Mayor

ATTEST:

By: _____
Ana B. Gonzalez, City Clerk

APPROVED AS TO FORM

By: _____
Kara K. Ueda, City Attorney

STATE OF CALIFORNIA)

) SS.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Public

[SEAL]

STATE OF CALIFORNIA)

) SS.

COUNTY OF YOLO)

On _____, before me, _____, personally appeared

_____ personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

Witness my hand and official seal.

Notary Public

[SEAL]

Legislation Details (With Text)

File #: 14-621 Version: 1 Name:

Type: Consent Item(s) Status: Agenda Ready

File created: 2/25/2015 In control: City Council

On agenda: 3/3/2015 Final action:

Title: SUBJECT: Second Reading of Ordinances related to Council District Elections, Selection of Mayor and Vice Mayor, and Changing the Date of the Municipal Election from June to November

Recommendation for Action: Staff recommends that the Council approve the following ordinances:

- 1) Ordinance No. 1574 adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections;
- 2) Ordinance No. 1575 amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore; and
- 3) Ordinance No. 1576 repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election.

Sponsors:

Indexes:

Code sections:

Attachments: [Ordinance No. 1574](#)
[Ordinance No. 1575](#)
[Ordinance No. 1576](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Second Reading of Ordinances related to Council District Elections, Selection of Mayor and Vice Mayor, and Changing the Date of the Municipal Election from June to November

Recommendation for Action: Staff recommends that the Council approve the following ordinances:

- 1) Ordinance No. 1574 adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections;
- 2) Ordinance No. 1575 amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore; and
- 3) Ordinance No. 1576 repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election.

Staff Contact

Paul Navazio, City Manager, (530) 661-5802, paul.navazio@cityofwoodland.org

Council Goal

Governance/Organizational Effectiveness - Promote local government and city organization committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Background

At its February 17, 2015 meeting, the City Council introduced and approved the first reading of three (3) ordinances to amend the City's Municipal Code, as follows:

Timing and Sequence of Council District Elections - While the ordinance enacted with the passage of Measure U provides for three council members to be elected by district in 2016 and two in 2018, it also provides that the City Council will adopt a separate ordinance setting forth the timing and sequence of the elections by district.

Pursuant to Council direction previously given prior to the February 17, 2015, staff prepared an ordinance providing that by-district elections for Districts 2, 4 and 5 will be held in 2016, and by-district elections for Districts 1 and 3 will be held in 2018. Ordinance No. 1574 adds Section 27-2-7 to Article II of Chapter 27 of the Municipal Code to implement this Council direction.

Process for Selection of the Mayor and Mayor Pro Tempore

The Council also considered options for amending the Municipal Code related to the process for selecting the Mayor. The current method provides that the candidate receiving the most votes in each "at-large" election will serve as Mayor Pro Tempore for two years and then as Mayor for two years. This method is incompatible with the transition to district elections.

The Council provided staff direction to draft an ordinance providing that, following the 2018 council election, the mayor shall serve a term of one-year. Beginning with the 2016 council election, the mayor pro tempore will be selected from among the Council members on a rotating basis, most likely in accordance with their district numbers. The mayor pro tempore selected after the 2016 election will serve a two year term, and beginning with the council member appointed after the 2018 election, the mayor pro tempore shall serve a one year term. The council member who served as mayor pro tempore prior to the meeting where the Council designates its presiding officers shall be designated as mayor. Both the mayor and mayor pro tempore shall serve in this capacity at the pleasure of the Council.

Staff prepared an ordinance amending Sections 2-2-1 and 2-2-3 of the Municipal Code related to the selection of the mayor and mayor pro tempore.

Changing Date for Council Elections from June to November

A secondary issue discussed by the City Council in the course of considering a change in the system of council member elections is whether council elections would remain in June of even-numbered years or whether they should be moved to November of even-numbered years. The Council provided direction to staff to draft an ordinance to change the date of the city's general municipal election to November of even-numbered years, beginning with the 2016 election. This effectively consolidates the general municipal election with the

statewide general election, such that elections will be held the first Tuesday in November of even-numbered years.

Pursuant to Elections Code section 1301(b)(1), the proposed ordinance provides that the City Clerk shall mail a notice to all registered voters, within 30 days of its effective date, informing voters of the change in the election date and that - as a result of the change in election date -the terms of office for the current elected members of the city council will be changed.

Conclusion

Staff recommends that the City Council approve Ordinances 1574, 1575, and 1576 related, respectively, to Council District elections, the selection of the mayor and vice mayor and changing the date of the next and subsequent municipal elections from June to November.



Paul Navazio, City Manager

Attachments:

- 1) Ordinance No. 1574 adding Section 27-2-7 to Article II Section 27 of the Woodland Municipal Code related to the timing and sequence of district elections
- 2) Ordinance No. 1575 amending Sections 2-2-1 and 2-2-3 of the Woodland Municipal Code relating to the selection of Mayor and Mayor Pro Tempore, and
- 3) Ordinance No. 1576 repealing Ordinance No. 1299 and consolidating the City of Woodland municipal election with the statewide general election

ORDINANCE NO. 1574

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
ADDING SECTION 27-2-7 TO ARTICLE II OF CHAPTER 27 OF THE
WOODLAND MUNICIPAL CODE RELATING TO TIMING AND
SEQUENCE OF DISTRICT ELECTIONS

WHEREAS, the City Council of the City of Woodland determined that it was in the best interest of the City to shift from its at large election system to a by district election for members of the City Council; and

WHEREAS, a subcommittee of the City Council analyzed the City's population and presented a map of the City depicting proposed boundaries of five districts; and

WHEREAS, the City Council formed a citizens committee, the Citizens Advisory Committee on City Council District Boundaries, which examined demographic data, held public forums, and recommended up to two maps for the City Council's consideration; and

WHEREAS, the City Council on November 19, 2013 selected a proposed map depicting boundaries of five districts and reaffirmed the selected map on April 15, 2014; and

WHEREAS, in order to change to a by district election, a majority of the voters voting on the measure must approve the change; and

WHEREAS, the City Council placed on the ballot, on November 4, 2014, the question of whether the City Council should change to district elections; and

WHEREAS, a majority of the voters voting on the measure, entitled Measure U, in the City of Woodland voted in favor of Measure U; and

WHEREAS, the ordinance adopted by Measure U provides that the City Council would subsequently adopt an ordinance outlining how the City Council would transition from an at large election system to the first district election in 2016 and further provided that three council members would be elected by district in 2016 and two would be elected by district in 2018; and

WHEREAS, the City Council subsequently discussed the transition to district elections as well as the timing and sequence of which City Council districts would be at issue in 2016 and 2018 and now desires to adopt this Ordinance to implement the transition and district elections in the City of Woodland.

The City Council of the City of Woodland does hereby ordain as follows:

Section 1. Section 27-2-7 is hereby added to the City of Woodland Municipal Code to read as follows:

Sec. 27-2-7 Initial Council District Elections.

During the initial city council election where the city council members are elected by district, in 2016, the members of the city council shall be elected from the districts numbered 2, 4, and 5. For the second city council election where city council members are elected by district, in 2018, the members of the city council shall be elected from the districts numbered 1 and 3. Each council member elected pursuant to this section shall serve a term of four years.

Section 2. Amendment or Repeal of this Ordinance. Section 27-2-7 of the City of Woodland Municipal Code may be amended or repealed by the City Council and does not require a majority vote of the electorate.

Section 3. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this _____ day of _____ 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

ORDINANCE NO. 1575

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND
AMENDING SECTIONS 2-2-1 AND 2-2-3 OF THE CITY OF WOODLAND
MUNICIPAL CODE RELATING TO THE SELECTION OF THE MAYOR
AND MAYOR PRO TEMPORE

WHEREAS, the City Council of the City of Woodland currently has a process for the selection of the mayor and mayor pro tempore where the mayor serves for two years after serving as mayor pro tempore for two years; and

WHEREAS, the mayor pro tempore is currently a city council member who received the most votes at the last general municipal election; and

WHEREAS, a majority of the voters of the City of Woodland approved Measure U on November 4, 2014, authorizing the City of Woodland to transition from an at large election system to district elections; and

WHEREAS, with the transition to district elections and city council members no longer being elected citywide, the City Council now desires to change the process for selecting the mayor pro tempore and mayor and also to change the mayor and mayor pro tempore's term to one year and desires to effectuate that change following the 2018 general municipal election.

The City Council of the City of Woodland does hereby ordain as follows:

Section 1. Section 2-2-1 of the Woodland Municipal Code is hereby amended to read as follows:

Sec. 2-2-1. - Appointment and removal.

(a) *During the first city council meeting ~~On the first Tuesday~~ following the certification of election results after any general municipal city election at which council members are elected and during the first city council meeting in December of every odd year beginning in 2019*, the city council shall meet and designate its presiding officer who shall have the title of mayor. The council member who served as mayor pro tempore in accordance with Section 2-2-3 immediately prior to this meeting shall be designated as mayor. *Beginning in the year 2018, the mayor shall serve a term of one year.* The mayor shall serve in this capacity at the pleasure of the city council.

(b) Should the person who was selected as mayor pro tempore in accordance with Section 2-2-3 no longer be a council member at the time of the above-referenced meeting, the remaining council members shall select one of their number as mayor by a majority vote.

Section 2. Section 2-2-3 of the Woodland Municipal Code is hereby amended to read as follows:

Sec. 2-2-3. - Mayor pro tempore.

(a) At the same meeting at which the mayor is selected, the city council shall also designate one of its members as mayor pro tempore, who shall be that person who received the greatest number of votes in the most recent general municipal city election at which council members are elected. The mayor pro tempore shall perform the duties of the mayor during the mayor's absence or disability. The mayor pro tempore shall serve in this capacity at the pleasure of the city council.

(b) *Beginning in 2016, the provisions of Section 2-2-3(a) shall no longer apply, and the mayor pro tempore shall be selected from among the council members on a rotating basis in accordance with their district numbers. The mayor pro tempore selected in 2016 shall serve as mayor pro tempore for two years and shall serve at the pleasure of the city council. Beginning in 2018, the mayor pro tempore shall serve for one year and shall serve at the pleasure of the city council.*

Section 3. Effective Date and Notice. This ordinance shall take effect thirty (30) days after its adoption and, within fifteen (15) days after its passage, shall be published at least once in a newspaper of general circulation published and circulated within the City of Woodland.

PASSED AND ADOPTED by the City Council this _____ day of _____, 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

ORDINANCE NO. 1576

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF WOODLAND REPEALING ORDINANCE NO. 1299 AND CONSOLIDATING THE CITY OF WOODLAND GENERAL MUNICIPAL ELECTION WITH THE STATEWIDE GENERAL ELECTION

WHEREAS, general municipal elections in the City of Woodland have occurred in June of every even-numbered year since at least 1998, and have been consolidated with the state primary election; and

WHEREAS, the City Council of the City of Woodland now desires to change the general municipal election to November of every even-numbered year and believes such change will result in greater election participation and a higher turnout of registered voters for city council elections; and

WHEREAS, pursuant to Elections Code section 10403.5, the City Council may change the date of a general municipal election and lengthen or shorten city council members' terms by up to twelve months.

The City Council of the City of Woodland, California does hereby ordain as follows:

Section 1. General Municipal Election to be held in June. The City Council hereby directs, pursuant to Elections Code section 1301(b)(1), that the general municipal election be consolidated with the statewide general election. Accordingly, the general municipal election for 2016 shall be held on the first Tuesday in November.

Section 2. Repeal of Ordinance No. 1299. The City Council hereby repeals Ordinance No. 1299, passed and adopted by the City Council of the City of Woodland on December 16, 1997, which consolidated the general municipal election with the statewide primary election held in June.

Section 3. Transmittal of Ordinance to County. Upon the adoption of this Ordinance, the City Clerk is hereby directed to transmit this Ordinance to the Yolo County Board of Supervisors for its review and approval.

Section 4. Operative Date. Pursuant to Elections Code section 1301(b)(1), this ordinance shall only become operative upon approval of the Yolo County Board of Supervisors.

Section 5. Mailed Notice to Voters. Pursuant to Elections Code section 10403.5, the City Clerk is hereby directed to cause a notice to be mailed to all registered voters, within thirty (30) days after this ordinance becomes operative, informing the voters of the change in the election date and that as a result of the change in the election date, the terms of office of the elected city officeholders will be changed.

PASSED AND ADOPTED by the City Council this _____ day of _____, 2015,
by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

ATTEST:

APPROVED AS TO FORM:

Ana B. Gonzalez, City Clerk

Kara K. Ueda, City Attorney

Legislation Details (With Text)

File #:	14-611	Version:	1	Name:	
Type:	Report of the City Manager	Status:		Agenda Ready	
File created:	2/23/2015	In control:		City Council	
On agenda:	3/3/2015	Final action:			
Title:	SUBJECT: Authorize City Manager to Execute the First Amendment to Woodland Visitor Attraction District Administration Agreement				
	Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute the attached First Amendment to the Woodland Visitor Attraction District Administrative Agreement to include the scope of services for the Marketing and Promotions Coordinator.				
Sponsors:					
Indexes:					
Code sections:					
Attachments:	A - RESOLUTION B - Administrative Agreement Amendment Including Scope of Services C - 2014-25 WVAD Administrative Agreement				

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Authorize City Manager to Execute the First Amendment to Woodland Visitor Attraction District Administration Agreement

Recommendation for Action: Staff recommends that the City Council authorize the City Manager to execute the attached First Amendment to the Woodland Visitor Attraction District Administrative Agreement to include the scope of services for the Marketing and Promotions Coordinator.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Economic Development - Provide for a diversified economic base with a range of employment opportunities by supporting growth of existing businesses, and providing expanded opportunities for new businesses through targeted infrastructure investments and leveraging existing community and regional assets.

Strengthen Downtown - Revitalize the Downtown district as the Heart of the City, and center of civic activity, by enhancing a mix of residential and commercial activity, while preserving its historic and cultural resources

and small-town character.

Fiscal Impact

No fiscal impact is triggered by this action.

Background

On July 8, 2014, the City Council held a public hearing to renew the Woodland Visitor Attraction District Annual Assessment and authorized the City Manager to execute the Administrative Agreement with the Yolo County Visitor's Bureau (YCVB).

Subsequently, the city underwent the process to amend Woodland Visitor Attraction District (WVAD) Ordinance 1404. On September 2, 2014, Council adopted Ordinance 1568, effective October 2, 2014, which modified the WVAD Annual Assessment from a one percent (1%) assessment to one and one half (1.5%) percent. It was requested by the Woodland hoteliers and determined by City Council that .75% would be retained for the marketing and promotion of Woodland hotels and attractions. The original 1% that had been contributed to the YCVB was reduced to .75%. Because there would be a reduction in revenues contributed to the YCVB by the City of Woodland, the city committed to "filling the gap" so that the YCVB would remain "whole". It is estimated that the city's general fund contribution will be less than \$20,000 for FY 14/15.

Discussion

The City Council Economic Development Subcommittee held a series of meeting (in addition to 2x2 Council-YCVB meetings) to do the following for the balance of Fiscal Year 2014-2015:

- Develop the organization's structure for contract management for Marketing and Promotions Coordinator
- Identify local office space for Coordinator at Woodland Chamber of Commerce offices
- Recruited and hired the Marketing and Promotions Coordinator
- Develop Scope of Services for Marketing and Promotions Coordinator

The attached Amendment to the Woodland Visitor Attraction District Administrative Agreement provides the detail for the structure of contract management. The Woodland Marketing and Promotions Coordinator, an independent consultant, will consult with the YCVB on a regular basis, receive payroll and reimbursements from the YCVB, and coordinate with the City of Woodland, hotels and attractions/venues.

Commission/Committee Recommendation

Several meetings were held with the City Council Economic Development Subcommittee and YCVB in preparation of the attached Amendment.

Conclusion

Staff recommends that the City Council authorize the City Manager to execute the attached First Amendment to the Woodland Visitor Attraction District Administrative Agreement to include the scope of services for the Marketing and Promotions Coordinator.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", is positioned above the printed name.

Paul Navazio, City Manager

Attachments:

Attachment A - Resolution

Attachment B - Administrative Agreement Amendment Including Scope of Services

Attachment C - 2014-25 WVAD Administrative Agreement

**RESOLUTION NO.
RESOLUTION AUTHORIZING THE CITY MANAGER TO
EXECUTE THE FIRST AMENDMENT TO WOODLAND VISITOR ATTRACTION
DISTRICT ADMINISTRATIVE AGREEMENT**

WHEREAS, the City of Woodland established a Visitor Attraction District (“District”), which includes all hotels, motels, and bed and breakfast establishments (collectively “hoteliers”) within the District; and

WHEREAS, a fee is levied on such establishments within the District for the promotion of business, activities, programs, and events within the District, as well as the furnishing of music and decorations in public places within the District, and the promotion and participation in conferences, activities, and sporting events at facilities within the District; and; and

WHEREAS, the hoteliers requested that the annual assessment increase from one percent (1%) to one and one half percent (1.5%) and that one half of the 1.5% assessment be retained for City of Woodland-specific marketing of hotels, attractions, and events; and

WHEREAS, the Yolo County Visitor’s Bureau (“YCVB”) has engaged a Marketing and Promotions Coordinator (“Coordinator”) for the City, who shall be paid from the one half of the 1.5% assessment; and

WHEREAS, the parties now desire to amend the Agreement to specify the terms and conditions regarding the YCVB’s engagement of the Coordinator.

NOW, THEREFORE, BE IT RESOLVED that the Woodland City Council authorizes the City Manager to execute a First Amendment to the Woodland Visitor Attraction District’s Administration Agreement (Exhibit A) for provision of visitor attraction services and to administer the Visitor Attraction District funds; and

FURTHER RESOLVED, that this First Amendment shall be effective as of the date the last party to execute the Amendment signs the First Amendment, but the First Amendment shall be retroactive back to _____, 2015, which is the date the Coordinator began working for the YCVB.

PASSED AND ADOPTED by the City Council of the City of Woodland this ____ day of _____, 2015 by the following vote:

AYES:

NOES:

ATTEST:

Tom Stallard, Mayor

Ana Gonzalez
City Clerk

FIRST AMENDMENT TO WOODLAND VISITOR ATTRACTION DISTRICT ADMINISTRATION AGREEMENT

This First Amendment to Woodland Visitor Attraction District Administration Agreement (“First Amendment”) is made and entered into between the CITY OF WOODLAND, a municipal corporation of the State of California (“City”) and the YOLO COUNTY VISITORS BUREAU, a California not for profit corporation (“YCVB”). City and YCVB are individually referred to as a “party” and together as the “parties.”

RECITALS

WHEREAS the City established a Visitor Attraction District (“District”), which includes all hotels, motels, and bed and breakfast establishments (collectively “hoteliers”) within the District; and

WHEREAS, a fee is levied on such establishments within the District for the promotion of business, activities, programs, and events within the District, as well as the furnishing of music and decorations in public places within the District, and the promotion and participation in conferences, activities, and sporting events at facilities within the District; and

WHEREAS, the hoteliers requested that the annual assessment increase from one percent (1%) to one and one half percent (1.5%) and that one half of the 1.5% assessment be retained for City of Woodland-specific marketing of hotels, attractions, and events; and

WHEREAS, the YCVB has engaged a Marketing and Promotions Coordinator (“Coordinator”) for the City, who shall be paid from the City of Woodland-specific share one half of the 1.5% assessment; and

WHEREAS, the parties now desire to amend the Agreement to specify the terms and conditions regarding the YCVB’s engagement of the Coordinator.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties agree as follows:

1. Section 6 of the Agreement is hereby deleted in its entirety and replaced with the following:

City and YCVB have agreed to a scope of work for the Coordinator, which is attached to this First Amendment as **Exhibit 1** and incorporated herein. YCVB shall be solely responsible for managing Coordinator’s payroll and benefits. Coordinator shall work out of office space provided by the Chamber of Commerce, which has entered into a separate agreement with the YCVB.

2. Section 7 of the Agreement is hereby renumbered to Section 7, Paragraph A, and the following new Paragraph B of Section 7 is hereby added:

- B. YCVB shall be responsible for paying Coordinator every two weeks and shall also provide all necessary supplies, including a computer, office supplies, cellular telephone, and technical support, to Coordinator. YCVB shall also reimburse Coordinator for work-related mileage and other work-related expenses. YCVB shall submit a quarterly invoice to City for payroll, supplies, and reimbursement.

3. This First Amendment shall be effective as of the date the last party to execute the Amendment signs the First Amendment, but the First Amendment shall be retroactive back to, _____ 2015, which is the date the Coordinator began working for the YCVB.

4. Unless otherwise expressly amended by this First Amendment, all other terms and conditions contained in the Agreement shall continue on in full force and effect.

IN WITNESS WHEREOF, the parties hereto have executed this First Amendment on the date set forth next to their respective signatures.

Date: _____, 2015

City of Woodland

By: _____
Paul Navazio
City Manager

Date: _____, 2015

Yolo County Visitors Bureau

By: _____
Alan Humason
Executive Director

EXHIBIT 1

SCOPE OF WORK FOR MARKETING AND PROMOTIONS COORDINATOR

The Marketing and Promotions Coordinator shall provide the following services pursuant to the Agreement:

- Work with City hoteliers and City of Woodland staff to develop strategies to increase room night stays
- Assist Woodland hoteliers in promoting and marketing their properties and unique amenities, special packages, newsworthy improvements, and similar items
- Represent the City of Woodland (“City”) hotels and YCVB at meetings and functions
- Collaborate with City event organizers, visitor attraction venues, and other organizations or agencies to develop and promote events and venues to the general public
- Publicize, and if necessary, draft press releases for distribution through YCVB and City media contacts
- Engage in social media activities in promotion of City partners and hoteliers
- Draft promotional webpages as needed to be completed for use on the Hotels, YCVB, and city websites for marketing of places to stay and things to do in Woodland
- Ensure Woodland event information is incorporated in YCVB calendar of events and City webpages if such events are not already listed (including social media outlets)
- Attend meetings of partner agencies as time permits and as appropriate, including but not limited to Chamber of Commerce Marketing Committee meetings, Historic Woodland Downtown Business Association, Yolo and Sacramento Farm to Fork meetings
- Coordinate with City personnel regarding venue and event information
- Attend events outside of the City as appropriate to promote the City, such as the Visit California Media Day, Sunset Magazine Celebration Weekend, and the Bay Area Travel and Adventure Show
- In consultation with YCVB staff and City, solicit editorial coverage from media
- Distribute event and promotional materials such as ArtWalk flyers to hotels and ensure information is made available to guests
- Participate in media familiarization tours as they occur
- Contribute to the drafting of the YCVB Annual Assessment Report for the City of Woodland.

**Woodland Visitor Attraction District
Administration Agreement**

This agreement is made and entered into between the CITY OF WOODLAND, a municipal corporation, hereinafter called CITY, and the YOLO COUNTY VISITORS BUREAU, a California non-profit corporation, hereinafter called YCVB.

WHEREAS, there was formed and established by the City a Visitor Attraction District, hereinafter call District, pursuant to Ordinance 1404, "An Ordinance of the City Council of the City of Woodland Establishing a Business Improvement District Pursuant to the Parking and Business Improvement Law of 1989", and subsequently Ordinance 1568 amending the Annual Assessment Computation, and

WHEREAS, the District includes all hotels, motels and bed and breakfast establishments located within the boundaries of the City of Woodland; and

WHEREAS, under the terms of the said Ordinance, a fee is levied on the businesses within the District for the following purposes:

- (a) Promotion of business activities and visitor-oriented programs within the District;
- (b) Promotion of public events which are to take place on or in public places within the District;
- (c) Furnishing of music in any public place in the District;
- (d) Decoration of any public place in the District;
- (e) Promotion and participation in conferences, activities and sporting events at the Community Center and sporting facilities to promote visitor attraction within the District.

WHEREAS, the City of Woodland City Council Economic Development Subcommittee members and YCVB designated members shall meet quarterly for 2x2 meetings to discuss upcoming events, issues, budgets, related to tourism in Woodland and Yolo County.

WHEREAS, it is the desire of the City that the primary uses of the revenues reflect the point of view of the businesses within the Visitor Attraction District; and

WHEREAS, the City finds that the YCVB and City, or its designee, will cooperatively determine the preference of the District businesses to administer the expenditure of the District revenues, the City Council has directed preparation of a contract for administration of the revenue proceeds of the Visitor Attraction District by the YCVB for fifty percent (50%) of the revenues collected. The City, in consultation with the local hoteliers, will select a consultant to perform tasks specific to the interest of Woodland with the use of the remaining fifty percent (50%); and

WHEREAS, all (100% at 1%) of the Visitor Attraction District Annual Assessment funds will be distributed to the YCVB through October 1, 2014. Effective October 2, 2014 (at which time the fee increases to 1.5%) and each year thereafter, as approved by the hoteliers and City Council, the Visitor Attraction District Annual Assessment fee of 1.5% will equitably be split (50%/50%) between the City of Woodland and the Yolo County Visitor's Bureau for the benefit of promoting overnight stays in Woodland, CA. Payments will continue to be distributed on a

quarterly basis, 30 days following the end of a quarterly period (ie July-September, due October 30); and

WHEREAS, the Yolo County Visitor's Bureau will receive a sum of funds from the City of Woodland General Fund to compensate the YCVB for funds reduced due to the 50%/50% allocation of funds outlined above.

WHEREAS, the City of Woodland has considered and approved the recommended budget for use of the estimated revenues to be allocated to the YCVB from the District for annual operations beginning July 1, 2014. The City portion of funds allocation will be determined on an annual basis via consultation with Woodland establishments and YCVB.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the parties hereto agree as follows:

1. City agrees that it will provide the YCVB in writing an estimate of anticipated fee revenues expected to be collected from the Visitor Attraction District for the 2014-2015 fiscal year, July 1, 2014 through June 30, 2015.
2. YCVB agrees that based on such estimate it shall prepare and submit to the City a report, budget, and Scope of Works (see attached Exhibit A)setting forth in general terms the planned activities, programs and events, promotions and a separate budget for estimated expenditures therefore, for the ensuing year. After approval of said report and projected budget by the City Council, the City agrees to disburse receipts collected from the Visitor Attraction District to the YCVB as hereinafter set forth for the purposes of data collection and reporting.
3. YCVB agrees that the budget report shall include the actual and projected balance of expenditures and activities for the preceding budget year and a description of activities, vents and promotions completed for the preceding budget year.
4. YCVB and City agree that each party will develop, implement, promote and administer programs within the purposes authorized by the said Ordinance(s) and consistent with the attached Scope of Work for the benefit of the said Visitor Attraction District.
5. The City of Woodland City Council Economic Development Subcommittee members and YCVB designated members shall meet quarterly for 2x2 meetings to discuss upcoming events, issues, budgets, related to tourism in Woodland and Yolo County
6. YCVB agrees to meet with the City of Woodland and selected consultant on a regular basis to coordinate on the execution of the activities outlined within the Scope of Work.
7. Pursuant to the terms of said Ordinance (s), the City shall collect the said fee at the same time as the transient occupancy tax, depositing such collections in a special fund to be known as the "Visitor Attraction District". Disbursements shall be

made by City to YCVB in quarterly payments upon receipt of the fees. 30 days following the end of a quarterly period (ie July-September, due October 30); and the YCVB will receive a sum of funds from the City of Woodland General Fund to compensate the YCVB for funds reduced due to the 50%/50% allocation of funds outlined above.

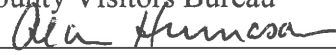
8. YCVB agrees to keep all necessary books and records in connection with the services performed under this Agreement, and agrees to make them available to a designated representative of the City at all reasonable times for audit purposes.
9. The term of this Agreement shall be for one year, from July 1, 2014 through June 30, 2015 (term) and thereafter shall be subject to renewal for additional one-year terms upon approval of the City Council, unless one of the parties gives written notice to the other of its desire not to renew at least thirty (30) days before the end of the term. Provided, however, that the Agreement may be terminated by either party after sixty (60) days written notice to the other. In the event of such termination, YCVB shall account to the City no later than thirty (30) days prior to the termination date, and simultaneously therewith remit to the City any unexpended funds in its possession.

IN WITNESS THEREOF, the parties hereto have executed this agreement on the date set forth opposite their respective signatures.

Date: October 7, 2014

City of Woodland
By: 
Paul Navazio
City Manager

Date: October 7, 2014

Yolo County Visitors Bureau
By: 
Alan Humason
Executive Director

Woodland Visitor Attraction District 2014-2015 Scope of Work

Yolo County Visitors Bureau Scope of Work: Below are initiatives and continuing efforts the Yolo County Visitors Bureau (Bureau) will undertake in partnership with the City of Woodland to promote the City of Woodland during FY 14/15.

Ongoing initiatives:

- The Yolo! Blog (to include visits to people, places, events, dining out, uniquely Woodland attractions)
- Yolo Visitor Newsletter (to include events news, hotel discount offers or other specials, spotlight attractions, video links)
- Visitor Guides offer ("Please Send Me" brochure request form)
- Search Engine Marketing (SEM) campaign with specific landing pages to events and locations
- "Weddings" category on YCVB website: listing of venues, services, contact information, photos
- Advertising: Sunset Magazine Travel Directory, Via Magazine Wine County (possibly other co-op), Visit California Road Trips, Visit California Annual Visitor Guide, Bicycling Magazine, other targeted publications (electronic and hard copy)
- Videos: In room video on things to do in Yolo. Start with existing video and consider new using Professional production and new technology (example: Vidiolicious application (App)) on locations, to post to website, social media; press release distribution for each new work

Venues Promotion:

- Heidrick Agriculture History Center (venue and public events)
- Woodland Opera House (venue and events)
- Gibson House Mansion / Museum
- Woodland Historic architectural self-guided tours
- Woodland Bike Loops
- Woodland Farmers Market (in season)
- Woodland Senior/Community Center (as location for events and meetings)
- Woodland Sports Park and Community Parks and Ballfields
- Brooks Pool
- Antique Shops of Downtown Woodland
- "Now Open for Business": as they occur (example: Poppies)
- Velocity Island Park -wakeboard cable park promotions as a destination
- Dead Cat Alley Historic Tour
- Nor Cal Indoor Sports events and activities (Roller Derby)
- Reiff's Gas Station

Events Promotion: (need to reorder by recurring/annual events

Rock'n"Stroll Event-

- First Friday Art Walk (and other art related events/venues)
- Luna Vista Rotary Woodland Microbrewfest (replacing Oktoberfest) Historic Stroll Through History
- Yolo County Fair (and other fairgrounds events as they occur)
- Historic Woodland Gibson Mansion Mayfest
- Woodland (Farmer's Market) Tomato Festival
- Sacramento Area Free Museum Day
- Food Truck Mania
- Woodland Farmer's Markets
- Yolo County Fair week of
- Woodland Chamber of Commerce Holiday Parade
- Dynamite Chili Cook-Off
- Annual Scottish Festival and Games
- Reiff's Street Bash

- Mojo's/Kitchen428 events as they occur
- Music in the Courtyard (in season) in Downtown Woodland
- 4th of July celebrations
- Antique & Die-Cast Toy Show???
- Annual Rhythm & Ribs benefit???
- Halloween Pumpkin Smash and 2nd Saturday events (Heidrick)cancelled? Now Vintage Car show?
- Woodland Tree Foundation Arbor Day
- Waterwise Landscape Tour
- Proposed Heritage Plaza performances by Yolo Arts
- Others as they are developed?

Promotional engagements:

- Bay Area Travel Writers monthly meeting (invite to Heidrick and tour of Woodland)
- Farm To Fork (F2F) representation: Heidrick, dining guide, antique store guide, other venues
- CA Film Commission: listing locales for possible commercial and film production
- San Francisco Travel Association FAM (staff exposure, part of "Beyond the City" education)

Woodland Hotels - Targeted Marketing

Supported by the .5% TOT increase, the Bureau will work with City of Woodland, local hoteliers, and their contract staff to develop strategies and collaborate on the implementation or more extensive and targeted marketing of Woodland hotel properties; include engagement with other key stakeholders while growing the Bureau's involvement in Woodland promotions.

Potential Other Collaborative Projects:

- Feasibility study: a Main Street wine-tasting venue; perhaps a co-op of local vintners (Simas, Route 3, Marr, Satiety) and others in region
- Historic audio walking tour (modeled on Oroville program)
- nextbook digital visitor guide to Woodland (<http://www.nxtbookmedia.com/>)
- Woodland Hotelier Roundtable ~ including dialog with new leadership of HWDBA
- YCVB - HWDBA - Chamber co-sponsored seminars: social media, press releases, requested topics
- Research: what is the visitor experience in Woodland? What is the visitor's perception of Woodland?
- Develop "The Beer-Muda Triangle" ~ Black Dragon, Sudwerk, Berryessa Gap (bike map, t-shirts, etc.)
- Return of "Combines, Bovines, and Fine Wines" tour: Heidrick, Yolo Land & Cattle, local winery (suggest Route 3)
- Woodland Tree Foundation "Downtown Tree Walk" self-guided tour and map
- Participation in conception and creation of additional new events
- Increased presence of Bureau commitment to success of Woodland

Legislation Details (With Text)

File #: 14-617 Version: 1 Name:
Type: Consent Item(s) Status: Agenda Ready
File created: 2/24/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Consideration of approval of Recognized Obligation Payment Schedule for the period of July 2015 through December 2015, pursuant to Health and Safety Code Section 34177

Recommendation for Action: Staff recommends that the Successor Agency adopt a resolution approving and adopting the Recognized Obligation Payment Schedule ("ROPS") covering the period of July 1, 2015 through December 31, 2015.

Sponsors:

Indexes:

Code sections:

Attachments: [A - Resolution](#)
[B - Woodland ROPS 15-16A](#)

Date	Ver.	Action By	Action	Result
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TO: THE SUCCESSOR AGENCY TO THE FORMER WOODLAND REDEVELOPMENT AGENCY

DATE: March 3, 2015

SUBJECT: Consideration of approval of Recognized Obligation Payment Schedule for the period of July 2015 through December 2015, pursuant to Health and Safety Code Section 34177

Recommendation for Action: Staff recommends that the Successor Agency adopt a resolution approving and adopting the Recognized Obligation Payment Schedule ("ROPS") covering the period of July 1, 2015 through December 31, 2015.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org

Council Goal

Governance - Promote a local government and city organization that is committed to meeting the needs of the community, encourages collaboration, civic participation, and promotes accountability and transparency in the effective delivery of services.

Fiscal Impact

No City or Successor Agency funds are involved with the adoption of the ROPS. The ROPS simply lists existing enforceable obligations to be paid by the Successor Agency. Only payments listed on the approved ROPS and approved by the State Department of Finance (DOF) may be made by the Successor Agency.

Background

Following the dissolution of the Redevelopment Agency of the City of Woodland ("Agency"), the City elected to become the Successor Agency by Resolution No. 6043, dated January 10, 2012 (the "Successor Agency"). Pursuant to Health and Safety Code Section 34173 (b), the Successor Agency is now a separate legal entity from the City. One of the responsibilities of the Successor Agency is to prepare a Recognized Obligation Payment Schedule ("ROPS"), which sets forth the nature, amount, and source (s) of payment of all "enforceable obligations" of the Agency (as defined by law) to be paid by the Successor Agency. The ROPS is to be prepared before each six-month fiscal period, covering the forward-looking six month fiscal period. The ROPS for the period of July 1, 2015 through December 31, 2015 ("ROPS 15-16A") is required to be submitted to DOF, the State Controller's Office and the County Auditor-Controller by March 3, 2015. Only payments required pursuant to the ROPS may be made by the Successor Agency.

Discussion

Pursuant to Health and Safety Code Section 34177(l), the Successor Agency, is required to prepare a ROPS covering the period of July 1, 2015 through December 31, 2015 ("ROPS 15-16A"). The ROPS is submitted to the Oversight Board for approval. The approved ROPS is then submitted to the County Auditor-Controller, the State Controller's Office and DOF, and posted on the City's website. Pursuant to Health and Safety Code Section 34177(l), the approved ROPS 15-16A is required to be submitted to DOF, State Controller's Office and the County Auditor-Controller by March 3, 2015.

Following receipt of the ROPS 15-16A, DOF has 45 days to make its determination of the enforceable obligations and notify the Successor Agency.

Conclusion

Staff recommends that the Successor Agency adopt a resolution approving and adopting the Recognized Obligation Payment Schedule ("ROPS") covering the period of July 1, 2015 through December 31, 2015.

Prepared by: Wendy Ross, Economic Development Manager

Reviewed by: Ken Hiatt, Community Development Manager



Paul Navazio, City Manager

ATTACHMENTS:

Attachment A - Resolution

Attachment B - Woodland ROPS 15-16A

RESOLUTION NO. _____

**RESOLUTION OF THE SUCCESSOR AGENCY TO THE WOODLAND
REDEVELOPMENT AGENCY APPROVING AND ADOPTING A RECOGNIZED
OBLIGATION PAYMENT SCHEDULE PURSUANT TO HEALTH AND SAFETY
CODE SECTION 34177(l)(2)(A) AND (B)**

WHEREAS, the Successor Agency to the Woodland Redevelopment Agency (“Successor Agency”) is the successor agency to the former Woodland Redevelopment Agency, and is responsible for the wind-down of the affairs of the former Redevelopment Agency following dissolution of the former Redevelopment Agency; and

WHEREAS, Health and Safety Code Section 34177(l)(2)(A) requires the Successor Agency to prepare a recognized obligation payment schedule (“ROPS”) covering each six-month period, and submit it to the Successor Agency’s Oversight Board for approval; and

WHEREAS, the Successor Agency has prepared a ROPS covering the period of July 1, 2015 through December 31, 2015 (“ROPS 15-16A”); and

WHEREAS, Health and Safety Code Section 34177(l)(2)(B) requires the Successor Agency to submit the Oversight Board approved ROPS 15-16A, covering the period from July 1, 2015 through December 31, 2015, to the County Administrative Officer, the County Auditor-Controller, and the California Department of Finance by March 3, 2015; and

WHEREAS, all other legal prerequisites to the adoption of this Resolution have occurred.

NOW, THEREFORE, THE SUCCESSOR AGENCY TO THE WOODLAND REDEVELOPMENT AGENCY DOES HEREBY RESOLVE AS FOLLOWS:

Section 1. Recitals. The Recitals set forth above are true and correct and are incorporated into this Resolution by this reference.

Section 2. CEQA Compliance. The approval of the draft of the ROPS 15-16A through this Resolution does not commit the Successor Agency to any action that may have a significant effect on the environment. As a result, such action does not constitute a project subject to the requirements of the California Environmental Quality Act.

Section 3. Approval of ROPS. The Successor Agency hereby approves and adopts the ROPS 15-16A, in substantially the form attached to this Resolution as Exhibit A.

Section 4. Transmittal of the ROPS for January 1, 2015 through June 30, 2015 to the Oversight Board. The City Manager is hereby authorized and directed to take any action necessary to carry out the purposes of this Resolution and comply with applicable law regarding the ROPS covering the period of January 1, 2015 through June 30, 2015, including without limitation submitting the ROPS 15-16A to the Oversight Board for approval.

PASSED, APPROVED AND ADOPTED at a regular meeting of the Successor Agency to the Woodland Redevelopment Agency on the _____ day of September, 2014, by the following votes:

AYES:

NOES:

ABSTAIN:

ABSENT:

Tom Stallard, Chair, Woodland Successor Agency

ATTEST:

Ana Gonzalez, Secretary, Successor Agency

EXHIBIT A
RECOGNIZED OBLIGATION PAYMENT SCHEDULE

[Attached behind this page]

Recognized Obligation Payment Schedule (ROPS 15-16A) - Summary

Filed for the July 1, 2015 through December 31, 2015 Period

Name of Successor Agency:	Woodland
Name of County:	Yolo

Current Period Requested Funding for Outstanding Debt or Obligation		Six-Month Total
Enforceable Obligations Funded with Non-Redevelopment Property Tax Trust Fund (RPTTF) Funding		
A	Sources (B+C+D):	\$ -
B	Bond Proceeds Funding (ROPS Detail)	-
C	Reserve Balance Funding (ROPS Detail)	-
D	Other Funding (ROPS Detail)	-
E	Enforceable Obligations Funded with RPTTF Funding (F+G):	\$ 2,597,909
F	Non-Administrative Costs (ROPS Detail)	2,472,909
G	Administrative Costs (ROPS Detail)	125,000
H	Current Period Enforceable Obligations (A+E):	\$ 2,597,909

Successor Agency Self-Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
I	Enforceable Obligations funded with RPTTF (E):	2,597,909
J	Less Prior Period Adjustment (Report of Prior Period Adjustments Column S)	-
K	Adjusted Current Period RPTTF Requested Funding (I-J)	\$ 2,597,909

County Auditor Controller Reported Prior Period Adjustment to Current Period RPTTF Requested Funding		
L	Enforceable Obligations funded with RPTTF (E):	2,597,909
M	Less Prior Period Adjustment (Report of Prior Period Adjustments Column AA)	-
N	Adjusted Current Period RPTTF Requested Funding (L-M)	2,597,909

Certification of Oversight Board Chairman:
Pursuant to Section 34177 (m) of the Health and Safety code, I
hereby certify that the above is a true and accurate Recognized
Obligation Payment Schedule for the above named agency.

Name	Title
/s/	
Signature	Date

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
								\$ 21,758,151		\$ -	\$ -	\$ -	\$ 2,472,909	\$ 125,000	\$ 2,597,909
1	2007 Tax Allocation Bond, Series A	Bonds Issued On or	7/31/2007	12/1/2034	US Bank Trust, NA	Debt service payments	Woodland RDA	11,364,746	N				170,576		\$ 170,576
2	2007 Tax Allocation Bond, Series B	Bonds Issued On or Before 12/31/10	7/31/2007	6/1/2017	US Bank Trust, NA	Debt service payments	Woodland RDA	247,800	N				237,200		\$ 237,200
3	2007 Tax Allocation Bonds Disclosure	Fees	7/31/2007	12/1/2034	Willdan Financial Services	2007 TAB Continuing Disclosure	Woodland RDA	70,000	N				3,500		\$ 3,500
4	2007 Tax Allocation Bonds Fiscal Agent	Fees	7/31/2007	12/1/2034	US Bank Trust, NA	2007 Tax Allocation Bonds Fiscal Agent	Woodland RDA	40,000	N				2,200		\$ 2,200
6	Casa del Sol HELP Loan	Third-Party Loans	9/18/2001	9/18/2011	CA Housing Finance Agency	Acquisition of multi-family housing	Woodland RDA	983,134	N				100,000		\$ 100,000
7	Fair Plaza East - HELP	Third-Party Loans	5/7/2007	5/7/2017	CA Housing Finance Agency	Acquisition/rehabilitation of multi-family housing	Woodland RDA	1,574,889	N						\$ -
8	Heritage Oaks Apts - HELP	Third-Party Loans	8/23/2004	8/23/2014	CA Housing Finance Agency	Acquisition/rehabilitation of multi-family housing	Woodland RDA	1,959,433	N				1,959,433		\$ 1,959,433
9	Successor Agency Admin	Admin Costs	1/10/2012	12/31/2034	City of Woodland	Successor Agency Administration	Woodland RDA	5,000,000	N					125,000	\$ 125,000
10	PERS Liability	Unfunded Liabilities	1/10/2012	12/31/2034	CalPERS	RDA share of past unfunded liability	Woodland RDA	416,416	N						\$ -
11	OPEB obligation	Unfunded Liabilities	1/10/2012	12/31/2034	Share of past unfunded liab	RDA share of past unfunded liability	Woodland RDA	81,572	N						\$ -
12	Unused leave	Unfunded Liabilities	1/10/2012	12/31/2034	various	Unused leave for RDA employees	Woodland RDA	20,161	N						\$ -
22									N						\$ -
23									N						\$ -
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64									N						\$ -

Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
65									N						\$ -
66									N						\$ -
67									N						\$ -
68									N						\$ -
69									N						\$ -
70									N						\$ -
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
126									N						\$ -
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - ROPS Detail July 1, 2015 through December 31, 2015 (Report Amounts in Whole Dollars)															
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
Item #	Project Name / Debt Obligation	Obligation Type	Contract/Agreement Execution Date	Contract/Agreement Termination Date	Payee	Description/Project Scope	Project Area	Total Outstanding Debt or Obligation	Retired	Funding Source					Six-Month Total
										Non-Redevelopment Property Tax Trust Fund (Non-RPTTF)			RPTTF		
										Bond Proceeds	Reserve Balance	Other Funds	Non-Admin	Admin	
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Cash Balances
(Report Amounts in Whole Dollars)

Pursuant to Health and Safety Code section 34177 (l), Redevelopment Property Tax Trust Fund (RPTTF) may be listed as a source of payment on the ROPS, but only to the extent no other funding source is available or when payment from property tax revenues is required by an enforceable obligation. For tips on how to complete the Report of Cash Balances Form, see https://rad.dof.ca.gov/rad-sa/pdf/Cash_Balance_Agency_Tips_Sheet.pdf.

A	B	C	D	E	F	G	H	I
	Cash Balance Information by ROPS Period	Fund Sources						Comments
		Bond Proceeds		Reserve Balance		Other	RPTTF	
		Bonds Issued on or before 12/31/10	Bonds Issued on or after 01/01/11	Prior ROPS period balances and DDR RPTTF balances retained	Prior ROPS RPTTF distributed as reserve for future period(s)	Rent, Grants, Interest, Etc.	Non-Admin and Admin	
ROPS 14-15A Actuals (07/01/14 - 12/31/14)								
1	Beginning Available Cash Balance (Actual 07/01/14)	4,186,455						
2	Revenue/Income (Actual 12/31/14) RPTTF amounts should tie to the ROPS 14-15A distribution from the County Auditor-Controller during June 2014					151,868	331,631	
3	Expenditures for ROPS 14-15A Enforceable Obligations (Actual 12/31/14) RPTTF amounts, H3 plus H4 should equal total reported actual expenditures in the Report of PPA, Columns L and Q	4,023,854				151,868	331,631	
4	Retention of Available Cash Balance (Actual 12/31/14) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
5	ROPS 14-15A RPTTF Prior Period Adjustment RPTTF amount should tie to the self-reported ROPS 14-15A PPA in the Report of PPA, Column S	No entry required					-	
6	Ending Actual Available Cash Balance C to G = (1 + 2 - 3 - 4), H = (1 + 2 - 3 - 4 - 5)	\$ 162,601	\$ -	\$ -	\$ -	\$ -	\$ -	
ROPS 14-15B Estimate (01/01/15 - 06/30/15)								
7	Beginning Available Cash Balance (Actual 01/01/15) (C, D, E, G = 4 + 6, F = H4 + F4 + F6, and H = 5 + 6)	\$ 162,601	\$ -	\$ -	\$ -	\$ -	\$ -	
8	Revenue/Income (Estimate 06/30/15) RPTTF amounts should tie to the ROPS 14-15B distribution from the County Auditor-Controller during January 2015						563,712	
9	Expenditures for ROPS 14-15B Enforceable Obligations (Estimate 06/30/15)						563,712	
10	Retention of Available Cash Balance (Estimate 06/30/15) RPTTF amount retained should only include the amounts distributed as reserve for future period(s)							
11	Ending Estimated Available Cash Balance (7 + 8 - 9 -10)	\$ 162,601	\$ -	\$ -	\$ -	\$ -	\$ -	

Recognized Obligation Payment Schedule (ROPS 15-16A) - Report of Prior Period Adjustments																											
Reported for the ROPS 14-15A (July 1, 2014 through December 31, 2014) Period Pursuant to Health and Safety Code (HSC) section 34186 (a)																											
(Report Amounts in Whole Dollars)																											
ROPS 14-15A Successor Agency (SA) Self-reported Prior Period Adjustments (PPA): Pursuant to HSC Section 34186 (a), SAs are required to report the differences between their actual available funding and their actual expenditures for the ROPS 14-15A (July through December 2014) period. The amount of Redevelopment Property Tax Trust Fund (RPTTF) approved for the ROPS 15-16A (July through December 2015) period will be offset by the SA's self-reported ROPS 14-15A prior period adjustment. HSC Section 34186 (a) also specifies that the prior period adjustments self-reported by SAs are subject to audit by the county auditor-controller (CAC) and the State Controller.																		ROPS 14-15A CAC PPA: To be completed by the CAC upon submittal of the ROPS 15-16A by the SA to Finance and the CAC. Note that CACs will need to enter their own formulas at the line item level pursuant to the manner in which they calculate the PPA. Also note that the Admin amounts do not need to be listed at the line item level and may be entered as a lump sum.									
A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	AB
Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						CAC Comments		
		Bond Proceeds		Reserve Balance		Other Funds		Non-Admin					Admin						Non-Admin CAC			Admin CAC					
		Authorized	Actual	Authorized	Actual	Authorized	Actual	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If K is less than L, the difference is zero)	Authorized	Available RPTTF (ROPS 14-15A distributed + all other available as of 07/1/14)	Net Lesser of Authorized / Available	Actual	Difference (If total actual exceeds total authorized, the total difference is zero)		Net Difference (M+R)	Net Lesser of Authorized / Available	Actual	Difference	Net Lesser of Authorized / Available	Actual		Difference	Net Difference
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1	2007 Tax Allocation	-	-	-	-	-	-	170,576	170,576	\$ 170,576	170,576	\$ -						\$ -									
2	2007 Tax Allocation	-	-	-	-	-	-	228,650	228,650	\$ 228,650	228,650	\$ -						\$ -									
3	2007 Tax Allocation Bonds Disclosure	-	-	-	-	-	-	3,500	2,310	\$ 2,310	2,310	\$ -						\$ -									
4	2007 Tax Allocation Bonds Fiscal Agent	-	-	-	-	-	-	2,200		\$ -	-	\$ -						\$ -									
5	Casa del Sol - CDBG Section 108	-	-	-	-	-	-	102,595		\$ -	-	\$ -						\$ -									
6	Casa del Sol HELP Loan	-	-	-	-	-	-	100,000	100,000	\$ 100,000	100,000	\$ -						\$ -									
7	Fair Plaza East - HELP	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
8	Heritage Oaks Apts - HELP	-	-	-	-	-	100,000	2,081,247	-	\$ -	-	\$ -						\$ -									
9	Successor Agency Admin	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
10	PERS Liability	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
11	OPEB obligation	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
12	Unused leave	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
14	Muscle World - Interior	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
16	Porter Building	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
17	Pre-Eng/Planning RDA Proj	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
18	Downtown Streetscape Proj Phase 2	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
19	540 Main Street - Façade	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
20	Transfer of assets audit	-	-	-	-	-	-	-		\$ -	-	\$ -						\$ -									
21	Bond Expenditure Agreement	4,023,854		-		-		-		\$ -		\$ -						\$ -									
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Item #	Project Name / Debt Obligation	Non-RPTTF Expenditures						RPTTF Expenditures										SA Comments	RPTTF Expenditures						CAC Comments		
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes July 1, 2015 through December 30, 2015
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes July 1, 2015 through December 30, 2015
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes July 1, 2015 through December 30, 2015
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes July 1, 2015 through December 30, 2015
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Recognized Obligation Payment Schedule (ROPS 15-16A) - Notes	
July 1, 2015 through December 30, 2015	
Item #	Notes/Comments

Legislation Details (With Text)

File #: 14-619 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 2/24/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: Yolo Broadband Strategic Plan

Recommendation for Action: Staff recommends that the City Council:

1. Receive a presentation on the Yolo Broadband Strategic Plan; and
2. Direct staff to continue to pursue implementation of priority actions outlined in the Strategic Plan to improve the reliability and affordability of broadband service in the community.

Sponsors:

Indexes:

Code sections:

Attachments: [Exhibit A - Yolo Broadband Strategic Plan](#)
[Exhibit B -Yolo Broadband Strategic Plan Woodland Profile](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Yolo Broadband Strategic Plan

Recommendation for Action: Staff recommends that the City Council:

1. Receive a presentation on the Yolo Broadband Strategic Plan; and
2. Direct staff to continue to pursue implementation of priority actions outlined in the Strategic Plan to improve the reliability and affordability of broadband service in the community.

Staff Contact

Wendy Ross, Economic Development Manager-530 661-5921, wendy.ross@cityofwoodland.org
Lynn Johnson, Sr. Management Analyst-530 661-5979, lynn.johnson@cityofwoodland.org

Fiscal Impact

LAFCo fully funded the cost of the Yolo Broadband Strategic Plan for the partner agencies. The City of Woodland contributed staff resources to participate in the collaborative Yolo Broadband Strategic Plan process. As we move forward with developing the Implementation Plan, staff will be looking at different funding mechanisms to assist in expanding our broadband infrastructure in a cost effective manner.

Background

In May 2013, the Yolo County Local Agency Formation Commission (LAFCo) hosted a Yolo Leaders Forum focused on the critical importance of broadband infrastructure in Yolo County. Many of the elected and appointed community leaders in attendance at the forum expressed interest in a collaborative effort to address broadband needs of Yolo communities. As a result, the jurisdictions of Yolo County (including the County and four cities) requested that Yolo LAFCo coordinate a collaborative planning process aimed at determining how Yolo County's public organizations could participate in the development of broadband infrastructure through the utilization of public policy tools, grant opportunities, public-private partnerships and public investment in broadband infrastructure.

In October 2013, the LAFCo approved a contract with Magellan Advisors to develop a broadband strategic plan for the Yolo community, and LAFCo staff convened a Broadband Working Group composed of representatives from each of the five jurisdictions to guide the planning process.

Discussion

Objectives of the Yolo Broadband Strategic Plan

The objectives of the YBSP were to:

1. Identify short, mid and long-term broadband policies and initiatives that agencies countywide can develop to facilitate a unified broadband policy and direction;
2. Identify broadband capacity, equity, access and affordability gaps with a goal of achieving consistent broadband services for all businesses, residents and visitors;
3. Positively affect how broadband infrastructure and services are likely to develop countywide over the next 10 years;
4. Positively impact the adoption of broadband services across our communities;
5. Identify key strategic broadband investments that could improve our communities' access to and competitiveness in the digital economy.

The consultants used the extensive community outreach, an in-depth needs assessment, a countywide market analysis to identify key broadband issues facing each of Yolo County's communities.

The following link provides more information about the background and process of developing YBSP:
<<http://www.yolocounty.org/general-government/yolo-lafco/shared-services-initiative/yolo-broadband>>

Draft Yolo Broadband Strategic Plan

Based on the stakeholder input, needs assessment, and market analysis, the consultant team prepared a strategy plan that outlines findings and recommended actions countywide as well as those unique to each jurisdiction. The strategic plan includes background on what broadband is, why it is so important and an overall discussion regarding the state of broadband countywide. The Draft YBSP explains that broadband supply and demand varies widely across Yolo County, with some communities being well served through modern infrastructure and multiple providers while others have no broadband services available and are forced to use satellite or dial-up services.

A profile was developed for each partner agency that participated in the strategic plan - Yolo County and the

cities of Davis, West Sacramento, Winters, and Woodland. Each profile includes a discussion regarding unique issues in each jurisdiction, concluding with a list of recommended strategies and action items for each agency to implement. The action items include strategies that are common to all agencies and those that are unique to each community.

The strategies common to all agencies include General Plan amendments to create a policy framework to promote broadband deployment in public and private projects by incorporating broadband into local policies, codes and standards as a public utility. Strategies also include coordination with other local agencies to leverage opportunities for joint projects and reduce individual agency costs.

Broadband access and service issues specific to Woodland that were identified as part of the Strategy are summarized in the Woodland Profile attached as Exhibit B. A summary of the key findings and recommended actions are summarized below.

Key Findings - Woodland Specific:

- Primarily served by WAVE Broadband and AT&T, coverage is also provided by DigitalPath and Winters Broadband;
- Some areas in the community are still not connected to broadband or DSL and have limited options available;
- Of the seed technology and agricultural businesses that provided information, all of these organizations reported that their services were insufficient for their current needs and that unreliable service was the #1 issue. Companies have not upgraded because the services are not available in the respective areas.

Additional findings relevant to Woodland include:

- Exponential increase in internet use (including clouds) is shifting communications within industries to the use of greater capacity fiber vs. cable and copper;
- Broadband access is critical to economic development, commerce, digital literacy & equity, healthcare, public safety, governmental services, agriculture, schools/homework, adult education & training, entertainment and telecommuting.

YBSP Recommended Actions

Based on the issues identified, the YBSP outlines several distinct recommended actions for each jurisdiction, as well as several actions to be taken by all jurisdictions. In general these recommendations include:

1. Adopt broadband infrastructure policies and broadband engineering standards (dig once, joint trenching agreements for new development and maintaining/upsizing of utilities;
2. Incorporate installation of conduit fiber in Capital Improvement Projects (CIP) where possible;
3. Streamline permitting process;
4. Pursue funding grants and collaborative partnerships;
5. Educate residents and businesses about service options.

Woodland Specific Priority Recommended Actions

1. Develop a broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases.
 - a. Develop a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure.

- b. Install conduit with all public projects.
 - c. Expand the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit.
 - d. Coordinate with other public agencies (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.
2. Work with local broadband providers to ensure business corridors are equipped with the necessary broadband infrastructure to serve business needs and support the City's economic development goals.
 - a. Actively market and make any City-owned infrastructure available for use by broadband providers.
 - b. Coordinate with Yolo County to identify infrastructure to serve agricultural businesses surrounding Woodland, potentially using wireless to reach these organizations.
 - c. Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the Woodland Community Profile.
 - i. Develop relationships with broadband providers who will utilize City-owned infrastructure; and
 - ii. Make this infrastructure available to broadband providers on a non-discriminatory basis.
3. Adopt General Plan policies that incorporate broadband similar to other essential public utilities and create a policy framework to promote its deployment in public and private projects as appropriate.
 - a. Tailor the sample policies and standards to the City's specific needs and adopt them into local policy, codes and standards.
 - b. Incorporate broadband in the City's Development Impact Fee program and the City's CIP as appropriate and make a commitment to fund broadband infrastructure.
 - c. Identify opportunities to install broadband infrastructure in conjunction with public and private construction projects s appropriate.
 - d. Develop a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs.
 - e. As the City builds out its network, maintain broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation.
 - f. Evaluate ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure.
 - g. Evaluate fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.
4. Coordinate with other agencies in the City (ie WJUSD, WCC, YCTD, YC Office of Education) on a regular basis to leverage opportunities to reduce broadband construction costs.
 - a. Revive the regular Utility Coordination Meeting attended by the cities/County to facilitate the long-term planning of broadband infrastructure.
 - b. Coordinate on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Infrastructure Subcommittee

On January 13, 2015, Christine Crawford of LAFCo made a presentation to the City of Woodland Infrastructure Committee highlighting the priority issues with the County Broadband issues overall; and more

specifically the issues with the City of Woodland and coverage. Both WAVE Broadband and AT&T representatives as well as representatives from the Chamber of Commerce were invited to this meeting. The subcommittee discussed a range of issues identified in the report, particularly the imperative to provide reliable and affordable broadband service to the business sector. Strategies to provide the necessary broadband infrastructure backbone were discussed, including municipal funded versus service provider funded networks. Close collaboration and partnership with service providers was agreed to be essential for a successful broadband strategy in Woodland. Representatives from WAVE Broadband participated in the discussion. From these discussions, follow up meetings have been held to identify opportunities to collaborate on current and planned infrastructure projects.

Conclusion

Staff recommends that the City Council:

1. Receive a presentation on the Yolo Broadband Strategic Plan; and
2. Direct staff to continue to pursue implementation of priority actions outlined in the Strategic Plan to improve the reliability and affordability of broadband service in the community.

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Reviewed by: Ken Hiatt, Community Development Director



Paul Navazio, City Manager

Exhibits: Exhibit A: Yolo Broadband Strategic Plan

Exhibit B: Yolo Broadband Strategic Plan Woodland Profile

<http://www.yolocounty.org/general-government/yolo-lafco/shared-services-initiative/yolo-broadband>

Yolo Broadband Strategic Plan

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1. Executive Summary

A. A Broadband Plan is Critical for Yolo

Broadband is a term used to identify high-speed data transfer and access on the Internet. Broadband allows Internet users to access a variety of information using a range of technologies. Broadband is essential for such activities as online video, streaming media, voice over Internet phone service, interactive websites and secure business applications. Broadband differs from dial-up Internet access in speed, capacity and the ability to provide uninterrupted service when in use. It supports a wide variety of online applications in business, education, healthcare, public safety, government and entertainment which has made access to these broadband services important **as part of daily life**.

Broadband is a vital element of Yolo's economic sustainability that will keep our community competitive, locally and globally. Where our road systems provide the infrastructure necessary to connect our communities physically, broadband provides the digital infrastructure necessary to connect our communities virtually to the rest of the electronic world. As more of our everyday lives are lived online, broadband has become a fundamental need for our homes, businesses, and communities. Broadband reaches many facets of everyday life by improving the delivery of healthcare services, enriching the educational experiences of children and adults, aiding in the management and conservation of energy resources, assisting public safety personnel in the performance of their duties, and facilitating citizen interaction with our government agencies. Broadband is a driving force behind the competitiveness of our businesses, fostering innovation, productivity and access to the global economy. Affordable, available access to broadband **means the difference between thriving in the new economy and becoming obsolete**.

Objectives of the Yolo Broadband Strategic Plan

- 1. Identify short, mid and long-term broadband policies and initiatives that agencies countywide can develop to facilitate a unified broadband policy and direction*
- 2. Identify broadband capacity, equity, access and affordability gaps with a goal of achieving consistent broadband services for all businesses, residents and visitors*
- 3. Positively affect how broadband infrastructure and services are likely to develop countywide over the next 10 years*
- 4. Positively impact the adoption of broadband services across our communities*
- 5. Identify key strategic broadband investments that could improve our communities' access to and competitiveness in the digital economy*

The Yolo Broadband Strategic Plan provides a roadmap to understand our local broadband environment and forge strategies that will ensure our communities are prepared to thrive in the digital economy. In 2012, about 70% of Yolo households maintained some type of broadband connection, 6%

lower than California's statewide average of 76%. The fundamental goal of this Strategic Plan is to increase access, availability and adoption of broadband to support our community's long-term prosperity, including our residents, our businesses, our agriculture, our schools, our hospitals and our overall quality of life. This Plan provides an action oriented roadmap to meet broadband needs based on an understanding of each community and how our local government organizations can utilize effective public policy, strategic partnerships and key investments to positively influence broadband in Yolo. The Plan sets forth achievable short, mid and long-term strategies for Yolo County and each city to achieve in order to meet the broadband requirements of their communities.

Broadband's Impact on Yolo's Critical Community Functions

Economic Development

- Businesses are more reliant on broadband to maintain competitiveness, productivity and efficiency
- High-quality, affordable broadband is becoming increasingly critical to attract new business and retain existing business

Agriculture

- Seed technology and farming are utilizing more broadband on a widespread basis
- Agricultural organizations access global data to support locally-grown products

Education & Training

- A quality education is increasingly reliant on access to the Internet and online applications
- Modern educational technologies depend on high-quality broadband services, at school and at home

Digital Literacy & Equity

- Increasing broadband adoption will improve the competitiveness of the workforce
- Access to broadband increases opportunities for non-English speaking residents

Healthcare

- The quality of patient care is directly tied to the sufficiency of broadband services
- Healthcare organizations increasingly need to connect with patients virtually; broadband is critical for these organizations and at home

Public Safety

- First responders rely on high-quality, reliable access to reduce response times during emergencies
- Mobile and fixed broadband are key to delivering the right information to the right personnel

Government Services

- Broadband improves capabilities, increases security and reduces cost for public organizations
- Increasing access provides more opportunities to interact with citizens

B. Broadband Issues Facing Yolo's Communities

Yolo contains a mix of urban, rural, and remote communities across a diverse demographic profile and varied geographic terrain. Due to these features, broadband supply and demand varies widely across the County. Some communities are well served with more modern infrastructure and multiple providers while others do not currently have any broadband services available and are forced to use satellite or dial-up to receive their Internet services.

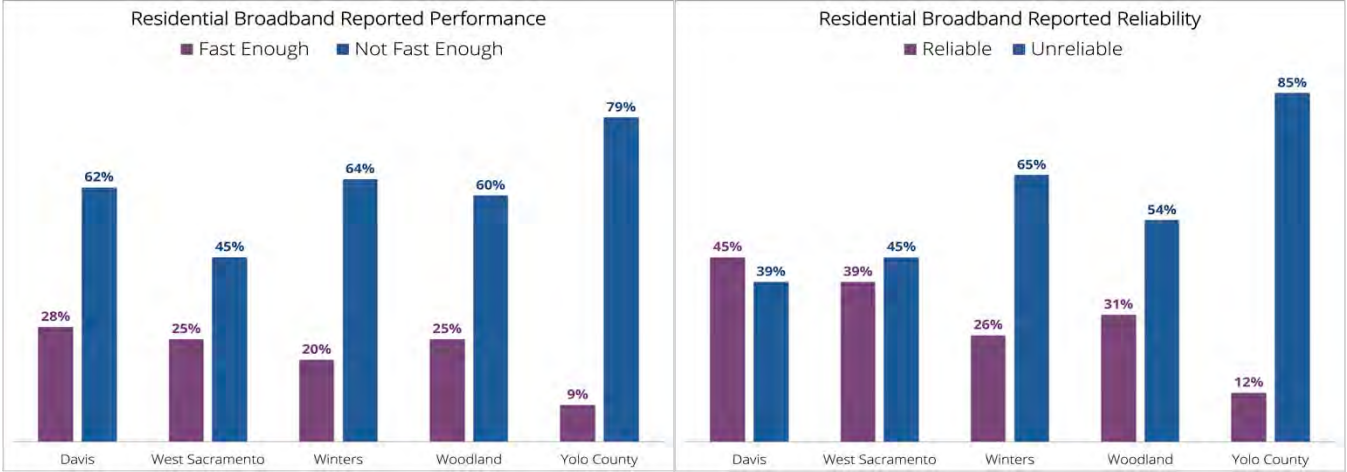
In rural and remote communities, a serious lack of broadband availability exists. Within the unincorporated county, residents are generally limited to low-speed connections that prevent these users from accessing the majority of online content. Using the Internet for anything but simple web browsing is a challenge in these communities, limiting their access to most modern Internet applications. Watching YouTube videos, making Skype calls or participating in online education is a significant challenge in these communities. The lack of broadband impedes home-based businesses from accessing their files and healthcare clinics from treating patients. Broadband adoption is also low in the rural communities, which may be attributable to affordability, the relevancy of broadband to specific users or a combination of both.

Yolo's agricultural populations are challenged as well, particularly in the farming and seed technology areas. Farms, which represent both residential and business subscribers, cannot gain access to suitable broadband services to meet their needs. With the technological revolution occurring in agriculture, these users need reliable broadband to connect their local farms with global data that helps them achieve greater productivity, and better management of their natural resources.

Yolo's cities generally have greater broadband availability and choice of providers. They don't face the critical infrastructure issues as the rural communities, and broadband providers maintain networks that provide coverage to the vast majority of residential and business addresses in each city. The challenge in each city is that in some cases, current services are not keeping up with subscriber demand. In many cases, residents and businesses need greater speeds and more reliability at prices they can afford.

Fifty four percent of Yolo's residents who participated in a recent countywide survey reported having at least 5 devices at home connecting to the Internet such as including laptops, phones and tablets. Each of these consumes a portion of the home Internet connection; a particularly large portion when they are streaming video such as Netflix, YouTube, and Hulu. However, home Internet services are used for more than entertainment; they support home-based businesses, videoconferencing and home security services. And, as more devices access more applications, residential demand for bandwidth will continue to grow. Figure 1.1 shows satisfaction levels with current residential broadband services as reported by approximately 900 residents across the 4 cities and unincorporated Yolo County. Many of Yolo's communities reported performance and reliability issues with their current services.

Figure 1.1: Broadband Satisfaction Levels in Yolo Communities



Small and medium businesses across the cities have significant need for expanded broadband services. In most cases, they utilize the same cable and DSL services that are provided to residents; however, providers generally offer greater support and performance in these “business class” packages. Across each city, these businesses report the need for higher speed and greater reliability. Larger businesses have procured fiber-optic services from local providers, however; the costs of these services are prohibitively expensive for the majority of Yolo’s business community. In most cases, a significant pricing gap exists between the services they currently have and the services they need.

Community anchors across Yolo are mixed in terms of their broadband issues. Yolo’s schools must meet the State’s Common Core¹ criteria for online testing and curricula, which mean that they will need additional broadband capabilities to meet these requirements. Yolo Office of Education and the individual School Districts are concerned that students in low-income neighborhoods will not have adequate Internet services at home to support the transition to more online education. Healthcare organizations also experience broadband availability issues. CommuniCare facilities need expanded access to telehealth services to serve patient needs. Winters Healthcare Foundation cannot treat patients when their Internet is down, which has occurred frequently. Improved access to these services is critical for these organizations as more healthcare services are carried out online.

C. Strategies to Resolve Broadband Issues

The County and the cities have the opportunity to positively impact the availability, affordability and adoption of broadband in their region. Doing so involves a multi-faceted approach that will be carried out over different timescales; however, positively changing Yolo’s broadband environment will take time. The process begins now and there are immediate steps laid out for the County and each city to take to shape how broadband will progress in Yolo. A summary of the Action Items for each community follows.

¹ Educational standards describe what students should know and be able to do in each subject in each grade. In California, the State Board of Education decides on the standards for all students, from kindergarten through high school. www.cde.ca.gov/re/cc/

City of Davis Action Items:

Recommendation 1: Pursue viable options to mitigate the impending expiration of the Comcast I-Net agreement and additional costs the City may incur:

- a) Identify potential partnerships with other broadband providers that may provide a means to replace the current I-Net agreement and support stakeholder needs for broadband;
- b) Consider conducting a feasibility study to develop the business case for a community broadband network. This feasibility study should include:
 - (1) What organizations and service providers are anticipated to use the network;
 - (2) An engineering design for the network;
 - (3) An estimated timeline for construction of the network
 - (4) Cost estimates, financial plan and financing options for the network;
 - (5) A plan for managing the network's operations and maintenance; and
 - (6) Community benefits to be gained from a network; and,
- c) Should the City seek renegotiation of the expiring Comcast agreement, ensure that negotiations are not delayed such that it jeopardizes the City's strategic options.

Timing: The City should agree on the terms of the renegotiation with Comcast or plan to utilize another network (which may include building its own community broadband network) no later than September of 2016.

Common Action Items

Recommendation 2: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;

- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 3: Coordinate with other agencies with facilities in the City (i.e. Davis Joint Unified School District, UC Davis, Unitrans, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and,
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

City of West Sacramento Action Items:

Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- a) Developing a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure;
- b) Installing conduit with all public projects;
- c) Expanding the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit; and,

- d) Coordinating with other local public agencies (i.e. WUSD, Los Rios Community College District, Yolo County Transportation District, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.

Timing: The City should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City's economic development needs as follows:

- a) Actively market and make any City-owned infrastructure available for use by broadband providers;
- b) Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the West Sacramento Community Profile;
 - (1) Developing relationships with broadband providers who will utilize City-owned infrastructure; and,
 - (2) Making this infrastructure available to broadband providers on a non-discriminatory basis.

Timing: The City should work internally to institute the processes to incorporate broadband infrastructure into its planning over the next 12 months.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;

- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WUSD, Los Rios Community College District, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and,
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

City of Winters Action Items:

Recommendation 1: Conduct a study to determine the feasibility of constructing a citywide broadband network that can serve the needs of Winters' residents, businesses and community anchors. The feasibility study should:

- a) Determine the physical network required to serve the City's needs;
- b) Identify the best business model for Winters to utilize to meet the broadband needs of the community, retail, wholesale or infrastructure-only;
- c) Incorporate the broadband needs of other public agencies that have offices in Winters into the study;

- d) Determine the role local service providers will play in the development of this network, including potential public-private partnerships;
- e) Assess the financial feasibility and funding requirements for the network, including potential federal and State grant opportunities; and,
- f) Develop an action plan and timeline for buildout of the network.

Timing: The City should consider conducting the feasibility study within the next 12 months and implement any action plan per its timelines.

Recommendation 2: To improve local broadband conditions, the City needs to help key community anchors get the broadband services they need, by:

- a) Focusing on community anchors described in the Winters Community Profile that are currently not receiving adequate broadband service;
- b) Developing a broadband construction fund (via Development Impact Fees or other mechanism) that will allow the City to jointly fund construction of broadband infrastructure to these anchors, in cooperation with local service providers;
 - i) Finance the upfront costs for “last mile” connection fees to get community anchors the services they need; and,
 - ii) Work with local providers to jointly build this infrastructure and ensure that the City maintains rights to install additional conduit and fiber-optic cable in these projects.

Timing: Ongoing until broadband has been extended throughout the community.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;

- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WJUSD, Yolo County, Yolo County Housing, Yolo County Office of Education, PG&E, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and,
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

City of Woodland Action Items:

Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- e) Developing a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure;
- f) Installing conduit with all public projects;

- g) Expanding the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit; and,
- h) Coordinating with other local public agencies (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.

Timing: The City should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City's economic development needs as follows:

- a) Actively market and make any City-owned infrastructure available for use by broadband providers;
- b) Coordinate with Yolo County to identify infrastructure to serve agricultural businesses surrounding Woodland, potentially using wireless to reach these organizations;
- c) Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the Woodland Community Profile;
 - (1) Developing relationships with broadband providers who will utilize City-owned infrastructure; and,
 - (2) Making this infrastructure available to broadband providers on a non-discriminatory basis.

Timing: The City should work internally to institute the processes to incorporate broadband infrastructure into its planning over the next 12 months.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);

- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and,
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and,
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

Yolo County Action Items:

Recommendation 1: The County should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- a) Developing a GIS-based map that identifies the County locations that should be interconnected including the County's current infrastructure;
- b) Installing conduit with all public projects;
- c) Expanding the County's capability in negotiating agreements for private providers to utilize the County's infrastructure for public benefit; and,
- d) Coordinating with other local public agencies (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) as potential users of the County's infrastructure.

Timing: The County should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The County needs to develop additional broadband infrastructure in cooperation with cities, other local agencies and local broadband providers by:

- a) Working with each County and other public agencies to build a map of locations where these organizations jointly need broadband connectivity by:
 - i) Developing a GIS-based map illustrating these locations by utilizing the existing Yolo GIS Cooperative;
 - ii) Incorporating County and County CIP projects onto this map to identify the companion projects and joint build opportunities;
 - iii) Sharing maps and data between organizations; and,
 - iv) Making sure the maps are updated at least annually.
- b) Coordinating with broadband providers on specific broadband infrastructure projects in communities described in the Critical Unserved and Underserved Communities in Yolo County's Community Profile:
 - i) Identifying infrastructure routes that the County needs;
 - ii) Identifying infrastructure routes that the broadband providers need;
 - iii) Sharing information between organizations for joint build opportunities;
 - iv) Developing a joint build agreement with local broadband providers that allows each organization to install their own broadband infrastructure in these projects; and,
 - v) Identifying resources that would be available to fund these projects, including internal County funds and/or available grant or loan programs as described in Recommendation 3.
- c) Coordinating with public agencies and private broadband providers to use broadband infrastructure, towers and other resources to expand wireless coverage into agricultural areas, by:

- i) Working with broadband wireless providers to make access available to County-owned tower infrastructure, ground space at the base of towers and rooftops, ensuring compliance with legislative and security requirements governing access to these resources;
 - ii) Collaborating with other agencies with physical assets in the rural areas such as Yolo County Flood Control and Water Conservation District, Yolo County Transportation District, Yolo County Housing and UC Davis to leverage joint opportunities to expand wireless access in the rural areas of the county;
 - iii) Developing agreements for lease or in-kind exchange of these County-owned assets by broadband wireless providers; and,
 - iv) Where feasible, interconnecting County-owned fiber-optic networks with these assets to provide fiber backhaul to broadband wireless providers.
- d) Developing agreements with each County and broadband providers for joint use of broadband infrastructure by:
- i) Strengthening the current MOU to include joint use agreements that allow sharing of infrastructure between the County and the cities;
 - ii) Actively marketing and identifying opportunities to expand infrastructure with broadband providers.

Timing: The County should accelerate the process of coordinating with other public agencies and broadband providers over the next 12 months and identify opportunities to leverage public broadband infrastructure continuously as a County-level initiative.

Recommendation 3: Target specific State and federal grant and loan programs that will provide funding for Yolo County's unserved and underserved communities by:

- a) Through the Tactical Plan, designating a resource at the County that will develop, apply for and manage broadband grants;
- b) Building on the initial grant analysis completed in this Plan for the County to pursue CASF funding (and other programs defined in Appendix D) for these communities;
- c) Developing relationships with broadband providers that define how grant funds will be received and managed and how broadband services will be provided to these communities; and,
- d) Applying for CASF grant funding to expand wireless and broadband services in Yolo County Public Housing facilities;

Timing: The County should immediately identify an internal resource to manage the broadband grant efforts on behalf of the County.

Common Action Items

Recommendation 4: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the County's specific needs and adopt them into the Tactical Plan, local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the County's Development Impact Fee program and Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the County builds out its network, maintaining broadband infrastructure in the County's GIS system, requiring GIS-based as-builts, and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and,
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The County should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 5: Coordinate with other agencies with facilities in the County (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and,

- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The County should develop these collaborative programs with other public agencies over the next 3 months.

2. Introduction

Broadband is a term used to identify high-speed data transfer and access on the Internet. Broadband allows Internet users to access a variety of information using a range of technologies. Broadband is essential for such activities as online video, streaming media, voice over Internet phone service, interactive websites and secure business applications. Broadband differs from dial-up Internet access in speed, capacity and the ability to provide uninterrupted service when in use. It supports a wide variety of online applications in business, education, healthcare, public safety, government and entertainment which has access to high-quality broadband services important as part of daily life.

Broadband is a vital element of economic sustainability that has only begun to take shape in the early 21st century. Where our road systems provide the infrastructure necessary to connect our communities physically, broadband provides the digital infrastructure necessary to connect our communities virtually to the rest of the electronic world. As more of our everyday lives are lived online, broadband has become increasingly important, for our homes, businesses, and communities. Broadband reaches many facets of everyday life by improving the delivery of healthcare services, enriching the educational experiences of children and adults, aiding in the management and conservation of energy resources, assisting public safety personnel in the performance of their duties, and facilitating citizen interaction with government agencies. For businesses, broadband has become a driving force behind competitiveness, innovation, and efficiency. Affordable, available access to broadband means the difference between thriving in the new economy² and becoming obsolete.

Business, education, healthcare, agriculture, public safety, and government are reliant on broadband services as more of their functions are enhanced through the Internet



Broadband is a transformational infrastructure that transcends physical limitations of more traditional infrastructure, such as road systems and electric grids. Rather than connecting one community to another, it connects a community to the entire electronic world and global marketplace. This is a key reason why broadband is so important to the future of communities. Communities that have access to high-speed broadband will continue to take advantage of all of the opportunities the global

² A coined term describing new, high-growth industries that are on the cutting edge of technology and are the driving force of economic growth. The new economy is commonly believed to have started in the late 1990s, as high tech tools, such as the internet, and increasingly powerful computers, began penetrating the consumer and business marketplace.

marketplace affords them in business, education, healthcare, entertainment, and general well-being. Communities that lack access to this infrastructure or do not have ubiquitous access to it will be less equipped to thrive in the digital economy.

A. Broadband is a Local Issue for Yolo

For Yolo's communities, affordable access to broadband services is a critical aspect to support long-term needs of its residents, businesses, and anchor institutions. Yolo's diverse mix of demographics among rural and urban centers results in an uneven distribution of broadband services and as a result, some users receive satisfactory broadband services while others don't have access to or cannot afford the services they need. Urban areas, such as Davis and West Sacramento receive higher speeds and reliability generally, whereas rural areas such as Esparto and Knight's Landing have no broadband services available to them.

As broadband demand and Internet penetration grows among these communities, it is important for Yolo to take an active role in ensuring end users are receiving the services they need. In cases where they are not, Yolo County and the cities have the opportunity to take action by utilizing reasonable measures to improve services across their communities. Using a combination of broadband-friendly public policy initiatives that accelerate the deployment of broadband and strategic investments in broadband infrastructure, Yolo County and the cities have opportunities to help ensure their communities have the services they need to succeed in the digital economy.

Traditionally, broadband providers have been solely responsible for the development of broadband services in communities. In the mid-1990s, local governments began to take notice of a developing trend within their communities; demand for broadband services was growing. Businesses needed more bandwidth. Schools, hospitals, and government organizations were shifting more of their operations online. Residents were accessing more applications. As this pace accelerated, broadband supply was not keeping up with broadband demand. To meet the demand, service providers began upgrading their networks in the largest cities where density was the highest and where return on investment was the greatest. In smaller communities with similar demand, service providers were reluctant to make these investments.



This trend has become more pronounced as communities' demand for bandwidth has increased exponentially. Over the past 15 years, many local governments have taken an active role in ensuring their communities are equipped with the broadband services they need. It has become a local issue for many communities as broadband has become a public necessity. It has also become a local issue because the infrastructure that powers broadband services is local itself; installed in underground conduits or on poles within the community. Communities that believe it is a public necessity have taken an active role in ensuring their citizens and businesses have access to affordable broadband services. They have done so by using broadband-enhancing public policy and strategic investments in broadband infrastructure to complement the networks of private broadband providers. In most cases they have developed public-private partnerships with these providers to utilize their public broadband infrastructure. These networks have significantly improved broadband access and affordability in their local communities. In addition, these networks have become platforms of innovation to fulfill and enhance other community needs.

Figure 2.1: 500+ Municipal Broadband Providers across the Country



For Yolo County and its cities, strategic initiatives such as broadband-enhancing public policy and strategic investments in broadband infrastructure, will directly impact the accessibility and affordability of broadband services in local communities. However, this infrastructure is capable of much more than just providing broadband services. It can provide a publicly owned communications infrastructure that can be used for additional public benefits, including enhanced municipal utilities, new e-government applications, technology collaboration, and infrastructure sharing programs. In addition, a community-

owned broadband infrastructure for Yolo will provide a platform for long-term innovation of Smart Community technologies and applications, ranging from smart homes to energy conservation and management to green building programs. While the initial goal of this infrastructure is to enhance local broadband services, it will become a long-term asset to support Smart Community programs that increase efficiency, lower cost, reduce environmental impact, and enhance quality of life.

Reasons Why Local Governments Are Investing in Broadband Infrastructure

Broadband Services

- Common backbone for all anchors
 - County & City
 - Schools
 - Libraries
 - Hospitals
 - Clinics
 - Public Safety
 - Community Support
- Interconnection with service providers
- WiFi in public centers

IT Collaboration

- E-Government applications
- Bulk Internet purchasing
- Application sharing
- Disaster recovery
- EOC communications

Public Safety Applications

- Video monitoring
- First responder support
- Collaboration with State & Federal agencies
- FirstNET preparedness

Future Energy & Utility Management

- Smart Grid & Demand Response
- Automated Meter Reading
- Advanced Metering Infrastructure
- SCADA communications and control



B. The Yolo Broadband Strategic Plan

Yolo communities want to ensure that affordable broadband is available to its citizens, businesses, and anchor organizations across urban and rural populations. These services support Yolo's educational institutions to expand online programs and blended learning while ensuring school districts meet their electronic testing requirements with the State of California. They support Yolo's hospitals and clinics by enabling electronic health records and telehealth applications. They support Yolo's public safety organizations ensuring vital communications are available for fire, police, and emergency responders. They support the local government applications and how these organizations interface with citizens. They are also essential to enhance Yolo's economic development strategies, support local businesses, and attract new industries. They also support technology transfer³ programs from the University of California Davis that result in new startups within the community.



Broadband is a fundamental requirement for Yolo County's citizens, businesses, and anchors to ensure they have access to all of the opportunities the Internet has to offer.

Public organizations in Yolo have the opportunity to positively influence the deployment of broadband services for the benefit of the community. Yolo County and the cities of Davis, West Sacramento, Winters, and Woodland can positively impact the accessibility and affordability of broadband services by utilizing a combination of public policy tools, education and adoption programs, and public investment in broadband infrastructure. The Yolo County Broadband Strategic Plan provides the strategies that Yolo County and the cities can utilize to improve access and affordability of broadband across their communities. It provides a roadmap for broadband development based on an understanding of each community's needs and how the Yolo's local government organizations can utilize public policy and new investment to ensure their needs are met. The Plan sets forth achievable short, mid, and long-term initiatives for Yolo County and the cities to achieve in order to meet the broadband requirements of their communities. The Plan includes the recommendations, action plans, and timelines for Yolo County and the cities to utilize to implement broadband-friendly public policy, develop strategic partnerships and fund key investments in broadband infrastructure.

³ Technology Transfer, also called Transfer of Technology (TOT), is the process of transferring skills, knowledge, technologies, methods of manufacturing, samples of manufacturing and facilities among governments or universities and other institutions to ensure that scientific and technological developments are accessible to a wider range of users who can then further develop and exploit the technology into new products, processes, applications, materials or services.

Yolo's Communities Must Have Affordable Access to High-Speed, Reliable Broadband Services to Compete, Innovate, and Thrive in the 21st Century Economy.



C. Project Background & Methodology

i. Overview

In September of 2013, the Local Agency Formation Commission of Yolo County issued a Request for Proposals seeking a qualified consultant to develop a Yolo Broadband Strategic Plan. The goals of the RFP were focused on how Yolo's public organizations could participate in the development of broadband within the County through the utilization of public policy tools, grant opportunities, public-private partnerships and potential public investment in broadband infrastructure. A Broadband Working Group composed of representatives from the LAFCo, Yolo County, and member cities was assembled to conduct the evaluation and selection of the consultant. Magellan Advisors was selected through a competitive procurement to assist the Broadband Working Group and LAFCo develop the Yolo Broadband Strategic Plan. Magellan specializes in developing broadband strategies that local governments can use to foster the development of affordable, high-speed broadband services, in conjunction with local service providers, community anchors, businesses, and residents.

Magellan and the Working Group began the project in October of 2013 and through a 9-month planning process developed the Yolo Broadband Strategic Plan. The project began with a thorough needs assessment for Yolo. Magellan conducted significant outreach with Yolo's stakeholders across business, agriculture, education, healthcare, local government, public safety, and community support organizations. This process also included city and county economic and community development initiatives to ensure that the Strategic Plan accounted for each community's long-range planning needs. The needs assessment conducted a series of interviews and group meetings that helped gain an understanding of how these organizations utilized broadband, sufficiency of their current services, issues, and future needs. This information was analyzed by Magellan and the Broadband Working Group to determine common themes around how broadband was currently used by Yolo's organizations and some of the key issues they faced in receiving adequate services.

In addition to the stakeholder outreach, an online survey was conducted of residential and business broadband subscribers in Yolo. The surveys provided insight on residential and business broadband penetration in Yolo, including:

- Types of services and providers
- Pricing for services
- Issues with services
- How services were utilized

The survey was posted in late 2013 and was presented to residents and businesses through the outreach efforts, which included distribution through city and county agencies, libraries and community groups. Over the 9-month period, 919 unique residents and 131 unique businesses responded to the survey. A listing of the relevant survey questions and response summaries are provided in Appendices B and C. Raw response data is provided in an attached Excel file that accompanies this report, named Yolo Survey Response Data.xlsx.

Magellan also conducted a countywide market analysis that evaluated the current broadband environment in Yolo and documented the services, pricing, providers, and availability of broadband services. Recent FCC, CPUC and information collected from the business and residential surveys was utilized to build broadband availability and penetration maps across Yolo. These maps provided indications of current broadband penetration, speeds and coverage gaps. CPUC broadband data and corresponding broadband maps were also reviewed for their accuracy in reporting broadband availability in Yolo. CPUC broadband availability data was cross-referenced against local data collected through survey information and through FCC Form 477 data to identify any discrepancies that misrepresented broadband speeds and availability. This analysis was not able to precisely identify discrepancies between CPUC data and the project data in every case; however, it did provide indications of errors in CPUC data in certain cases. In these cases, Yolo can work further with the CPUC to refine the CPUC's maps to more accurately represent broadband speed and availability in Yolo. The accuracy of these maps is important to support State and federal public policy initiatives such as broadband grants for Yolo's communities.

Information in the needs assessment, surveys and market analysis was utilized to identify key issues facing Yolo, focused on availability and access to broadband services in its communities. An analysis was conducted comparing the current availability and pricing for services against the needs of the community stakeholders. This analysis evaluated the gaps in availability and affordability of broadband services within each community. Based on the gaps that were identified, strategies for each city and Yolo County were developed that would aid in bridging these gaps over short, mid and long-term periods. These community strategies focused on initiatives that Yolo County and cities could undertake to positively influence the affordability, availability, and expansion of broadband services in Yolo. Finally, a list of action items was developed for Yolo County and each of the cities to begin implementing in their communities to achieve these goals.

ii. Broadband Working Group

The Broadband Working Group was established to engage in the development of the Broadband Strategic Plan in conjunction with Magellan Advisors as the prime consultant on the project to Yolo LAFCo. The Broadband Working Group is composed of representatives from Yolo County and the Cities. Over the 9-month span of the project, the Broadband Working Group has worked with LAFCo and Magellan Advisors to engage stakeholders in the strategic planning process, coordinate local resources, provide input on organizational needs for broadband and provide guidance on the development of the Plan. Members of the Broadband Working Group include:

Name	Position	Organization
Rob White	Chief Innovation Officer	City of Davis
Sarah Worley	Deputy Innovation Officer	City of Davis
Diane Richards	Economic Development Director	City of West Sacramento
John Donlevy	City Manager	City of Winters
Lynn Johnson	Senior Management Analyst	City of Woodland
Wendy Ross	Economic Development Manager	City of Woodland
Ken Hiatt	Community Development Director	City of Woodland
Kevin Yarris	Director, Dept of General Services	Yolo County
Patty Wong	County Librarian	Yolo County
Christine Crawford	Executive Officer, LAFCo	Yolo LAFCo
Tracey Dickinson	Associate Management Analyst	Yolo LAFCo

iii. Detailed Stakeholder & Community Outreach

In the needs assessment process, LAFCo, the Broadband Working Group and Magellan Advisors conducted significant stakeholder and community outreach across the County to understand current and future broadband needs. The information collected included the current inventory of current broadband infrastructure assets from organizations including Yolo County, the Cities of Davis, West Sacramento, Winters and Woodland, UC Davis, the Yolo Flood Control District and Yolo Transportation District. This information was utilized to build a comprehensive broadband map of public infrastructure in Yolo. In addition, each organization included in the outreach process provided anecdotal information about their current broadband penetration, future needs and the technologies that are driving those needs. Magellan utilized this information to compile both the Countywide needs assessment and the individual Community Profiles within this Plan.

Summarizing the findings of the outreach resulted in several common themes that were consistent across the entire County. In each case, users cited a growing requirement for reliable, high-speed broadband services to support the business requirements of their organizations. Businesses, schools, hospitals and government organizations all noted the same trend that more of their operations were being transitioned online, requiring robust broadband Internet connections to support these applications.

Overall, local government connectivity needs are rather similar in that more bandwidth is required between sites, connectivity for cameras and wireless is required throughout areas of each city and more collaboration across city boundaries is deemed beneficial to the region. The County and Cities have worked to establish a collaborative approach to building infrastructure through an interlocal MOU, but have acknowledged that this process needs improvement to be effective at a Countywide level.

Small and medium businesses Countywide reported general dissatisfaction with their current broadband Internet services, citing issues with speed, reliability, and consistency. The majority of the businesses interviewed utilized cable or DSL services with a few of the larger businesses connected via fiber-optic. A few businesses also utilized wireless connectivity for their Internet services.

Economic development agencies all viewed reliable, affordable broadband as a key issue facing Yolo's ability to attract and retain businesses. Agencies realized that Yolo competes with Sacramento County for businesses, and that Yolo is currently not as well supplied with broadband as Sacramento County, which has a negative impact on business recruitment.

A more detailed account of the key needs of each sector, across Yolo County and each city can be found in the individual Community Profiles within this Plan.

Stakeholder Meetings – January 28 – 31, 2014

- California Telehealth Network
- City of Woodland IT Department
- Yolo County IT Department
- UC Davis IT Department
- Woodland Small & Medium Businesses
- West Sacramento Chamber of Commerce
- City of Davis IT Department
- Winters Broadband
- Winters Healthcare Foundation
- "West of 505" Community Meeting
- CPUC & CA Department of Technology
- Yolo County Office of Education
- Yocha Dehe Wintun Nation
- West Sacramento City and IT Departments
- Davis Small & Medium Businesses
- California Emerging Technology Fund
- Om Networks
- CommuniCare
- Yolo County Housing

Magellan Advisors' first site visit in Yolo County took place between January 28 - 31, 2014. The Yolo LAFCo team scheduled meetings with a diverse group of stakeholders throughout the region from government, healthcare, education, and business sectors. In nearly each instance, the need for high-speed connectivity was deemed necessary within the region and each city.

The Magellan team met with each city in Yolo and Yolo County IT Departments to discuss the government organizations' needs around connectivity. Several organizations currently operate fiber optic networks throughout their territory in addition to services provided by local service providers. The County owns and operates a fairly extensive network throughout the City of Woodland and greater

Yolo County. The County has taken advantage of opportunities to jointly build their fiber network on the backs of other service provider and capital improvement initiatives. The County has also led an effort to develop an MOU for joint trenching throughout the region, however it doesn't appear as though all parties have embraced this concept. Each of the Cities currently depend on service providers to provide a major portion of their local connectivity requirements. Each constructs conduit and fiber infrastructure as opportunities present themselves, however, it doesn't appear to be a coordinated effort, even within each local organization. The City of Davis currently operates a dark fiber I-NET (Institutional Network) provided by Comcast through the City's cable franchise agreement. The franchise agreement ends in the coming years, and it has been noted that there is a good chance that Comcast will not honor the I-NET going forward. Overall, the Cities connectivity needs are rather similar in that more bandwidth is required between sites, connectivity for cameras and wireless are required throughout areas of each city and more collaboration across city boundaries is deemed beneficial to the region.

During our meeting with the California Telehealth Network (CTN) it was discovered that CTN started in 2007 through the business incubator at UC Davis. CTN is charged with increasing access to healthcare through the innovative use of technology, including telehealth, telemedicine and health information exchange. Their mission is to promote advanced information technologies and services to improve access to high quality healthcare focusing on medically underserved and rural Californians. CTN secured a \$22 million grant from the Rural Health Pilot Program and is currently serving 265 healthcare facilities throughout California with an additional 30 sites pending connection.

UC Davis has significant high-speed connectivity requirements to support its research initiatives. It has built fiber infrastructure throughout sections of the City of Davis where high-speed connectivity is required and utilizes commercial carriers in other instances. The University also maintains high-speed connectivity to the CENIC network (4 – 10Gb connections), National Lambda Rail, Internet 2, and Digital California. UC Davis has a requirement for 6 facilities within the city to be connected to fiber and would welcome faster service to commercial apartments and house rentals throughout the area, as this impacts the student's and faculty's ability to interact with the University off campus.

During business group meetings in Woodland and Davis, our team had the ability to hear first hand from business and local users. In numerous instances we heard that businesses have issues getting access to the services they need and that speed and reliability are both major concerns that impact businesses throughout the region. While DSL and Cable services are widely available in the cities, fiber access is more difficult to come by and when available is very expensive. Economic Development is stating that "one of the first things companies are asking for is telecommunications availability," the problem is that this data is not readily available. During our meeting with the "West of the 505" group, the Mayor of Winters communicated her concerns for the rural areas. She is very concerned that children in the area are required to sit at the library till all hours to access Internet service. Many of the rural areas are either underserved or the families simply lack the ability to pay for Internet based services.

While visiting the City of Winters, our team had the opportunity to meet with the Winters' Healthcare Foundation, a local clinic. The clinic just switched to Wave Broadband when it was made available and are currently reviewing options to connect to the California Telehealth Network. The medical records system is in the cloud, therefore high-speed, reliable connectivity is key to the operation. Winters' Healthcare Foundation is unable to service the community when its connections are down as all applications and records depend on connectivity, nothing is stored locally.

The Yolo County Office of Education provides fiscal oversight for the County while each City has its own District. During this meeting the Office of Education, Davis School District, Woodland School District, West Sacramento School District and the Washington School District were present. The Winters School District was unavailable. Every district manages E-Rate independently. The Districts procure and maintain their own connectivity between facilities and each District has a connection back to the Office of Education to access shared services. The Districts bandwidth requirements are expected to grow as state mandated online testing comes online and to support BYOD and 1 to 1 initiatives. The Office of Education and the Districts are concerned about the low-income neighborhoods and children on the free and reduced lunch program. A few districts provide wireless air-card services to children, and other partner with providers such as Comcast for lifeline Internet programs.

The Yolo County Housing Authority operates water, sewer, and electric utilities in many areas of the region, primarily supporting the thousands of housing units under their control. The Housing Authority has developed a strategy to implement community Wi-Fi hotspots at various locations under their management and has had discussion to expand this service. The Authority has done quite a bit of research into various technologies that could be used to expand its services and has spoken with numerous providers. California AB 1299 allows the California Advanced Services Fund to spend money on broadband in public-housing projects. The Housing Authority is considering making application for funds to expand its service capability.

Stakeholder Meetings – March 19 – 21, 2014

- Clark Pacific
- Yolo County Flood Control and Water Conservation District
- Nugget Markets
- Woodland Community College
- City of Winters/PG&E
- Pacific Coast Producers
- Yolo Transportation District
- Woodland Memorial Hospital
- UC Davis Real Estate
- Marrone Bio Innovations
- FMC/Shilling Robotics
- DMG Mori
- Old Sugar Mill
- City/County Managers
- Los Rios Community College
- Nippon Shokken
- West Sacramento Economic Commission
- J Burton & Associates

The second site visit to Yolo was from March 19 – 21, 2014. The plan for this visit was to continue to meet with project stakeholders as well as key businesses throughout the region and more specifically in the cities of Woodland, Davis, Winters and West Sacramento. These meetings provided additional data in support of the need for highly available fiber based broadband services in these areas.

The meeting with the Yolo County Flood Control and Water Conservation District provided great insight into the SCADA (Supervisory Control and Data Acquisition) systems utilized throughout the district for monitoring, and control of the various water resources and structures managed by the agency. Staff also detailed the extensive wireless network utilized to provide access to dozens of sites throughout and outside of Yolo County. While the wireless network cannot be utilized as an asset in the Yolo Broadband planning process, there is potential for collaboration on tower sites, which are required to provide basic wireless connectivity for the districts systems. District staff may provide a “towers” layer in GIS outlining the current tower infrastructure, pending management approval.

Meetings with Woodland Community College and Los Rios Community College proved to be interesting in that the need for broadband access between these two organizations were at polar opposites. Woodland Community College uses CENIC (Corporation for Education Network Initiatives in California) and has access to the bandwidth and services needed to support current operations. Los Rios Community College in West Sacramento also uses CENIC where possible; however, connectivity between the remote campuses is provided over AT&T Optiman fiber service. Los Rios reported that data needs for the college continues to increase exponentially and current bandwidth levels are insufficient and are currently constrained due to cost of services. Los Rios would welcome new cost effective methods for providing connectivity to its various sites.

During Magellan’s visit with the Yolo Transportation District, staff provided us with the “vision” for technology infrastructure as it relates to the transportation services provided throughout Yolo County. There are several plans for digital signage at bus stops, wireless networks on the buses as well as advanced communications between the vehicles and headquarters. Currently, the district relies heavily on 3G/4G mobile devices which currently only provide enough bandwidth to provide AVL (Automatic Vehicle Location) services. Higher speed wireless and connectivity at bus stop locations would be valuable to the district in support of these organizational goals.

UC Davis Real Estate handles all architectural, construction/project management and real estate development services for UC Davis. During our discussions with staff, and review of infrastructure maps, we learned the extent of the University’s fiber network. The entire campus, as well as a few off campus locations, is served by the University’s network. This could potentially be a valuable asset for the Yolo Broadband project as the fiber passes through several business/industry parks located around the UC Davis campus. Additionally, the University maintains facilities in downtown Davis, which are not currently served by fiber. There could be opportunities for fiber sharing/swapping agreements in the future.

The additional meetings included a number of businesses in the region, mainly large/medium size organizations. These meetings reinforced a number of the issues we’ve heard regarding the local

broadband offerings, primarily around the concepts of a lack of local access and non-existent service. Some businesses have the services they require because they were lucky to have fiber infrastructure nearby, some stated service was in the area but costs to connect were too great, while others learned to “work with what they have” because services are not available in their area. A few businesses we met within Davis stated they currently have fiber-based access primarily because they were fortunate to be able to afford the \$30,000+ capital construction fees to connect. These construction fees are normally collected upfront to offset the costs the provider must bear in order to connect the customer. These can typically be paid upfront or in some cases, rolled into the monthly recurring charge (MRC). During another meeting, a company representative explained to us how his company recently invested \$30 million to build a manufacturing plant located in Southport Industrial Park in West Sacramento. During the completion of the site, a T-1 (1.554 Mbps) circuit was installed at the site, and later upgraded to bonded (2) T-1 circuits capable of delivering 3 Mbps of bandwidth to the site. The business has stated it would take a fiber-based service as soon as one is made available, as the current connection is inadequate to support the North American operation.

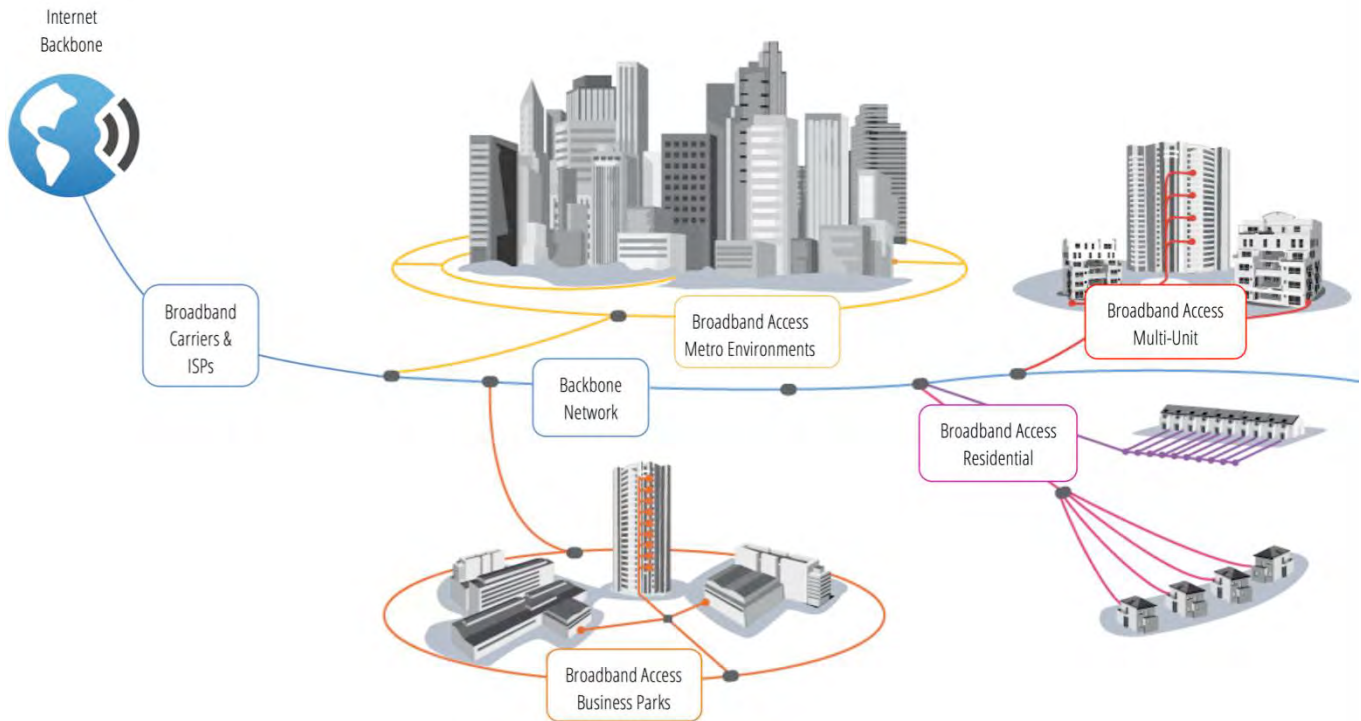
This last instance is really the worst-case scenario for broadband access in an industrial park, which is highly marketed, and core to the City of West Sacramento’s Economic Development strategy. This is a prime example of a situation where any high-tech company moving to the area would most likely pass on choosing a site in this industrial park because of a lack of broadband access.

D. Overview of Broadband Technologies

Broadband is deployed throughout communities as wired and wireless infrastructure that carries digital signal between end users and the content they want to access. The content comes in many forms and from many locations across the world in the networks that connect the local community to the Internet backbone. Websites, television, streaming video, videoconferencing, cloud services, and even telephone service are just a few types of content that are delivered across local broadband networks. Access to this content is made available through the type of infrastructure and kinds of connections available in the local network. Robust local infrastructure results in faster, more reliable access to content. Conversely, local infrastructure that is aging and built on older technologies results in slower, less reliable access to content.

Broadband bandwidth, or speed, is commonly measured in megabits per second. “Meg” or “Mbps” are generally used to describe the rate of data transfer through a broadband connection. Broadband connections have a download rate, the rate that data is transferred to the subscriber from the broadband network, and upload rate, the rate that data is transferred from the subscriber to the broadband network. The greater the bandwidth, the faster a subscriber is able to access information over the network, such as Internet web pages. Greater bandwidth also allows subscribers to utilize real-time applications, such as Internet video services such as Netflix and Hulu. Without sufficient bandwidth, these applications do not function because the subscriber is not able to access this content at a fast enough rate through the broadband connection, which results in these applications not functioning correctly and the subscriber experiencing “freezing” or “buffering” conditions when trying to view online content such as web pages, images, and videos.

Figure 2.2: How Broadband Connects Our Communities



The majority of America still utilizes copper-based broadband infrastructure to transmit information from a user to the Internet; this media includes twisted-pair copper telephone and coaxial cable lines. Most of this infrastructure was installed years ago but in many areas of the country, it is still being installed in new communities today. As time has progressed, broadband providers have continued to upgrade equipment in their networks to make these lines faster and more reliable, however; several fundamental issues exist with underlying copper infrastructure:

- Broadband signals degrade significantly as distances increase in copper-based networks.
- Broadband signals are susceptible to electrical interference and signal degradation in copper-based networks, particularly as they depreciate.
- Copper-based networks delivering broadband services generally utilize shared bandwidth among pools of users that results in an uneven distribution of speed to these users.

The limitations of local copper-based networks are overcome by deployment of new technologies such as fiber-optic infrastructure. The old standard of copper in local broadband networks is transitioning to fiber-optic, however; the pace of this transition is slow. Costs for deployment of fiber-optic infrastructure are extremely high, particularly in areas where no fiber-optic infrastructure exists. Providers understand that fiber-optic broadband provides the only long-term solution to the ever-growing bandwidth needs of homes, businesses, and community anchors. Fiber-optic broadband connectivity is considerably different than its copper-based predecessor, in the following ways:

- Fiber optic technology converts broadband data signals to light and sends the light through transparent glass fibers about the diameter of a human hair. Fiber transmits data at speeds far exceeding current DSL or cable modem speeds, typically by tens or even hundreds of Meg.
- Actual speeds are always dependent on the services provisioned by the service provider who operates the system, however; speeds generally range from 10Mbps to 100Gbps
- Telecommunications providers sometimes offer fiber broadband in limited areas and have announced plans to expand their fiber networks and offer bundled voice, Internet access, and video services.
- Variations of the technology run the fiber all the way to the customer's home or business, to the curb outside, or to a location somewhere between the provider's facilities and the customer

Figure 2.3 compares traditional broadband technologies such as DSL, cable, and wireless to fiber-based next-generation broadband. Whereas traditional broadband technologies have an upper limit of 150Mbps, next-generation broadband surpasses these limitations and can provide 1Gbps and greater.⁴

Figure 2.3: The Evolution of Broadband Speeds Across Technologies

Dial-Up – 56Kbps

- Legacy technology
- Shared Technology

ADSL – 10Meg

- First Generation of DSL
- Shared Technology

ADSL2 – 24Meg

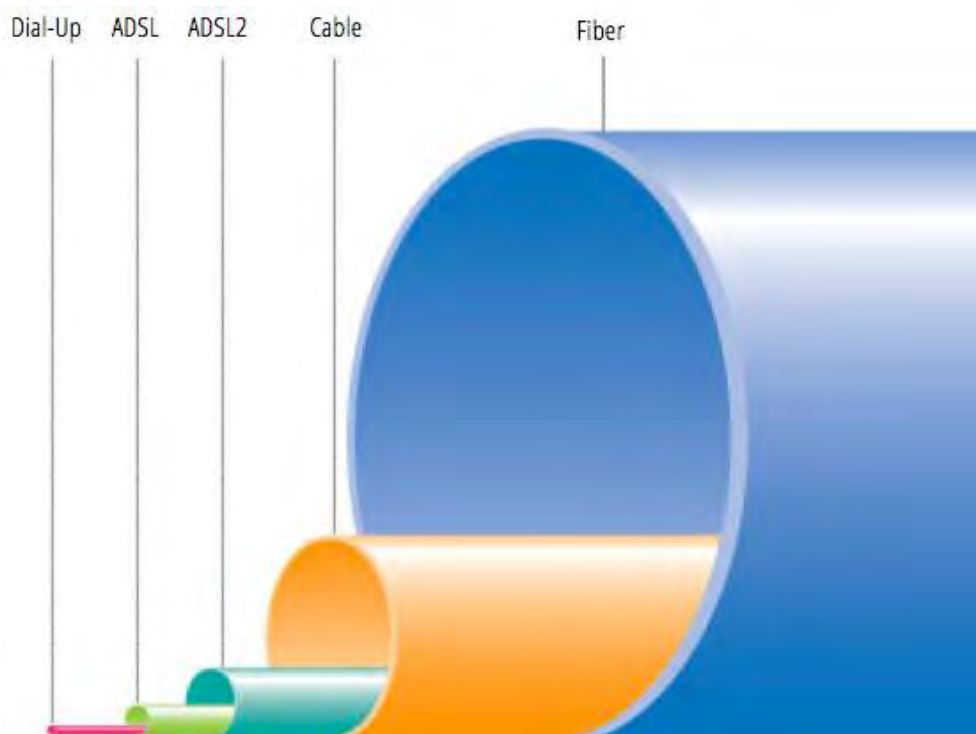
- Second Generation DSL
- Shared Technology

Cable – 150Meg

- DOCSIS 3.0
- Shared Technology

Fiber – 1Gbps

- PON, Active Ethernet
- Shared and
- Dedicated Technology

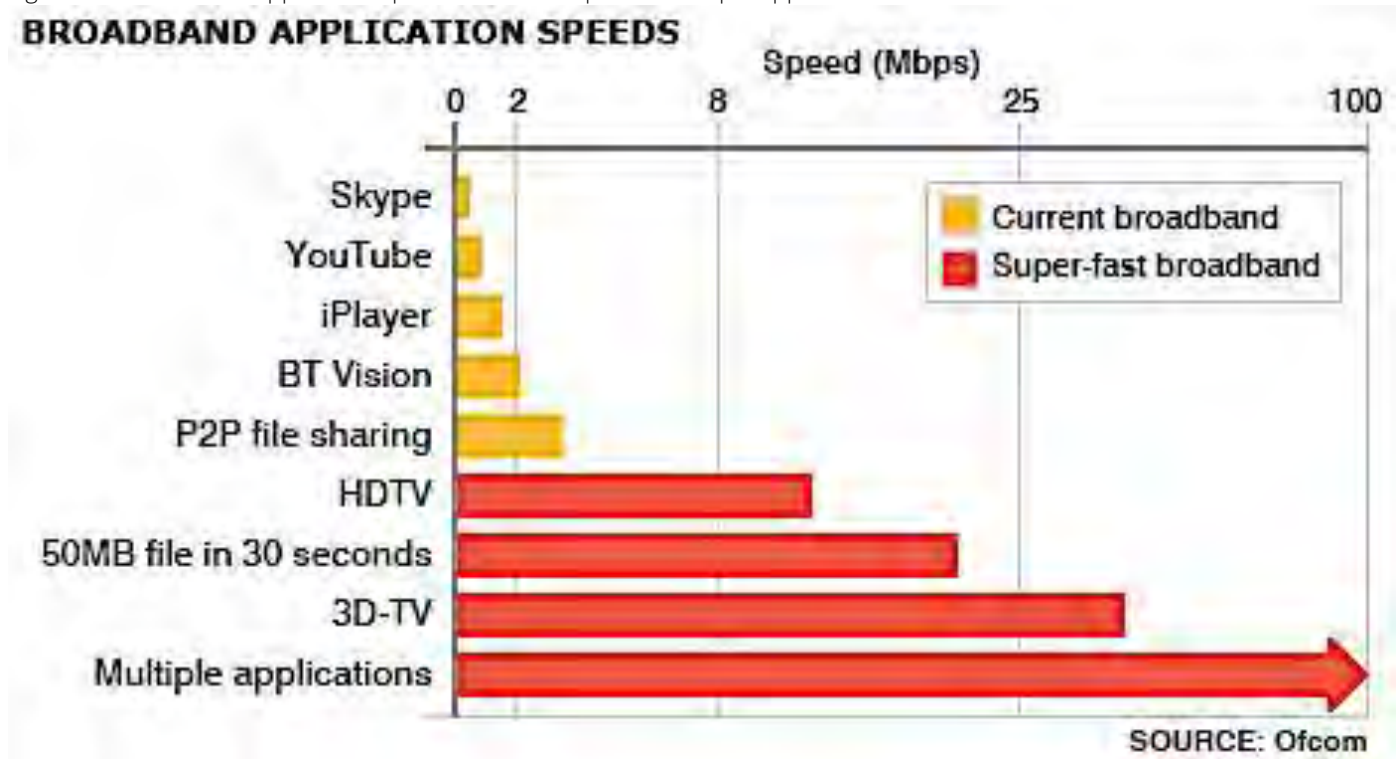


⁴ Actual speed and quality of service will depend on the specific service contracted by the end user, whether using a traditional broadband service or a next-generation broadband service.

E. What is Driving Broadband Demand?

Broadband technologies have evolved to carry more and more data because of the advancements in online applications. Every application requires a certain amount of bandwidth on a broadband connection to function properly. As time has progressed, we have witnessed significantly more applications and significantly more bandwidth used by those applications. Figure 2.4 illustrates the bandwidth requirements of common applications and the impact of multiple applications running across a broadband connection.

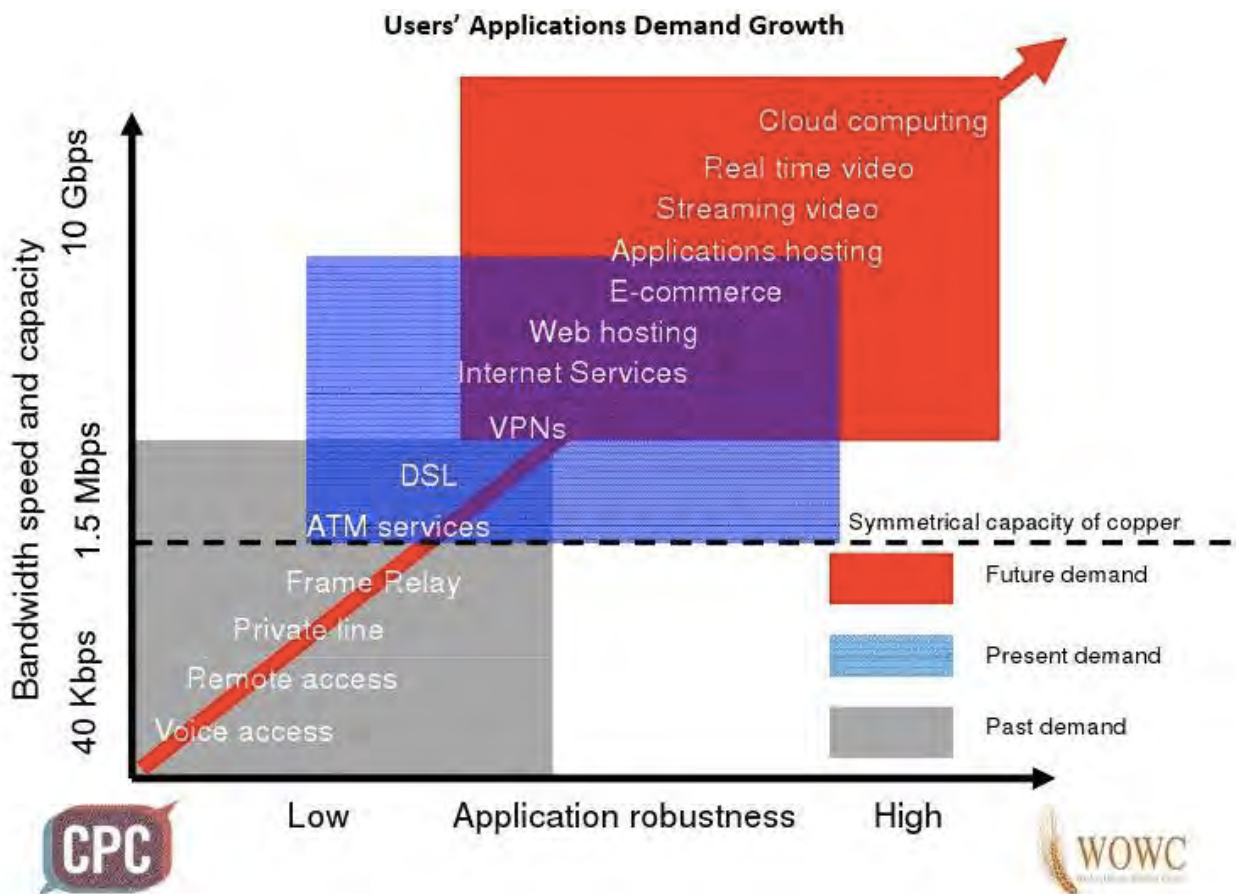
Figure 2.4: Broadband Application Speeds and The Impact of Multiple Applications



Today, broadband subscribers across every user class are utilizing more and more online applications and particularly those that consume larger amounts of high-quality bandwidth. Figures 2.4 and 2.5 illustrate user demands for applications today and the increases in broadband that are necessary to accommodate this demand. Currently, broadband subscribers make heavy use of the core Internet functions, consisting of Internet browsing, web hosting, e-commerce, virtual private network connectivity and voice services. However, subscribers are beginning to consume more real time video and streaming applications, which require significant bandwidth, reliability and performance out of their broadband connections. We are still early in the lifecycle of Internet video applications and these are expected to grow significantly over the next 10 years, replacing much of the text-based Internet.

In addition, the myriad of cloud services is driving the need for more symmetrical⁵ broadband as real time and cloud applications require additional bandwidth, both in download speed and upload speed. As more of these applications are deployed and replace traditional PC-based software, broadband connections will need to accommodate the increased bandwidth load. Many times these applications synchronize in real time, meaning that they are always consuming bandwidth at a constant rate rather than only when the user is actively engaging the application.

Figure 2.5: User Demands for Applications Over Broadband Connections



Broadband and Education

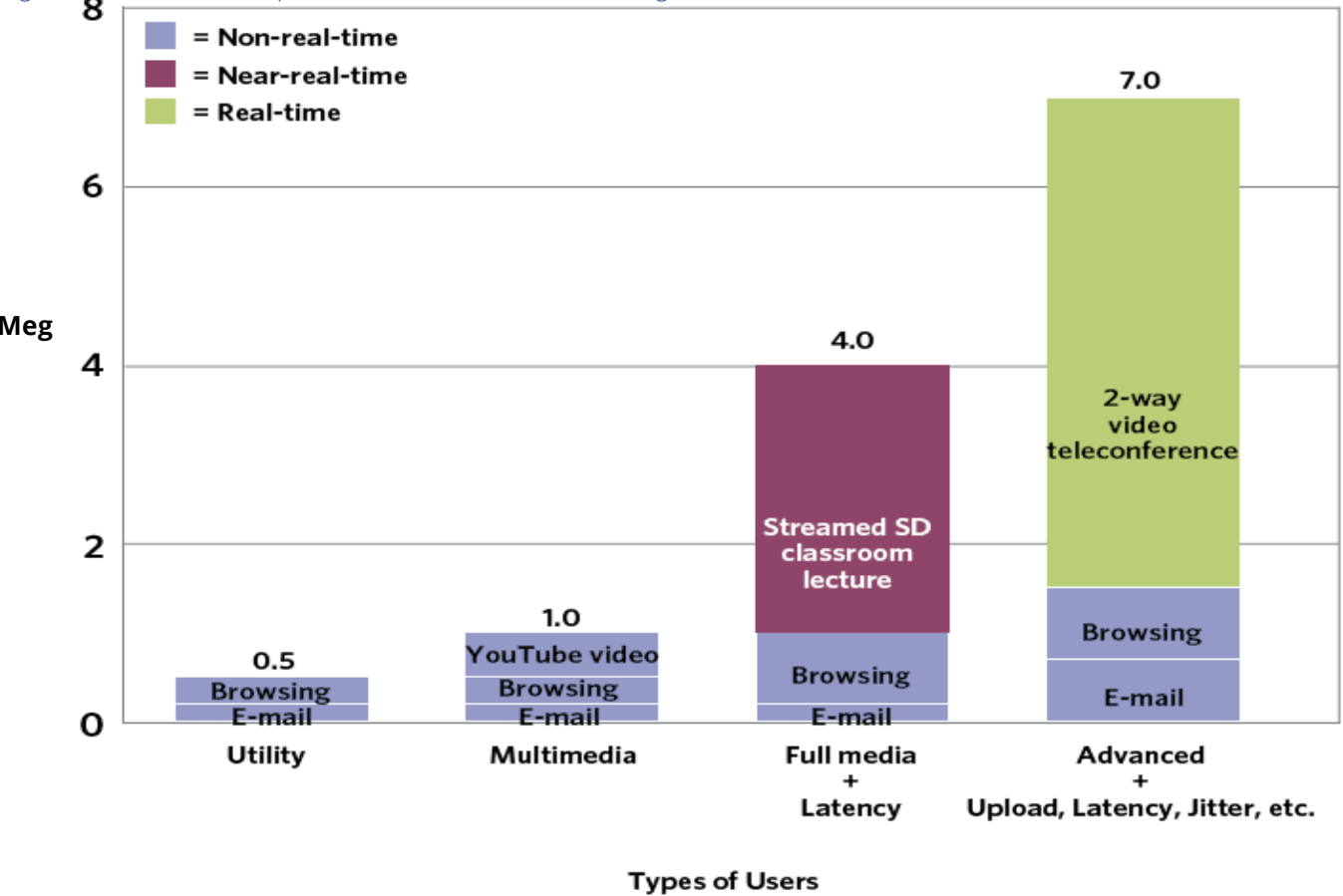
Some of the largest users of broadband services in our communities come from educational organizations and their needs continue to grow, including K-12 schools, community colleges and higher education. Online applications used by these organizations require not only high-bandwidth broadband, but also services that meet strict quality and performance requirements to support real-time video and voice applications such as distance learning and teleconferencing. In addition,

⁵ Symmetrical broadband connections provide equal download and upload speeds, such as 10 Meg down, 10 Meg up, instead of traditional asymmetrical broadband services that provide unequal speeds, such as 10 Meg down and 2 Meg up.

educational institutions are utilizing more online content to support their curricula, from sources such as YouTube, Vimeo and Facebook.

Figure 2.6 illustrates the bandwidth requirements per student for common educational applications and the quality and performance requirements of these applications. Basic educational tools, such as web browsing and YouTube, consume up to about 1 Meg per student. However, moving up to more advanced educational technologies such as streamed classroom lectures and 2-way video teleconferences, use significantly more bandwidth per student, 4 Meg and 7 Meg, when combined with the basic educational tools. In addition, these advanced tools require not only more bandwidth but also strict broadband quality metrics that allow them to function properly, such as low latency and higher upload speeds.

Figure 2.6: Bandwidth Requirements of Educational Technologies Per Student⁶

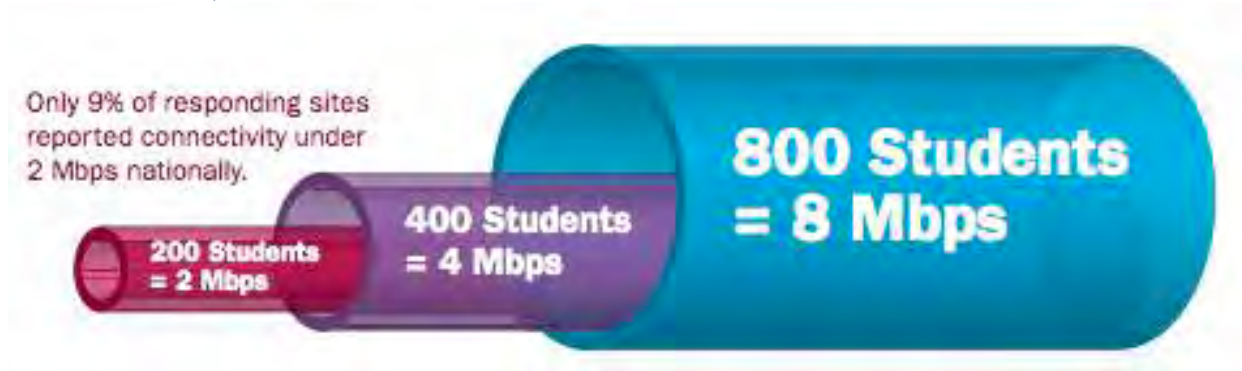


Many States have instituted requirements for online testing or are in the process of doing so. California's Common Core State Standards take effect in 2014, and districts will be moving into this program this 2014-2015 school year. These tests require approximately 20Kbps per student, and school districts will be required to dimension their broadband services to accommodate online testing.

⁶ National Broadband Plan. "Current State of the Ecosystem" <http://www.broadband.gov/plan/3-current-state-of-the-ecosystem/>. Accessed June 2014.

For example, a school with 800 students may require up to 8 Meg of bandwidth to ensure its online testing is completed successfully. This 8 Meg is in addition to the school's existing broadband consumption, which for some schools may be a challenge, particularly because online testing may be competing for bandwidth with other online educational content that the school is using.

Figure 2.7: Bandwidth Requirements for Online Assessments⁷



Educational institutions continue to integrate online applications into their curricula, particularly emphasizing more video, including distance learning and online collaboration.

Broadband and Healthcare

Healthcare technology is rapidly evolving and in order to support these major advances in medical science, broadband infrastructure needs to be in place to allow effective management of medical data and facilitate communication between doctors and patients. Doctors are now using very advanced diagnostic imaging systems that require large amounts of storage and bandwidth to work efficiently. Patients rely on the Internet for the ability to interconnect with their healthcare providers virtually instead of making in-person visits; what traditionally required an office visit in the past can now be done virtually in many cases.

Additionally, by virtue of having high-speed, reliable broadband, healthcare organizations such as hospitals, doctor's offices, urgent care centers, and emergency first responders can all be connected to the same system, enabling virtual collaboration (in real time), remote patient diagnoses and monitoring, and other telemedicine applications. With the advancement of electronic health records, broadband infrastructure will become one of the most critical infrastructure needs for healthcare professionals and organizations. Currently, to support the use of electronic health records, the FCC recommends the following minimum bandwidth speeds:

⁷ Smarter Balanced Assessment Consortium. "The Smarter Balanced Technology Framework and Testing Device Requirement", http://www.smarterbalanced.org/wordpress/wpcontent/uploads/2011/12/Tech_Framework_Device_Requirements_11-1-13.pdf, Accessed July 2014.

Single Physician Practice – 4 megabits per second (Mbps)

- Supports practice management functions, email, and web browsing
- Allows simultaneous use of electronic health record (EHR) and high-quality video consultations
- Enables non real-time image downloads
- Enables remote monitoring

Small Physician Practice (2-4 physicians) – 10 Mbps

- Supports practice management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables non real-time image downloads
- Enables remote monitoring
- Makes possible use of HD video consultations

Nursing home – 10 Mbps

- Supports facility management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables non real-time image downloads
- Enables remote monitoring
- Makes possible use of HD video consultations

Rural Health Clinic (approximately 5 physicians) – 10 Mbps

- Supports clinic management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables non real-time image downloads
- Enables remote monitoring
- Makes possible use of HD video consultations

Clinic/Large Physician Practice (5-25 physicians) – 25 Mbps

- Supports clinic management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables real-time image transfer
- Enables remote monitoring
- Makes possible use of HD video consultations

Hospital – 100 Mbps

- Supports hospital management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables real-time image transfer
- Enables continuous remote monitoring
- Makes possible use of HD video consultations

Academic/Large Medical Center – 1,000 Mbps

- Supports hospital management functions, email, and web browsing
- Allows simultaneous use of EHR and high-quality video consultations
- Enables real-time image transfer
- Enables continuous remote monitoring
- Makes possible use of HD video consultations

Broadband and Public Safety

We live in a changing world where public safety agencies must address new threats and challenges both natural and man-made. It's no longer enough for first responders to rely on a push-to-talk (PTT) network for situational awareness. Police, fire, and emergency medical services (EMS) play the central roles in emergency response. Mobile technology capable of sending and receiving bandwidth-intensive information can help first responders do their jobs much more effectively and safely. These emergency response organizations need broadband networks that let them share streaming real-time video, detailed maps and blueprints, high resolution photographs, and other files that today's public safety and commercial wireless networks cannot handle, especially during major events or catastrophes.

Broadband technology and infrastructure is critical to the success of our first responders because it provides them with enhanced situational awareness in emergency situations. By leveraging broadband networks, public safety organizations can gain access to site information, video surveillance data, medical information or patient records, and other information that would be useful in an emergency situation. These networks also support and improve 9-1-1 Public Safety Answering Points (PSAPs) response time and efficiency by establishing a foundation for transmission of voice, data, or video to the responding entity.

New broadband technologies give first responders new tools to save lives. These tools include:

- Next-Generation Radio Systems
- Advanced Security Camera Systems
- Gunshot Detection Systems
- Chemical, Biological, Radiological, Nuclear, and Explosives Sensor Systems
- Body-Worn Cameras
- Next-Generation Wireless Data Systems

Broadband and Local Government

Broadband networks become key drivers of efficiency as more and more municipal applications are enabled online. As they expand online services broadband will become an even more critical component of the daily operations to serve communities. Applications migrated to a community network enjoy greater availability and increased bandwidths over what has traditionally been available; creating a more effective and efficient municipal organization. High-speed, reliable broadband enables these organizations to:

- Improve operational efficiencies
- Reduce direct and indirect costs
- Enable new interactions with citizens and businesses
- Respond more quickly to the local community
- Ensure better preparedness in times of emergency
- Provide enhancements to public safety
- Provide more information to citizens and businesses

Broadband and Community Support

In order for a community to thrive and grow, community support organizations must be in place. Organizations such as local chambers of commerce, human services organizations, churches, and other organizations that help connect people to the services they need in the community. These organizations traditionally access the needs and resources available in the community and collect the data necessary to help fill the gaps in services and investigate opportunities to solve community problems and issues.

Broadband plays a vital role in helping these types of organizations fulfill their missions. Whether it is as simple as a community church streaming their weekly service or the local chamber of commerce advertising their latest event through their web presence and email, broadband equips these organizations with one of the most critical communication tools necessary to ensure they are successful in their support roles.

Broadband availability inspires these organizations to be innovative in their use of technology and brings a higher level of welfare to the communities they serve. Take for example All Saints Church in rural Norfolk County, UK. The church is utilizing its spire (the tallest structure in the area) to deliver wireless Internet service to the surrounding community. Now, in a community that was lucky to see speeds up to 1 Mbps, speeds of over 8 Mbps are not uncommon. This community support organization has brought broadband service into an area that was previously underserved and is helping to bridge the digital divide that plagues many communities around the globe.

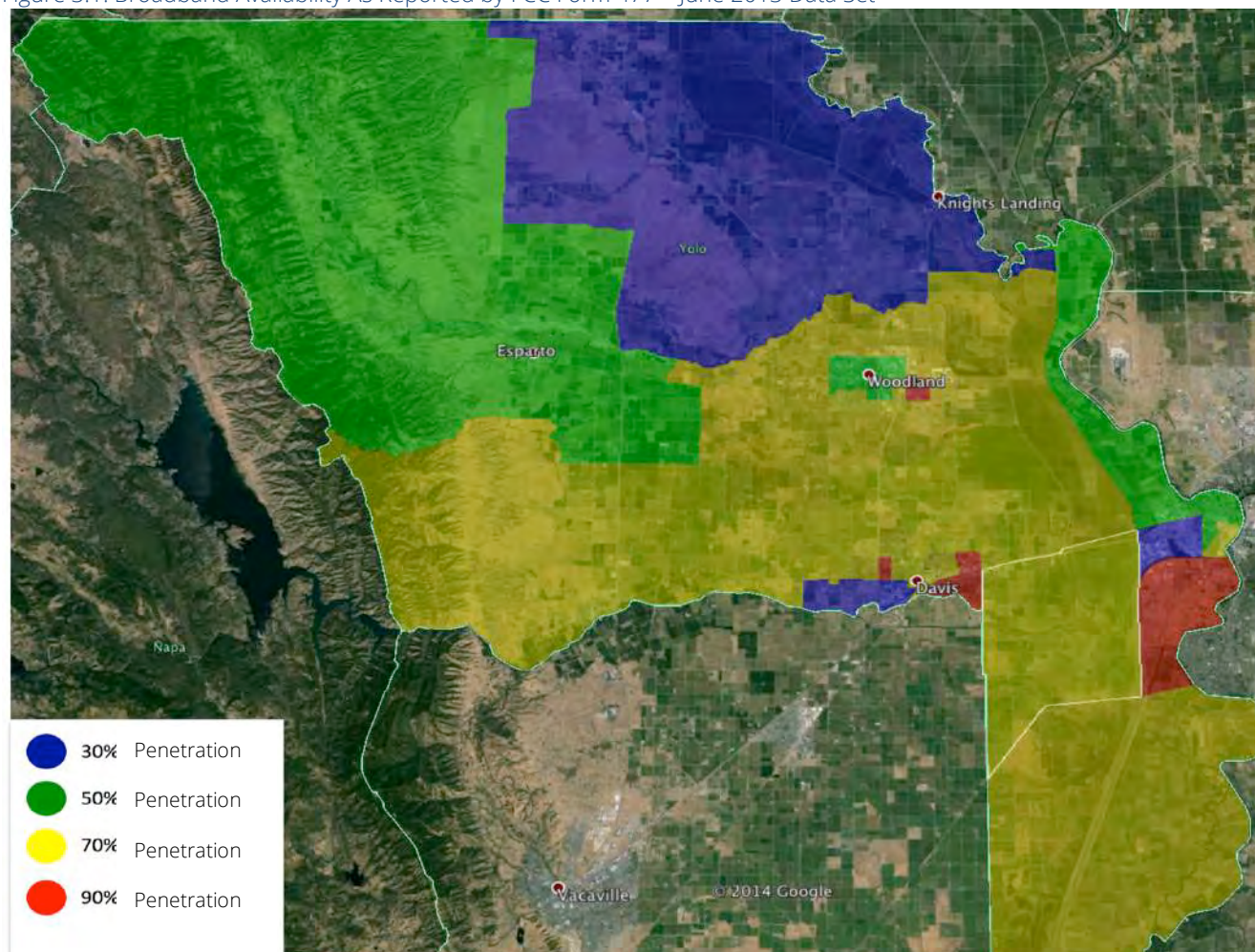
3. Current Broadband Conditions in Yolo

A. Broadband Penetration & Availability in Yolo

Broadband Penetration in Yolo Per FCC Data

Figure 3.1 illustrates the most recent residential broadband penetration data, as reported in FCC Form 477 by providers that serve Yolo County. Data is reported per census tract for every census tract in the County. Census tracts are shaded below to illustrate the average broadband penetration. Penetration means that amount of residential households that have subscribed to a wireline broadband service such as cable or DSL Internet service. Tracts shaded in blue exhibit 30% average penetration, tracts shaded in green exhibit 50% average penetration, census tracts in yellow exhibit 70% average penetration and census tracts in red exhibit 90% average penetration. Cities exhibit significantly higher broadband penetration whereas rural areas exhibit lower rates. The predominant reason why broadband penetration is lower in rural census tracts is due to a lack of broadband availability in these areas. The FCC data reports actual broadband lines connected, not availability of broadband services.

Figure 3.1: Broadband Availability As Reported by FCC Form 477 – June 2013 Data Set



High (90% average) broadband penetration is found in portions of the urbanized areas of Woodland, West Sacramento and Davis, which exhibit the greatest population centers and the most density in the County. Census tracts that cover rural portions of the County maintain significantly lower penetration, particularly those in the Northern portion of the County covering the Capay Valley, Esparto, Dunnigan, Knight's Landing and Yolo. In cases where few or no households exist within a census tract, these tracts will exhibit low penetration. For example, pockets of low penetration occur in urbanized census tracts within Davis and West Sacramento (shown in Blue and centrally located in these Cities), due to the fact that these tracts contain mainly commercial parcels and few households.

Magellan calculates the actual users subscribing to broadband in these communities by multiplying the average availability in each census tract by the occupied households data provided by the 2010 census via American FactFinder. This data provides an indication of the total number of residential households served by wireline broadband such as cable or DSL in each census tract and in unincorporated Yolo. Based on this data, 66.8% of Yolo households subscribe to a wireline broadband service. Figure 3.2 illustrates these results broken down by City and unincorporated Yolo.

Figure 3.2: Households Subscribing to Wireline Broadband in Yolo Communities

Community	Households with Broadband	Wireline Broadband Penetration
Davis	18,375	77.3%
West Sacramento	10,233	64.2%
Winters	1,464	56.2%
Woodland	12,609	61.9%
Yolo County (Unincorporated)	4,003	55.9%
Countywide	46,684	66.8%

Broadband Availability in Yolo Per CPUC Data

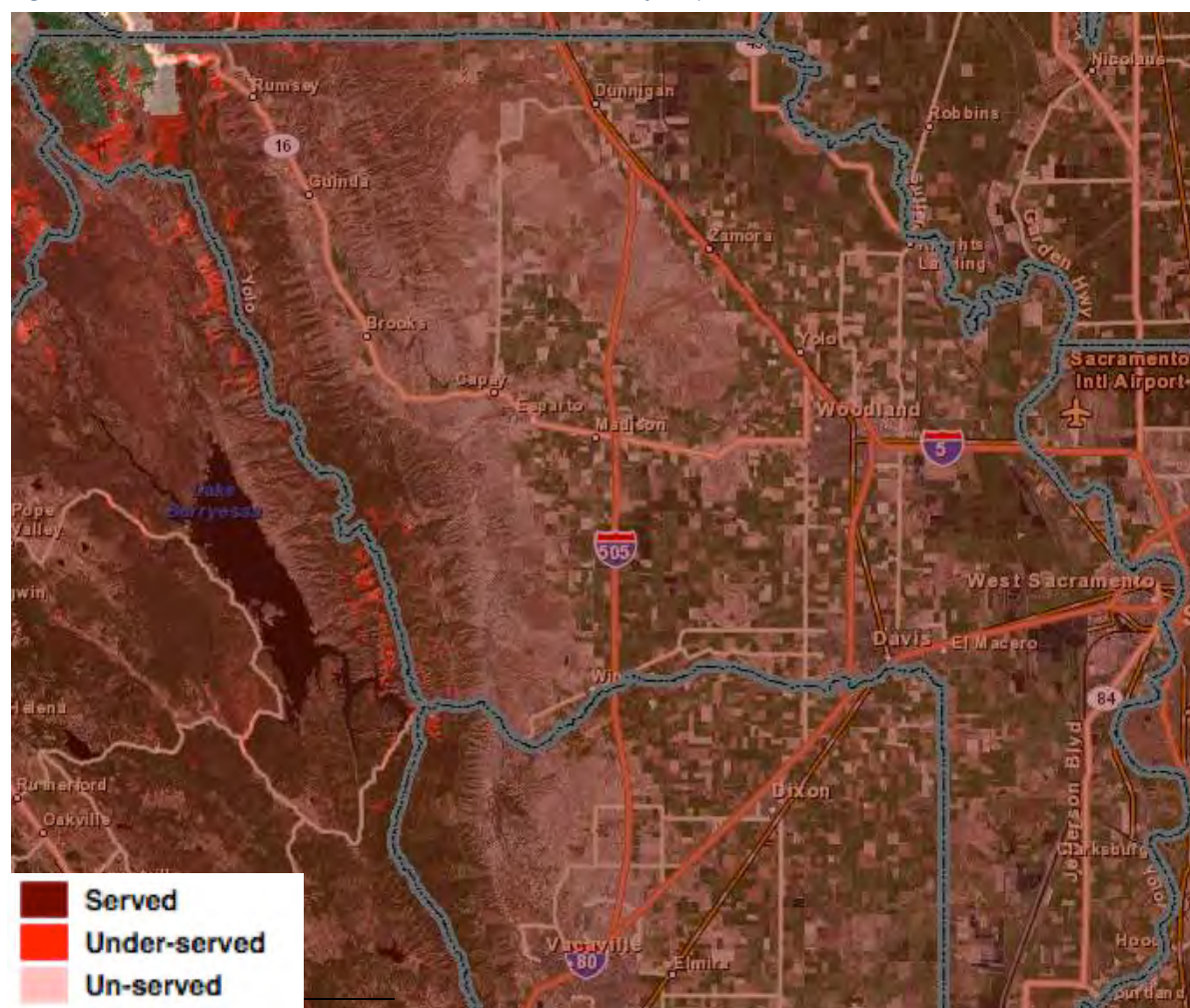
Current CPUC maps provide availability, services and provider information across Yolo County. The most current report released by the CPUC entitled "State of California Fixed Broadband Availability"⁸ dated June 16, 2014 states that 100% of Yolo County's households have access to broadband services of at least 6 Meg download and 1.5 Meg upload. The report lists a total of 70,699 of 70,716 households for which this speed of broadband is available.

On closer inspection of the data, it is important to analyze the actual services that exist in Yolo to which households have access and a "real-world" sense of the availability of broadband in Yolo. The 100% availability reported by the CPUC includes both wireline and fixed wireless broadband services. An area (census block) is considered served if at least 1 provider with either of these technologies serves the area. Wireline broadband services include such technologies as DSL, cable and fiber-optic services. In

⁸ <ftp://ftp.cpuc.ca.gov/telco/BB%20Mapping/Round%209/R9%20Dec%202013%20Availability%20by%20County-Alphabetical.pdf>

Yolo, DSL and cable technologies were found to be available to households in the majority of the county. No Fiber To The Home (“FTTH”) services were found in Yolo County. Although many of the service providers’ networks employ fiber-optic services to interconnect their service areas to one another, no fiber-optic services extend directly to individual homes. Fixed-wireless broadband services include both licensed⁹ and unlicensed¹⁰ wireless broadband that can be delivered to households. When comparing the CPUC’s availability maps for wireline and wireless services, a significant discrepancy was found between the two. The wireline broadband maps illustrated coverage for a significantly lower percentage of total households whereas the fixed wireless broadband maps illustrated wireless coverage for 100% of Yolo. In reviewing broadband availability map for Yolo, as shown in Figure 3.3, 100% availability is shown in by red shaded area across nearly the entire county, except for the northeast corner, east of Rumsey, there is a lack of coverage. This would indicate that every household in Yolo is served by either a wireline broadband technology or a fixed wireless broadband technology, capable of providing 6 Meg download and 1.5 Meg upload.

Figure 3.3: Yolo Wireline and Wireless Broadband Availability Map

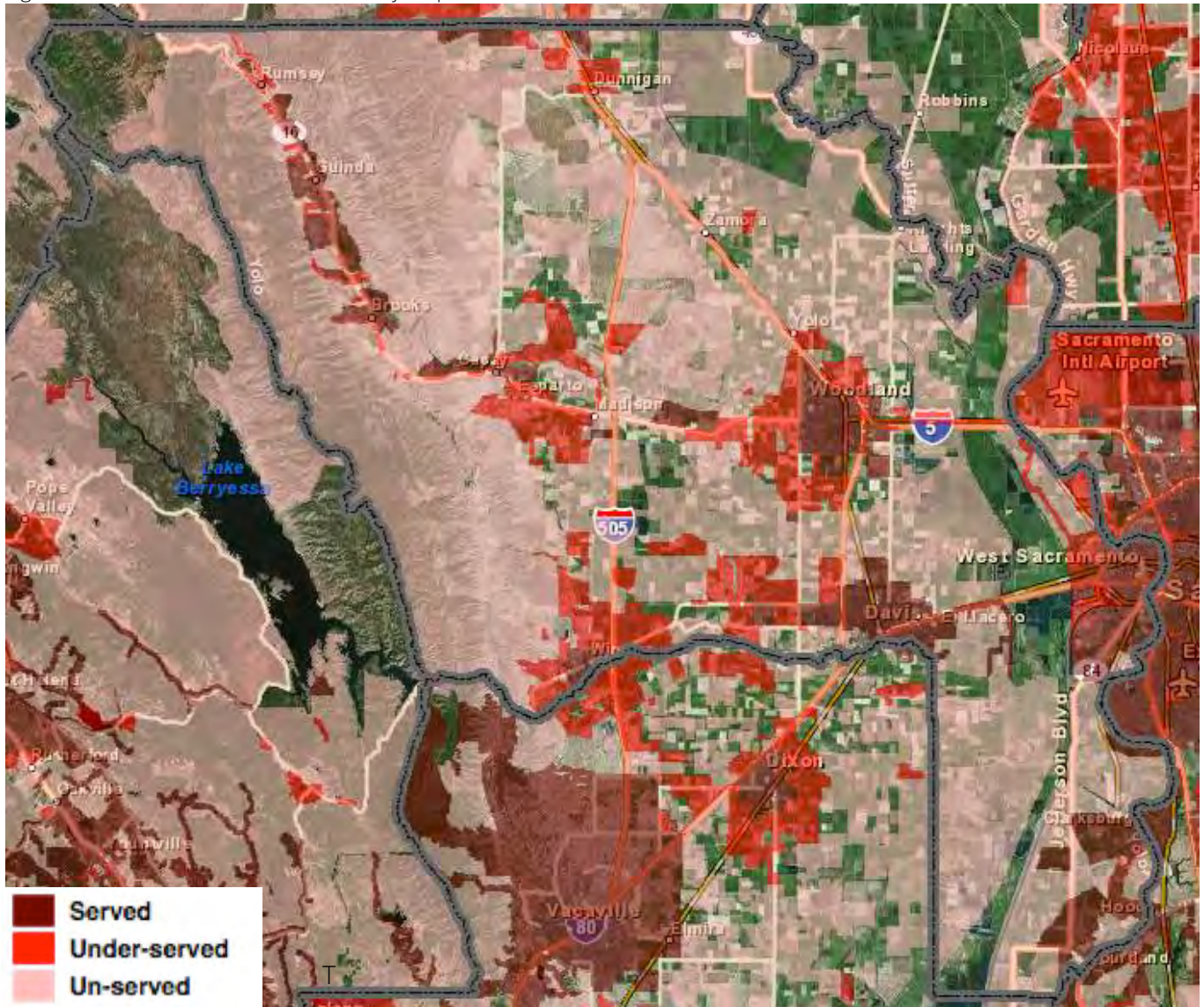


⁹ In the US, licensed fixed wireless connections use a private [spectrum](#) the user has secured rights to from the [Federal Communications Commission](#) (FCC).

¹⁰ In the US, unlicensed fixed wireless connections utilized shared public spectrum for communications which may result in interference within the wireless signal when multiple unlicensed wireless connections exist in an area.

However, when reviewing only the wireline broadband availability map for Yolo, the availability is significantly less, as shown in Figure 3.4 below. Areas in pink and bright red illustrate unserved and underserved regions of the county while areas in dark red illustrate served areas of the county.

Figure 3.4: Wireline Broadband Availability Map



The source of the discrepancy results from two fixed wireless providers reporting significant coverage in the county. Internet Free Planet claims to covers 99% of all households in Yolo County. RuralNet Wireless, LLC claimed that they did not provide services in Yolo County. Internet Free Planet was contacted but did not provide a response. Digital Path, Inc. also claims to provide wireless services in certain areas of Yolo County, namely Dunnigan, Knight's Landing, and Yolo. Based on the information gained on these providers, Yolo County should not be considered to have 100% broadband availability and RuralNet Wireless, LLC and Internet Free Planet should be removed from the list of available

providers that cover Yolo County until it can be determined that they adequately provide service in the area.

Yolo must also ensure that the broadband speeds reported by providers to the CPUC are in fact what residents receive in Yolo's communities. Accurately estimating and tracking broadband speeds is a significant challenge because of the various factors that affect the speed of the broadband service. Providers reporting the download and upload speeds associated with their broadband services often utilize the "Maximum Advertised Speed," which is the top speed that a subscriber in a pre-defined service area can expect to receive. In most broadband networks, including DSL and Cable, these speeds are rarely achieved for a variety of factors, which include:

- Specific type and condition of the network
- Distance from the telecom central office or cable headend
- Number of concurrent users utilizing the service simultaneously
- Amount of traffic being transmitted over the network

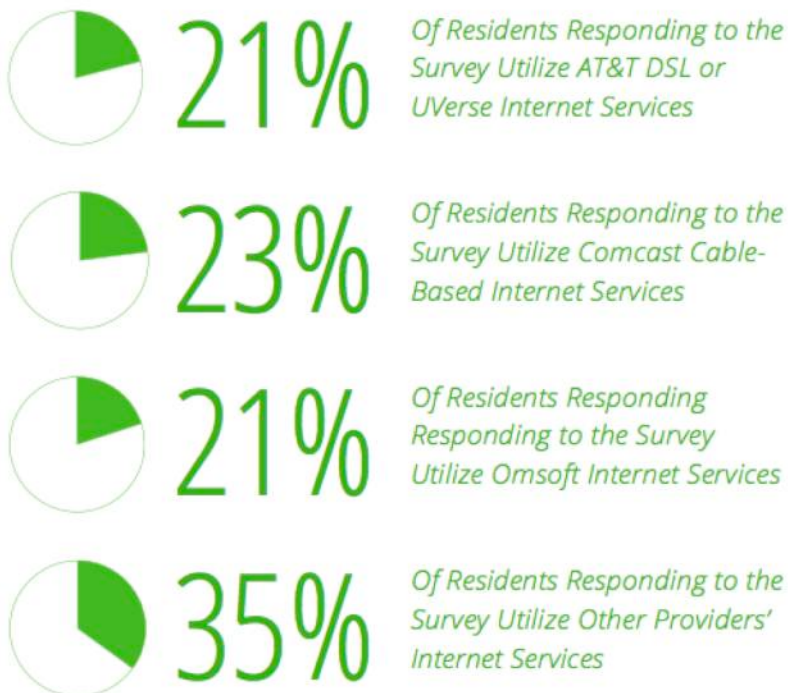
Subscribers routinely experience significantly lower speeds from those advertised; this is especially true with DSL and cable Internet services. However, actual speeds should somewhat correspond to those reported by broadband providers to the CPUC. This Plan has utilized broadband speed testing to gain understanding of the actual broadband speeds that residents and businesses in Yolo experience. The speed testing provides insight into the types of services that residents and businesses subscribe to in Yolo compared with the actual speeds that they receive.

4. Broadband Community Profiles Davis



A. Residential

The residential broadband market in Davis is served by multiple providers including AT&T of California, Comcast, Omsoft, and Davis Community Network. Fixed wireless providers also have coverage in Davis including DigitalPath and Winters Broadband. Of 290 respondents, 65% of residential subscribers utilize three providers for their broadband Internet services. Approximately 35% of respondents utilize fixed wireless, satellite, and other competitive providers. From the research conducted, wireline residential broadband services are generally provided via copper broadband infrastructure either through copper cable plant owned by the local exchange carrier or coaxial cable plant owned by the local cable company. Wireless services are provided through terrestrial fixed wireless systems and 3G and 4G mobile wireless carriers¹¹.



Broadband Internet download and upload speeds reported by the majority of residents surveyed were satisfactory for some but a significant amount of respondents noted issues with their current services. Some 39% of respondents reported download speeds greater than 10Meg. These speeds were generally reported in the most urbanized areas that had a high density of single-family or multi-dwelling units. Some 44% of respondents reported download speeds less than 6Meg. Upload speeds were found to be considerably lower than download speeds; consistent with asymmetrical DSL and cable

¹¹ AT&T Mobility, Verizon Wireless, T-Mobile, MetroPCS and Sprint

broadband services. Some 58% of respondents reported speeds of less than 1.5Meg. This was unexpectedly high given the 39% of download speeds above 10Meg. In general, higher upload speeds should correspond to higher download speeds, but in the case of these respondents, there was little positive correlation between higher download speeds and higher upload speeds. A significant number of respondents reported issues with their broadband services. Key issues included speeds that were inconsistent, speeds that never achieved their stated bandwidth tiers with service providers and reliability issues with residents' current services. A total of 41% of the respondents reported that their services were moderately to highly reliable while 30% felt that their services had sufficient speed. Some 30% reported that services were unreliable and 60% reported that they did not have sufficient speed.

Measuring the pricing for services against the speeds of services that residents received indicated that there was a direct correlation between the price paid for services and the amount of bandwidth ("speed") received by residents. The following chart illustrates the price of services subscribers in Davis pay and the realized download and upload speeds they experience. The general trend was that higher prices equaled faster speeds and at the highest price tier, residents were receiving up to 20Meg downloads and 5.77Meg uploads for between \$100 and \$124 per month. These prices are significant for residential Internet services and although Davis prices are competitive to similar communities, the realized speeds are much lower than communities where fiber broadband services have been deployed.

Actual speeds recorded may be different from the speeds residents purchase from service providers in the area. In general, DSL and cable broadband services are sold with speed increments that define a maximum speed for the service such as "Up to 10 megabits down and up to 1.5 megabits up." Actual speeds vary depending on the physical location of the service and how many subscribers are concurrently on the system. The "maximum advertised speed" should not be construed to mean a sustained maximum but instead the top speed of the service which may be considerably lower over long periods of time. However, there is a relationship between the price Davis residents pay for their services and the speeds they realize, as demonstrated through this data.

Analysis of the services available in the area indicates that providers are offering packages in some areas of up to 105Meg download and 20Meg upload on cable-based networks, and 45Meg download and 5Meg upload on DSL based networks. Broadband coverage data also shows this availability. Through deeper analysis into Davis' neighborhoods, these services were found to be available in some communities while others lacked access to these services. In addition, some residents reported upgrading to these higher speed services but did not feel that they were getting the speeds advertised. Results of the survey data validated speeds up to 57Meg in areas reported where these services were offered however, the majority of survey respondents recorded significantly lower speeds. Even at the highest price point paid by the subscribers the median speed was 80% less than the advertised speed.

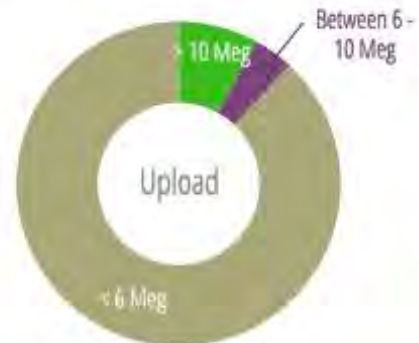
Even at the highest price point paid by residential subscribers, median speeds were 80% less than advertised speeds, which generally indicates highly oversubscribed services

Residential Broadband Services - Davis Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services

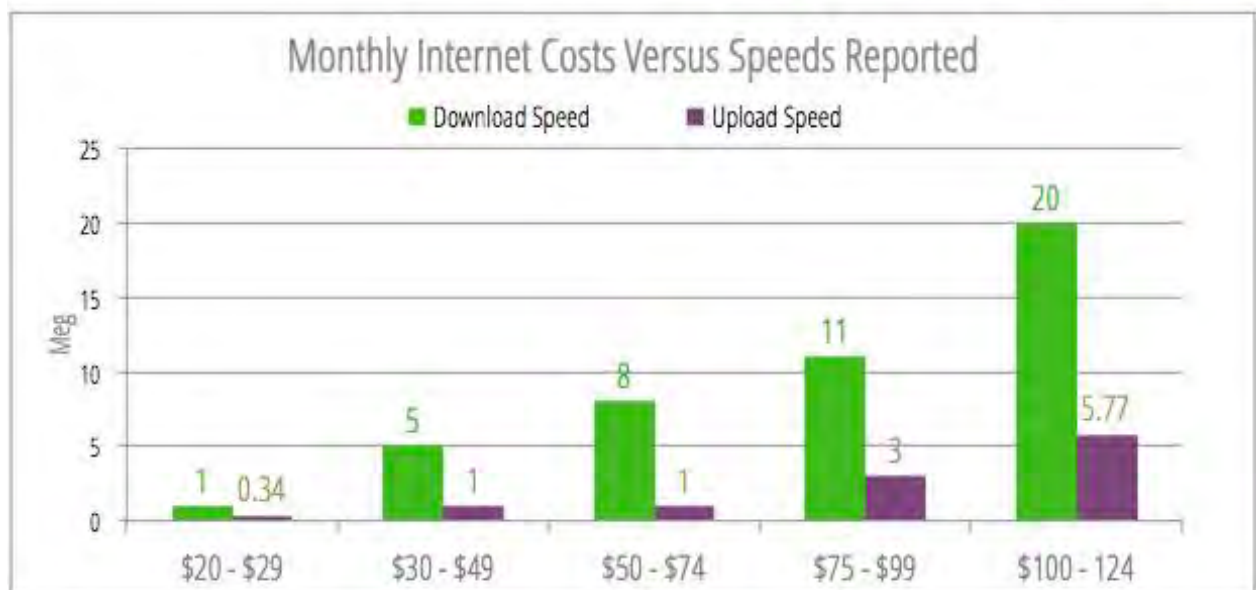


Figure 4.1: Residential Broadband Coverage in Davis (Download Speeds Only)

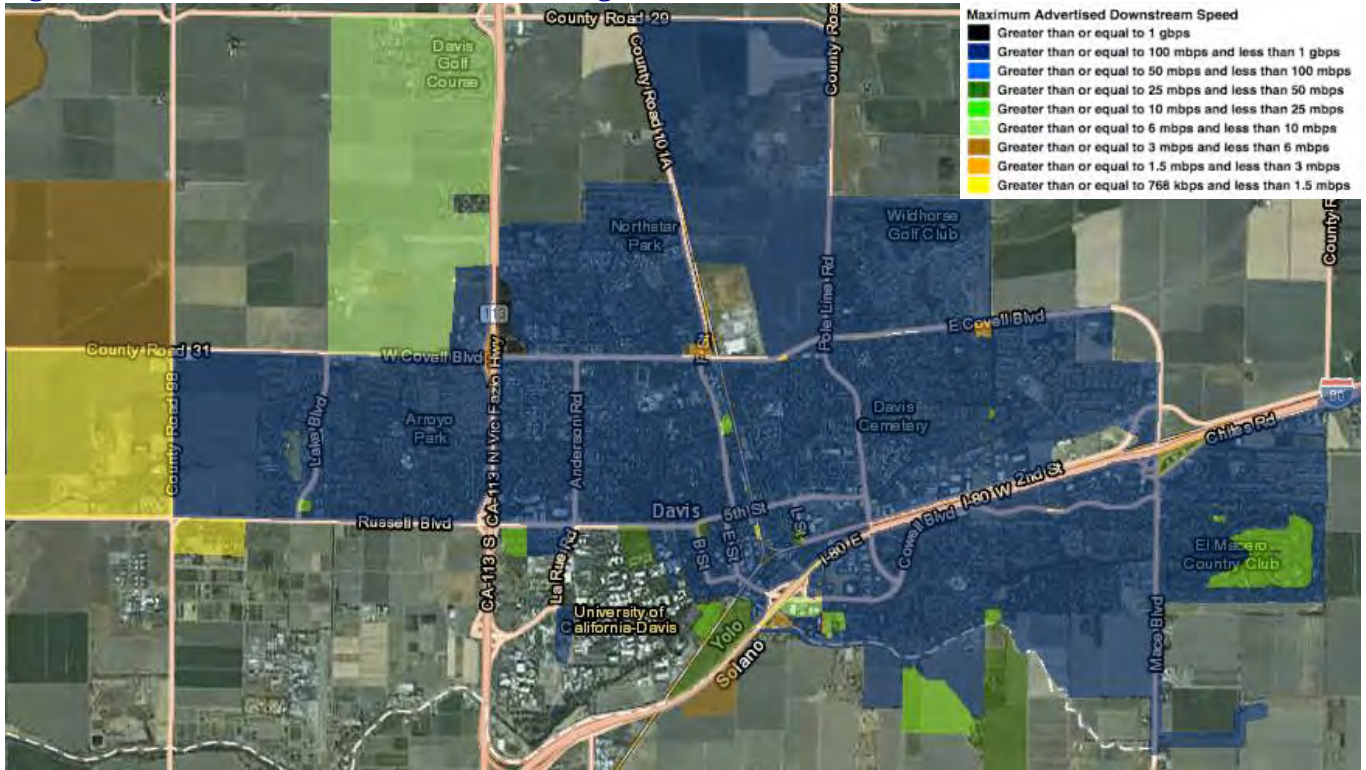
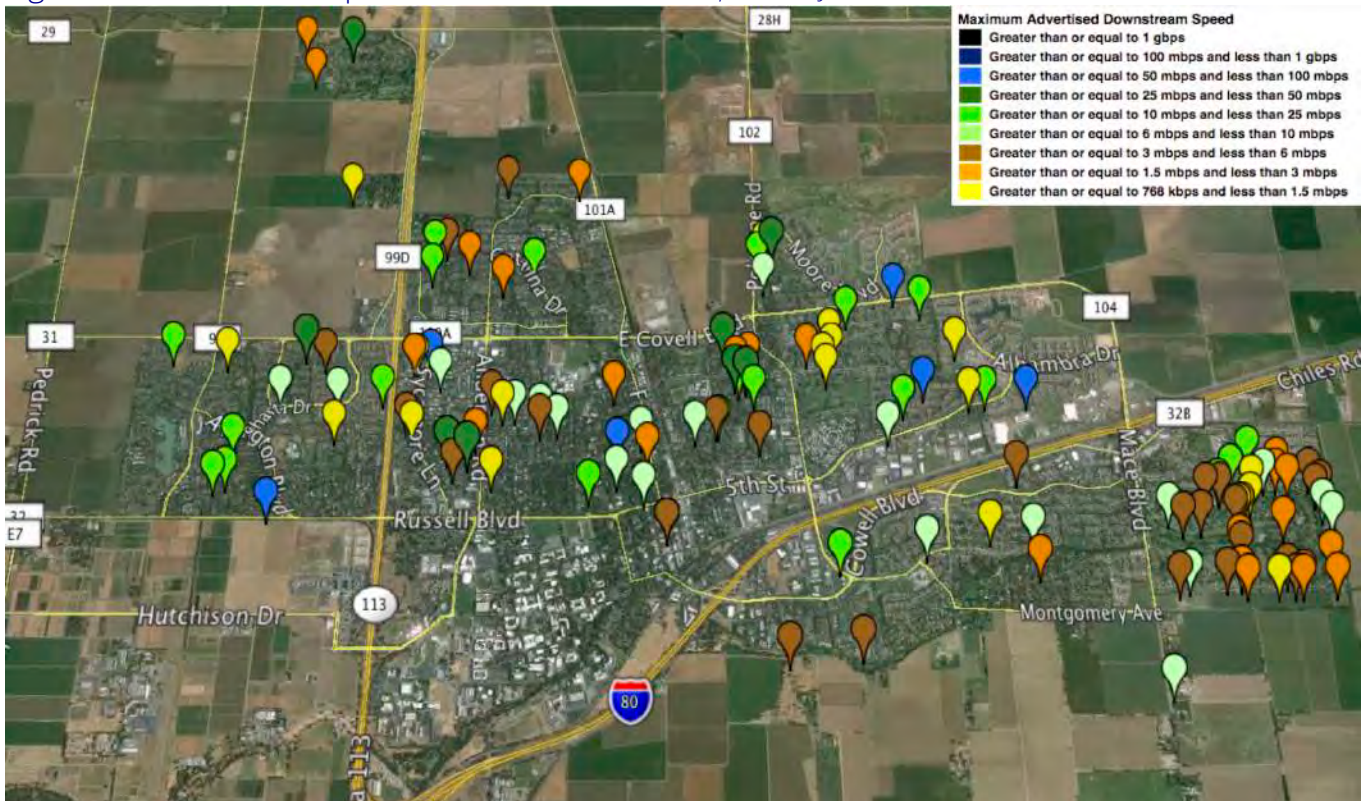
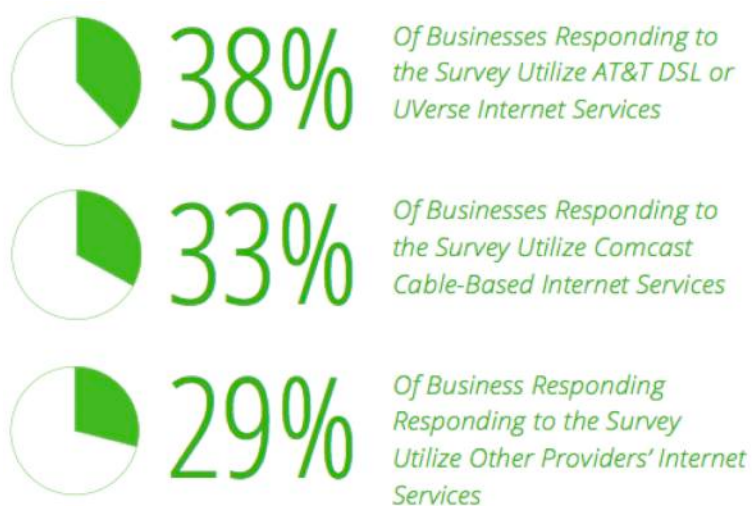


Figure 4.2: Residential Speedtest Results (Download Speeds Only)



B. Business

46 businesses in Davis responded to the business survey. Businesses in Davis subscribe to a mix of wireline providers and resellers including AT&T of California, Comcast, and Omsoft. A few businesses also reported utilizing fixed wireless providers including DigitalPath, Inc. and Succeed.net. In general, these services are branded as “business class” and come with a higher quality of service that prioritizes business services over residential services that run across the same physical infrastructure. Pricing for DSL and cable based services were found to range from \$39.99 for the lowest speed service to \$249.99 for the highest speed service.



For businesses included in the assessment, 62% reported receiving download speeds of 10Meg or above. Some 24% reported download speeds of less than 6Meg. Upload speeds were commensurate with DSL and cable broadband services with the majority of businesses, 66%, reporting less than 3Meg upload. Businesses reported moderate issues with their current broadband Internet services as 33% of respondents indicated that their current services were not sufficient to meet their business needs. Another 33% reported that they were unsure whether their Internet services were sufficient for their needs.

Local businesses cited numerous examples of the issues they faced with their existing broadband services. Big Data companies provided evidence of how their broadband services were inadequate to process the large amounts of data needed to run their operations. Some businesses have considered relocating to other cities that have affordable next-generation broadband; several companies have already done so. Many companies are small in terms of employees but have large data needs since they utilize significantly more bandwidth than larger companies in other industries. The University also spawns a significant amount of new startups in Davis. As these startups move from the University setting to “off campus,” they encounter a significant reduction in broadband capabilities. For these small businesses, three options exist: (1) live with the issues, (2) pay significantly higher costs for next-generation broadband or, (3) relocate to a community where these services are available and affordable.

Only two business reported utilizing a fiber-optic broadband connection in Davis, Breyta, Inc. and an anonymous response. These businesses received direct fiber connectivity providing speeds in range from 20 Meg to 100Mbps. Breyta, Inc. reported that the reliability was low and the price was too high. The vast majority of businesses responding to the survey utilized DSL and cable services because they

could not afford other services or the services were not available in the area. Apart from these few organizations, use of fiber-optic broadband was not reported by Davis' businesses. One potential reason for these high prices is the lack of available distribution of fiber infrastructure in the Davis area. In many communities, providers are beginning to equip business and residential areas with fiber-to-the-premise infrastructure by overbuilding their existing DSL and cable infrastructure. This fiber distribution infrastructure is specifically designed to deliver high-speed, reliable fiber broadband services to residents and businesses at lower costs than are available today. This study did not find any fiber distribution infrastructure in the Davis area that was available to business customers.

Business Broadband Services - Davis Survey Data

Business Broadband Download Speed Test Results



Business Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services



Why Haven't Businesses Upgraded



One third of the businesses surveyed had not upgraded their services because of cost and 30% had not upgraded because services were not available in their area. Demand for higher speed, higher reliability service necessitates a less costly, more accessible solution for Davis' businesses. New businesses that are cultivated require these services to become mature. Davis' high-tech focus, thriving Seed Tech industry and high concentration of startups need a foundation of next-generation broadband to grow. Big Data driven companies that may be small in employee size but large in their broadband needs must have access to affordable, scalable broadband services that exceed the capabilities of traditional the traditional small business DSL and cable broadband services.

Small companies that have an international presence also require affordable, enhanced broadband services to connect to international branch offices and partners. General businesses would also benefit from these services as they begin to utilize more online applications that improve productivity and competitiveness. Davis should implement a broadband strategy that includes both the heavy users of broadband services but also those that do not have such high demand for bandwidth, but instead need reliable, stable broadband. Many of Davis' small businesses need consistent broadband service, regardless of the amount of bandwidth.

Comments from Businesses in Davis:

Home-Based Web Development Firm – “Must have guaranteed bandwidth. Only way to achieve this was through expensive bonded T-1's which theoretically should provide 3Meg but need much higher speed...”

Property Management Company – “Frequent drop-outs and slowdowns even though we clocked a fast speedtest.”

Small Tech Business – “We are forced to use the University's connectivity for our online data processing research, our office connection is way too slow”

C. Community Anchors

Education

The Davis Unified School District is supplied with fiber-optic connectivity via the local I-Net that was provisioned as part of the City of Davis Franchise Renewal Agreement with Comcast of California Inc. The I-Net enables high-bandwidth interconnection between schools. Internet connectivity is supplied through a second fiber connection to the Board of Education that provides 250Meg of Internet to the district's schools in the area. The majority of the District's schools are connected however there are several smaller sites that receive lower speed access; particularly with Fairfield Elementary School and those in south Davis where schools maintain 1.5Mbp T1 services for their broadband needs. As online education grows for school districts, the importance of their broadband services becomes even more important to deliver a blended curriculum to their students. As new testing requirements from California's Common Core State Standards take effect this year, districts will rely on their broadband connectivity for more advanced online testing programs. Therefore, the long-term broadband needs of the Davis Joint Unified School District should be considered as a part of Davis' broadband development efforts.

University of California at Davis has significant broadband capabilities on campus and to some of the University's off-campus locations within the city. 10Gbps connections to the Internet, research, and education networks all provide immense connectivity to students, faculty, and staff, however; there are some off-campus locations for which Davis does not currently have high-speed connectivity. In addition, several off-campus housing facilities could potentially benefit from expanded broadband services, enabling students to maintain the same quality and speed as when they are on-campus. Furthermore, the University's needs for expanded broadband reach into the residential areas of Davis and greater Yolo County. Faculty, staff, and students all live in the vicinity of the University and need high-speed, reliable connections back to the University.

Los Rios Community College maintains a presence on the UC Davis Campus. Los Rios reported that data needs for the college continues to increase exponentially and current bandwidth levels are insufficient and are currently constrained due to cost of services. Los Rios would welcome new cost effective methods for providing connectivity to its various sites.

Healthcare

Healthcare organizations in Davis could derive significant benefit from expanded broadband capabilities. Several organizations have expressed issues with existing broadband connectivity and are looking for solutions to "keep up" with the latest electronic health technologies. These organizations serve Davis and its surrounding communities. They need broadband connectivity between one another that allows them to use the latest technologies to deliver quality patient care. CommuniCare locations across Yolo County (Davis Community Clinic) still utilize T1 technology to interconnect with the California Telehealth Network, which delivers a suite of Telehealth, telemedicine, and health information exchange services. A T1 connection for these services is barely enough bandwidth to enable these facilities to take advantage of new electronic health services that will be transported

across these connections. CommuniCare is looking for options to upgrade these current T-1 services to fiber in order to have access to more online telehealth applications.

Local Government

The City currently maintains fiber-optic connectivity between its major sites as part of its renewed cable services Franchise Agreement with Comcast, Davis' local cable provider. The franchise agreement was renewed on October 1, 2005 and expires on September 30, 2018 (13 years). The Franchise Agreement details the services, terms, conditions and payments that will be made between the City of Davis and Comcast. As part of the negotiated agreement, Comcast has provided 6-strands of fiber to 22 "Major Facilities" throughout the city. It also connects three Yolo County facilities that are within the City of Davis, which provides interconnection with the greater Yolo County fiber network. The Comcast network, known as the "I-Net" or Institutional Network, enables the city to provide connectivity for municipal operations, utilities, public safety, and general administration. The I-Net also serves 17 schools with fiber connectivity. Covenants in the Franchise Agreement limit the use of this network for institutional purposes only. The City is prohibited from any "non-commercial applications and purposes and shall not lease, resell or grant access privileges to I-Net capacity or services to a third party."¹²

Although this agreement will remain in force for the next several years, the City should begin considering the implications of a potential non-renewal of this agreement. Cable television franchising has been migrated to the State of California, managed by the California Public Utilities Commission by way of the Digital Infrastructure and Video Competition Act of 2006 (DIVCA). Prior to DIVCA, cable television franchises were issued by cities and counties individually. DIVCA replaces the local franchising system with one in which video franchises are now issued by the CPUC, rather than these local entities. In many cases, this has negatively affected local municipal power to negotiate favorable terms and conditions of service in their communities. As a result, many I-Nets and municipal networks that were negotiated between municipalities and cable companies have been threatened and cable companies have either discontinued municipal use of these networks or have charged prohibitively high fees for continued access.

For Davis, this is an issue that could have significant financial impacts to the City, County and Davis Joint Unified School District (DJUSD) beginning in 2018. If Davis is unsuccessful in renegotiating similar terms of use of the I-Net, it could mean an ongoing operational cost for the City, County, UC Davis and DJUSD, as all entities utilize the I-Net for fiber connectivity. Based on the original Franchise Agreement (dated Oct. 1, 2005) 39 sites were to be connected to the I-Net dark fiber network as follows:

- City of Davis Sites: 16
- Yolo County Sites: 3
- Davis Joint Unified School District Sites: 17
- UC Davis Sites: 1

¹² Franchise Renewal Agreement Between The City of Davis and Comcast of California X, Inc. Accessed June 2014.

D. Strategies & Action Items

Recommendation 1: Pursue viable options to mitigate the impending expiration of the Comcast I-Net agreement and additional costs the City may incur:

- a) Identify potential partnerships with other broadband providers that may provide a means to replace the current I-Net agreement and support stakeholder needs for broadband;
- b) Consider conducting a feasibility study to develop the business case for a community broadband network. This feasibility study should include:
 - (1) What organizations and service providers are anticipated to use the network;
 - (2) An engineering design for the network;
 - (3) An estimated timeline for construction of the network;
 - (4) Cost estimates, financial plan and financing options for the network;
 - (5) A plan for managing the network's operations and maintenance; and
 - (6) Community benefits to be gained from a network; and,
- c) Should the City seek renegotiation of the expiring Comcast agreement, ensure that negotiations are not delayed such that it jeopardizes the City's strategic options

Timing: The City should agree on the terms of the renegotiation with Comcast or plan to utilize another network (which may include building its own community broadband network) no later than September of 2016.

Common Action Items

Recommendation 2: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;

- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 3: Coordinate with other agencies with facilities in the City (i.e. DJUSD, UC Davis, Unitrans, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

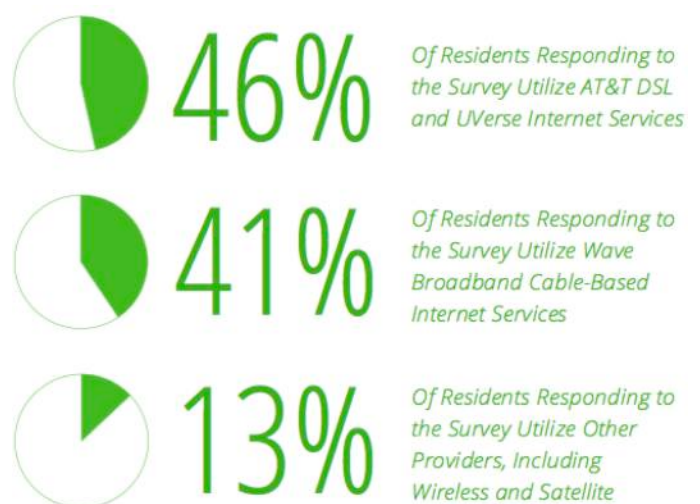
5. Broadband Community Profiles West Sacramento



A. Residential

The residential broadband market in West Sacramento is served by two primary providers, AT&T of California, the incumbent local exchange carrier and Wave Broadband, the local cable provider. Fixed wireless providers also provide coverage in West Sacramento, including DigitalPath and Succeed.Net. Initial data collected from surveys indicates that 80% - 90% of residential customers utilize either the local exchange carrier or the cable company for their broadband Internet services. Approximately 10% of residential customers utilize fixed wireless, satellite and other competitive providers. From the research conducted, wireline residential broadband services are provided via copper broadband infrastructure, either through copper cable plant owned by the local exchange carrier or coaxial cable plant owned by the local cable company. No fiber-to-the-home providers were identified in West Sacramento. Wireless services are provided through terrestrial fixed wireless systems and 3G and 4G mobile wireless carriers such as AT&T, Verizon and Sprint.

Broadband Internet download and upload speeds reported by the majority of residents surveyed were commensurate with cable and DSL services in the region. Samples were collected from 198 residential broadband subscribers across West Sacramento. Some 57% of respondents reported download speeds greater than 10Meg. These speeds were generally reported in the most urbanized areas that had a high density of single-family or multi-dwelling units. A total of 33% of respondents reported download speeds less than 6Meg. Upload speeds were found to be considerably lower than download speeds, consistent with asymmetrical DSL and cable broadband services. Only 6% of respondents received upload speeds of over 10Meg while 2% received between 6Meg and 10Meg and

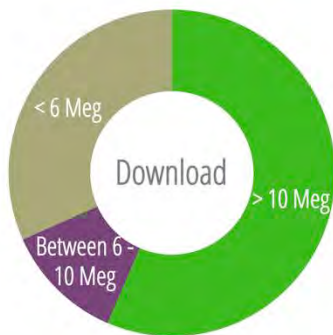


92% received less than 6Meg. Respondents reported general satisfaction with the speed and reliability of their broadband Internet services. Some 80% responded that their services were moderately to highly reliable while 67% felt that their services had sufficient speed.

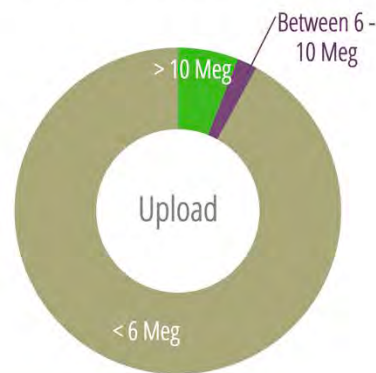
Measuring the pricing for services against the speeds of services that residents received indicated that there was a direct correlation between the prices paid for services and the amount of bandwidth ("speed") received by residents. The chart below illustrates the price of services residents in West Sacramento pay for services and the realized download and upload speeds for these services. It is important to note that the speeds reported are actual speeds recorded, which may be different from the speeds residents purchase from service providers in the area. In general, DSL and cable broadband services are sold with speed increments that define a maximum speed for the service, such as "Up to 10 megabits down and up to 1.5 megabits up." Actual speeds vary depending on the physical location of the service and how many subscribers are concurrently on the system.

Residential Broadband Services - West Sacramento Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



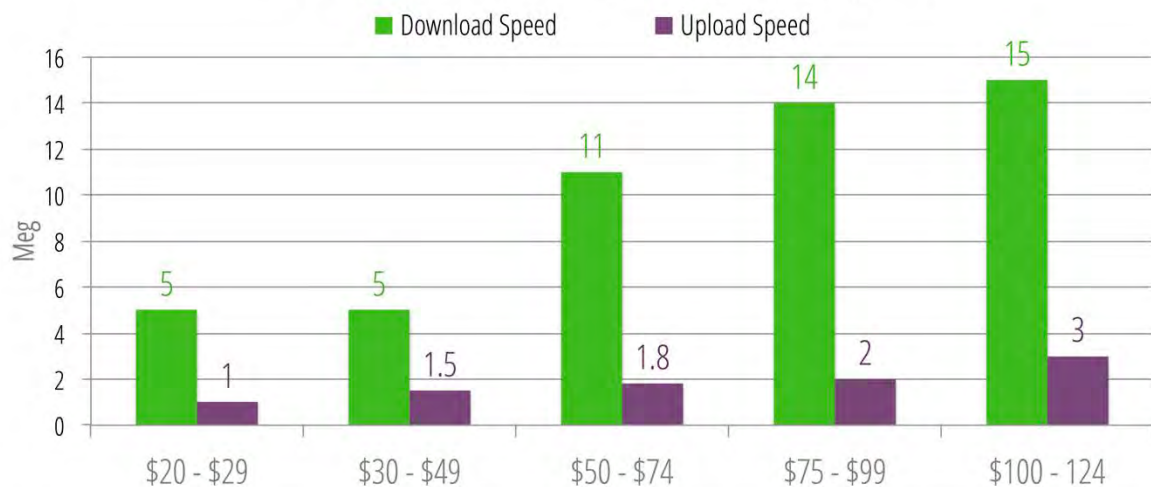
Reliability of Current Broadband Services



Speed of Current Broadband Services



Monthly Internet Costs Versus Speeds Reported



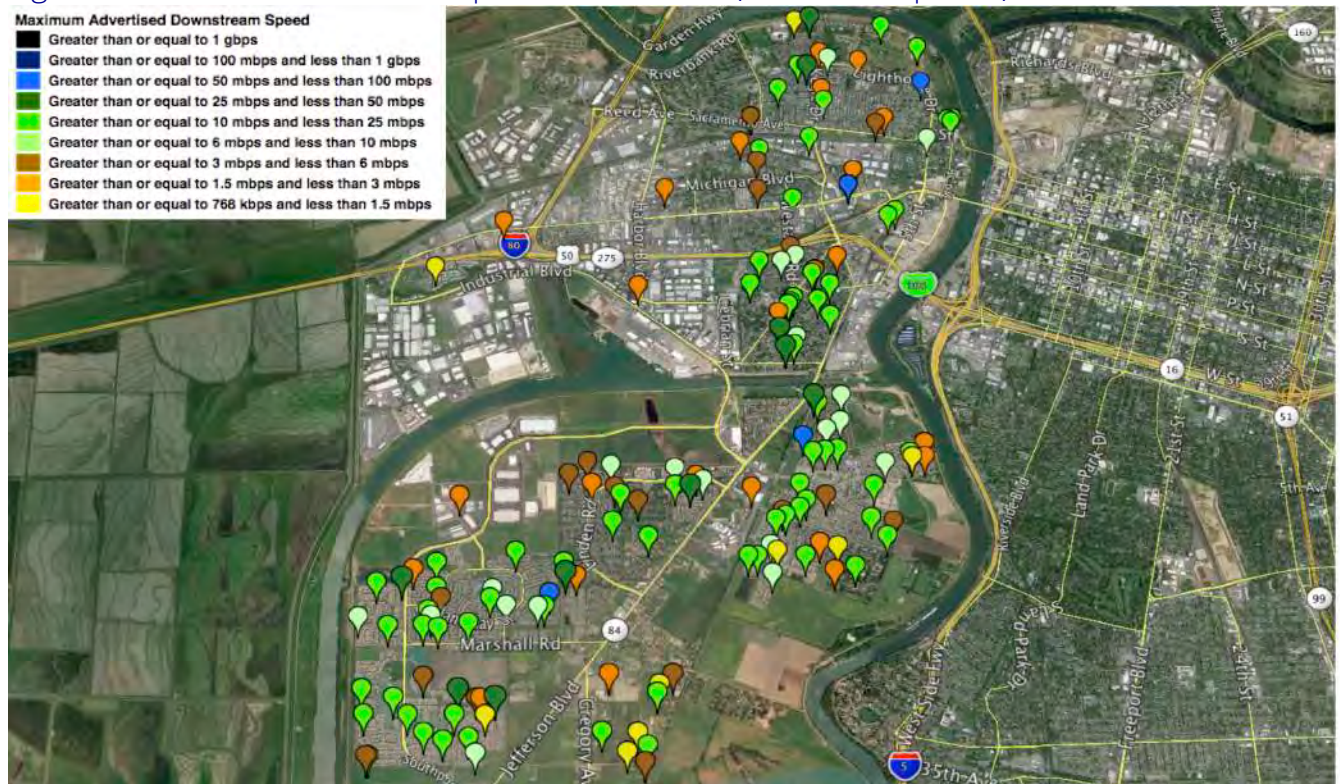
Business Broadband Download Speed Test Results

Business Broadband Upload Speed Test Results

Figure 5.1: Residential Wireline Broadband Availability By Speed (Download Speeds)



Figure 5.2: Residential Wireline Speed Test Results (Download Speeds)



Although West Sacramento is generally well served from a wireline broadband perspective, the City has several pockets that are classified as unserved or underserved per definition by the California's Public Utilities Commission.¹³ The largest area that is currently classified as unserved covers the Northeast and Southeast Villages of Southport. This area covers approximately 543 residents and 216 households. Survey data collected in this area indicates that 3G and 4G wireless is utilized as the primary means of broadband Internet connectivity. Residents reported receiving speeds between 1.2Meg and 12Meg on their wireless services from Verizon Wireless and Clear Wireless. For television, respondents all reported receiving service from Dish, DirectTV or HughesNET. A few respondents also reported using these satellite providers for their Internet connectivity.

Figure 5.3: Underserved Wireline Residential Broadband



¹³ In February 2012, the Commission adopted decision D.12-02-015, which changed the Commission's definition of areas that are underserved by broadband. The current definition states that underserved areas are offered broadband slower than 6 Meg download and 1.5 Meg upload. The previous definition was underserved areas were offered broadband slower than 3 Meg download and 1 Meg upload

1

Linden Park Area – Population 345, Households - 149

Small segments of underserved households in a residential area served by AT&T California and Wave Broadband. Wave Broadband reports serving zip code 95691 that covers this area. Per FCC Form 477 data, maximum advertised download speed greater than or equal to 768Kbps and less than 1.5Meg. Maximum advertised upload speed greater than or equal to 200Kbps and less than 768Kbps. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

2

Lake Washington Blvd Area – Population – 644, Households - 215

Moderately sized residential underserved area served by AT&T California. Wave Broadband reports serving zip code 95691 that covers this area. Per FCC Form 477 data, maximum advertised download speed greater than or equal to 768Kbps and less than 1.5Meg. Maximum advertised upload speed greater than or equal to 200Kbps and less than 768Kbps. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

3

Summerfield Park Area – Population – 385, Households - 119

Moderately sized residential underserved area served by AT&T California. Wave Broadband reports serving zip code 95691 that covers this area. Per FCC Form 477 data, maximum advertised download speed greater than or equal to 768Kbps and less than 1.5Meg. Maximum advertised upload speed greater than or equal to 200Kbps and less than 768Kbps. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

4

Rivercrest Drive Area – Population – 149, Households - 56

Moderately sized residential underserved area served by AT&T California. Wave Broadband reports serving zip code 95605 that covers this area. Per FCC Form 477 data, maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200Kbps and less than 768Kbps. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg. Fixed wireless available from Succeed.net greater than or equal to 100Meg and less than 1Gbps download.

5

Northeast/Southeast Villages – Population– 543, Households- 216

Moderately sized residential underserved area with no reported wireline local exchange carrier. Wave Broadband reports serving zip code 95691 that covers this area. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg. Dialtone service may be provided by the local incumbent local exchange carrier but no DSL capabilities have been reported in this area.

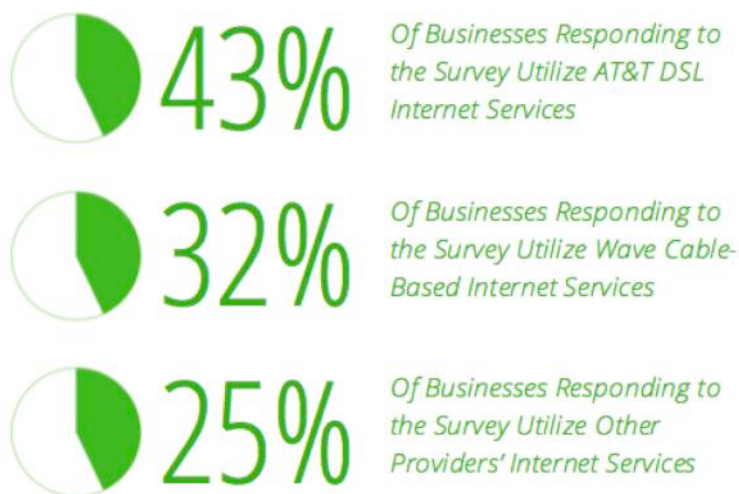
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Todhunter Ave Area – Population – 75, Households - 20

Moderately sized residential underserved area served by AT&T California. Wave Broadband reports serving zip code 95605 that covers this area. Per FCC Form 477 data, maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200Kbps and less than 768Kbps. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg. Fixed wireless available from Succeed.net greater than or equal to 100Meg and less than 1Gbps download.

B. Business

Based on the results of the survey, businesses in West Sacramento primarily subscribe to DSL or cable based services provided by AT&T of California and Wave Broadband. 59 businesses responded to the business survey. A total of 43% of respondents reported utilizing AT&T DSL services for their businesses while 32% of respondents reported utilizing Wave Broadband cable services. The remaining businesses utilize alternative wireline providers, fixed wireless providers or 3G/4G providers.



Wireline services utilize the same copper cable infrastructure that is used to provide residential services. In general, these services are branded as “business class” and come with a higher quality of service that prioritizes business services over residential services. Pricing for DSL and cable based services ranges from \$49.99, for the lowest speed service to \$249.99 for the highest speed service.

Fiber-optic services are also available on an Individual Case Basis or “ICB”¹⁴ in certain areas of West Sacramento. In general, this suggests that there is no fiber-to-the-premise technologies being implemented in West Sacramento and providers deploy these services in a “point to point”¹⁵ configuration. Several businesses have reported using fiber-optic broadband, including the Sacramento River Cats and California Fuel Cell Partnership. Public organizations also utilize fiber-optic services from local providers. They are priced significantly higher than DSL and cable broadband services and are generally only utilized by larger businesses and government organizations in the area. As of the date of this Plan, neither AT&T nor Wave Broadband had responded to Magellan’s request to meet with them to gain further information on their fiber-optic services, pricing or maps.

For businesses included in the assessment, 33% reported receiving download speeds of 10Meg or above. Some 54% reported download speeds of less than 6Meg. A total of 85% of businesses reported upload speeds of less than 6 Meg which corresponds to a similar proportion of residential broadband users in West Sacramento – 92% of residential respondents did not receive uploads greater than 6 Meg. Businesses reported key issues with their current broadband Internet services, as 47% of

¹⁴ Individual Case Basis means that there is no standard service or rates attached to the particular telecom product. In the case of fiber broadband, ICB denotes that the services are available but each service will be specified individually in terms of the cost to provide the service and the its technical configuration.

¹⁵ Point-to-Point configuration denotes a fiber broadband connection that is built to a customer’s location off of the provider’s backbone fiber rather than through fiber-to-the-premise technologies that are more cost effective for the provider and end user.

respondents indicated that their current services were not sufficient to meet their needs. The majority of businesses cited speed and reliability of their current services as challenges to their daily operations. Some 45% of businesses reported speed as the key issue with their current service and cited access to online business applications such as accounting, cloud, videoconferencing and data storage as the reason why their Internet services are critical in their operations. Many businesses reported “slow downs” in their services that caused disruptions in video and telephone calls and loss of connectivity to online business applications. These issues impacted both commercial parcels and residential home-based businesses.

When asked why these businesses haven't upgraded their services, a significant amount of businesses cited cost as the number one reason, accounting for 39% of respondents. The next two reasons went hand in hand; 30% of businesses reported that services were not available to them and another 30% reported that they either unsure of what services they needed for their businesses or did not have the technical expertise necessary to upgrade their services. This indicates a possible education and adoption issue with West Sacramento's businesses if they are not informed of the options that are available in the market to them.

Cost is a key issue in the West Sacramento market. Demand for higher-speed services from the business community necessitates a less costly solution than is currently available. Businesses from various geographic locations in the city all report the same issue. In some cases, fixed wireless services may provide a cost effective alternative to fiber however, no businesses reported using fixed wireless

Businesses in West Sacramento want higher speed and reliability in their broadband services; however, their only option is a fiber-optic connection, which starts around \$1,000 per month for a 30 Megabit connection and is unaffordable for most businesses.

for their broadband needs. Fixed wireless may be a complementary broadband solution in some instances but depends on the propensity of businesses to rely on a wireless solution for their critical business needs. The absence of affordable, available fiber broadband infrastructure results in many businesses “living with” their current services, which results in less efficiency and competitiveness for these businesses. High-speed, reliable broadband is a differentiating factor for businesses. Without it, current businesses will continue to remain impaired and West Sacramento will have difficulty attracting new business to the area.

Comments from Businesses in West Sacramento:

Home Service Business – “Our provider is slow, unreliable goes down every day for minimum of 1/2 hour, we have no other options at our location.”

Real Estate Office – “Our current provider cannot provide high speed Internet service because we are too far away from their hub.”

Local Bank – “We work in the cloud, no Internet, no work. When issues occur, nothing gets done in our office.”

For West Sacramento, a key part of the City's economic development strategy should address the sufficiency of broadband services for its business community. This strategy should target key areas of the city to ensure affordable fiber broadband is available to the Bridge District, business parks, redevelopment areas and the downtown corridor. The below illustrate these target areas for high-speed broadband services, along with a description of the broadband needs.

Figure 5.4: Demand Areas for Expanded Broadband Services in West Sacramento



1

Port Industrial Park

The Port of Sacramento Industrial Park is located on Enterprise Boulevard south of the I-80/Enterprise Boulevard interchange with easy access to I-80, Business 80/US 50, I-5, and the Sacramento Metro Airport. Primarily small to medium sized organizations reported utilizing DSL and cable-based services. The high concentration of businesses and potential economic development opportunities make this a prime location for expansion of next-generation broadband.

2

Pioneer Bluff Area

South of I-80 along the waterfront, DSL and cable based broadband infrastructure was reported in the majority of the district. No fiber distribution was identified for small and medium business broadband needs, however several large businesses reported access in this area. More analysis should be completed to determine the need for fiber broadband services in the area.

3

Bridge District

This waterfront redevelopment area encompasses 125 net developable acres bounded by the Sacramento River on the east, former S.R. 275 on the north and U.S.50/Business 80 Capital City Freeway on the south. Raley Field is served with fiber broadband but no other fiber distribution was located in this area. Long-term planning for fiber broadband would enhance the redevelopment efforts for the Bridge District. The City already maintains a 4.5 mile conduit system in this area which could be leveraged in partnership with providers to deploy affordable, accessible broadband services.

4

Washington Specific Plan Area

The Washington Specific Plan Area is immediately north of the Bridge District and includes substantial Class "A" office space. Twelve-acres of this Plan Area have a planned unit development in place, permitting a mix of office, residential, and retail uses. Other riverfront properties in the Washington area are zoned similarly. No fiber broadband services were reported by businesses in this area, but only a few businesses provided information. More analysis should be completed in this area to assess the need for fiber broadband infrastructure.

5

Riverside Center

Riverside Commerce Center is a 75 acre, mixed use business park located at Interstate 80 and Reed Avenue designed for light industrial, flex and office space for leading edge, technology-focused companies. Businesses in Riverside Center all reported using DSL and cable based services and could potentially benefit from upgraded fiber broadband services, particularly for high-growth companies.

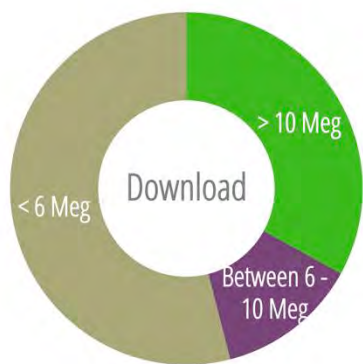
6

Southport Business Park

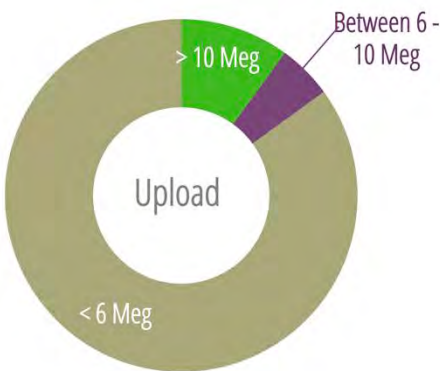
Southport Business Park is a new, 670-acre, master planned, mixed-use business park located near the US 50 / Harbor Boulevard interchange. Cable and DSL based broadband services are available in the Park. The Park is bordered by fiber infrastructure but very little fiber distribution is available within the Park to provide affordable broadband services.

Business Broadband Services - West Sacramento Survey Data

Business Broadband Download Speed Test Results



Business Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services



Why Haven't Businesses Upgraded



C. Community Anchors

Education

The majority of Washington Unified School District's sites are interconnected to one another with fiber connectivity supplied by local providers in the area. Generally these schools are equipped with the high-speed, reliable services they need to deliver online educational programs to their students. Schools continue to push more of their services to the cloud as blended learning incorporates a significant amount of new online applications. Therefore, it is important that the District has the future bandwidth necessary to grow these programs to ensure the best educational experiences for its students. In conjunction with the City of West Sacramento, the School District should evaluate the opportunities that a municipal broadband network could provide to further its mission in the local community; not only in supporting high-speed connectivity within its schools but also ensuring that broadband reaches its students in their homes.

Los Rios Community College in West Sacramento uses CENIC where possible; however, connectivity between the remote campuses is provided over AT&T Optiman fiber service. Los Rios reported that data needs for the college continues to increase exponentially and current bandwidth levels are insufficient and are currently constrained due to cost of services. Los Rios would welcome new cost effective methods for providing connectivity to its various sites.

Healthcare

Healthcare organizations in West Sacramento could derive significant benefit from expanded broadband capabilities. Local doctors' offices and clinics reported several issues with existing broadband services; also reported in other communities within Yolo County. CommuniCare's Salud Clinic currently maintains a T-1 to California Telehealth Network, which is insufficient for the volume of patient electronic data that runs across the link. CommuniCare is looking to upgrade this link to fiber but to date has been unable to do so.

As healthcare organizations move more of their operations online, broadband becomes a critical part of their daily business. Doctor's offices and clinics generally require reliable, high-speed connectivity back to their primary providers whether locally in West Sacramento or remotely in other regions. These organizations require greater broadband connectivity to enable electronic health records, Telehealth and virtual imaging applications. For West Sacramento, ensuring that the community's healthcare providers are equipped with these services has a direct impact on the quality of care patients receive from local providers in West Sacramento.

Local Government

The City utilizes a combination of fiber and cable connections for its connectivity needs. These services provide connectivity between municipal facilities to connect departmental resources to a common network. The City realizes that significant upgrades to its existing broadband services are critical to

support departmental and community needs over the next 10 years. Some examples of these needs include:

- **Public Safety**

The public safety departments are currently utilizing Verizon Wireless for their mobile data needs. The City expects public safety personnel will have an increased need or job demand to utilize more applications in the field to make better, faster decisions. At one point the City considered investing in a wireless mesh technology that the City would own and would provide faster wireless data to public safety users.

- **Cameras & Streetlights**

The City currently has many different camera systems in place, with additional needs every year. Some of these camera systems are connected via expensive T1 lines. The City would like to have cameras at all streetlight locations in the future, which would require extending fiber to each intersection. It would also be beneficial to standardize on one camera platform and connection method for both the City's security and streetlight cameras.

- **Fiber Plan**

The City's Department of Information Technology is in the beginning stages of creating a fiber plan to provide fiber to all City facilities to replace broadband and T1 line expenses. This would also include connecting the City's streetlights to fiber infrastructure.

- **Increased Internet Bandwidth**

As the City moves its server and services infrastructure to the cloud, Internet bandwidth will need to increase to support the internal demand of end users.

- **Future Facilities**

Over the next 5 – 10 years, the City will see various relocations of existing facilities to different areas of the city. Each of these moves pose communication problems depending on their new location and the services provided in that area.

The City has started the process of incorporating conduit into its capital projects such as the Bridge District improvement project. As more of these projects are completed, the City can potentially build interconnections between these conduit projects together to form a municipal network. This may provide the opportunity for the City to interconnect more locations together. Doing so would have multiple benefits. First, it would allow the City to develop a municipal fiber network to provide connectivity between its facilities, enabling significantly more capacity and reducing costs for its internal operations. Concurrently, this network could be utilized as a backbone for service providers to deliver more broadband into the West Sacramento area to serve business, residential and community anchor markets. In addition, Yolo County maintains several sites in West Sacramento, including the Arthur F. Turner Community Library,

D. Strategies & Action Items

Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- e) Developing a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure;
- f) Installing conduit with all public projects;
- g) Expanding the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit; and
- h) Coordinating with other local public agencies (i.e. WUSD, Los Rios Community College District, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.

Timing: The City should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City's economic development needs as follows:

- d) Actively market and make any City-owned infrastructure available for use by broadband providers;
- e) Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the West Sacramento Community Profile;
 - (1) Developing relationships with broadband providers who will utilize City-owned infrastructure; and,
 - (2) Making this infrastructure available to broadband providers on a non-discriminatory basis.

Timing: The City should work internally to institute the processes to incorporate broadband infrastructure into its planning over the next 12 months.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- h) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- i) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- j) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- k) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- l) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- m) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- n) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WUSD, Los Rios Community College District, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- c) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and

- d) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

6. Broadband Community Profiles Woodland



A. Residential

The residential broadband market in Woodland is served by two primary providers, AT&T of California, the incumbent local exchange carrier and Wave Broadband, the local cable provider. Fixed wireless providers also provide coverage in Woodland, including DigitalPath and Winters Broadband. 184 residential responses were received in the survey. Initial data collected from surveys indicates that 85% of residential customers utilize either the local exchange carrier or the cable company for their broadband Internet services. Approximately 15% of residential customers utilize fixed wireless, satellite and other competitive providers. From the research conducted, it appears that all wireline residential broadband services are provided via copper broadband infrastructure, either through copper cable plant owned by the local exchange carrier or coaxial cable plant owned by the local cable company. Wireless services are provided through terrestrial fixed wireless systems and 3G and 4G mobile wireless carriers¹⁶.

Broadband Internet download and upload speeds reported by the majority of residents surveyed were commensurate with cable and DSL services in the region. Samples were collected from residential broadband subscribers across Woodland. A total of 47% of respondents reported download speeds greater than 10Meg. These speeds were generally reported in the most urbanized areas that had a high density of single-family or multi-dwelling units. Some 40% of respondents reported download speeds less than 6Meg. Upload speeds were found to be considerably lower than download



¹⁶ AT&T Mobility, Verizon Wireless, T-Mobile, MetroPCS and Sprint

speeds, consistent with asymmetrical DSL and cable broadband services. Some 45% of respondents reported speeds of less than 1.5Meg and another 35% reported upload speeds of less than 3Meg. Respondents reported general satisfaction with the speed and reliability of their broadband Internet services, however, many residents felt that speeds were inconsistent and at certain times of the day, services were considerably slower than others.

A total of 59% of the respondents reported that their services were moderately to highly reliable while 50% felt that their services had sufficient speed. Some 30% reported that services were unreliable and 34% reported that they were not fast enough. Measuring the pricing for services against the speeds of services that residents received indicated that there was a direct correlation between the prices paid for services and the amount of bandwidth, ("speed"), received by residents. The chart below illustrates the price of services residents in Woodland pay for services and the corresponding download and upload speeds for these services. It is important to note that the speeds reported are actual speeds recorded, which may be different from the speeds residents buy from service providers in the area. In general, DSL and cable broadband services are sold with speed increments that define a maximum speed for the service, such as "Up to 10 megabits down and up to 1.5 megabits up." Actual speeds vary, depending on the physical location of the service and how many subscribers are concurrently on the system. The "maximum advertised speed" should not be construed to mean a sustained maximum but instead the top speed of the service, which may be considerably lower over long periods of time.

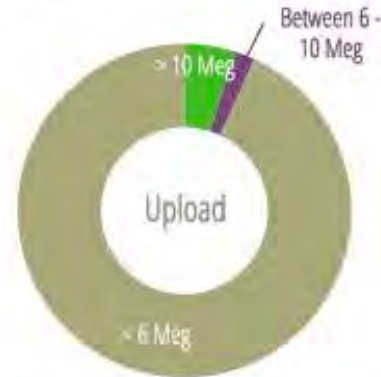
The majority of the urban areas in Woodland are served by DSL and cable infrastructure supporting speeds between 10Meg and 25Meg download and 3Meg and 6Meg upload. These are the maximum advertised wireline speeds offered in the area. Results of the survey data validated speeds up to 25Meg in areas reported where these services were offered; however, the majority of survey respondents recorded significantly lower speeds, as shown in the chart below. This issue was evident in respondents' answers to many of the survey questions as well. Many residents reported significant issues with speed and overall reliability of their home Internet services citing daily "slowdowns" and "drops" in their service. A recurring comment described the lack of consistency in service during certain times of the day, mainly afternoons and evenings.

Residential Broadband Services - Woodland Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services

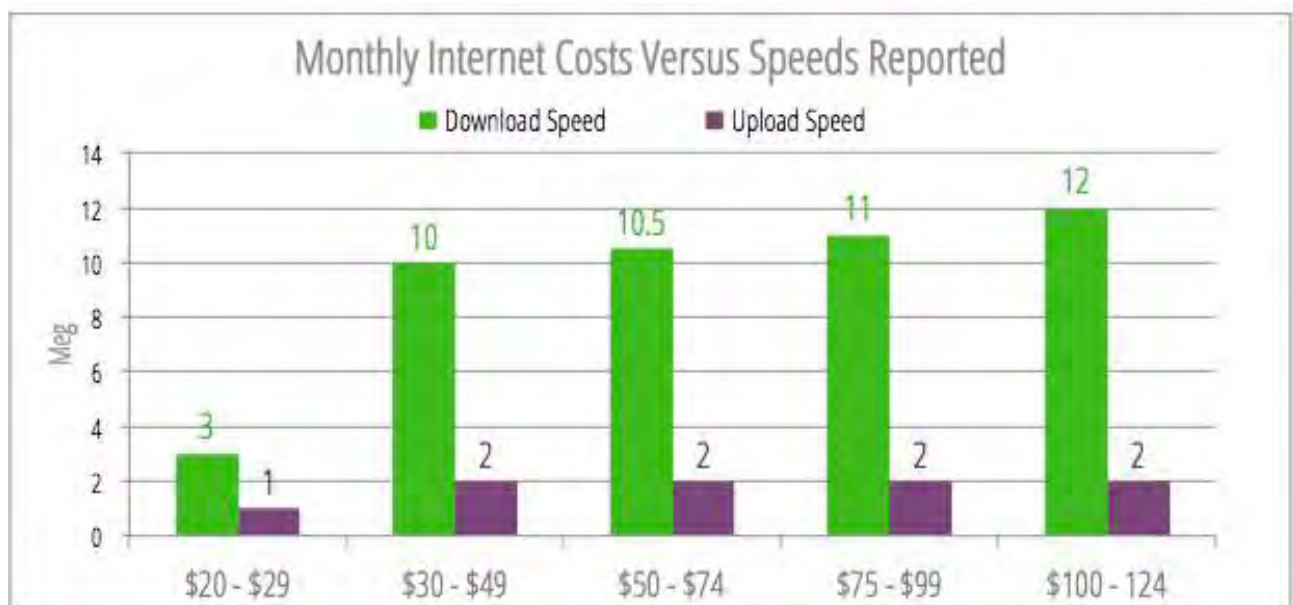


Figure 6.1: Residential Wireline Broadband Availability By Speed (Download Speeds)

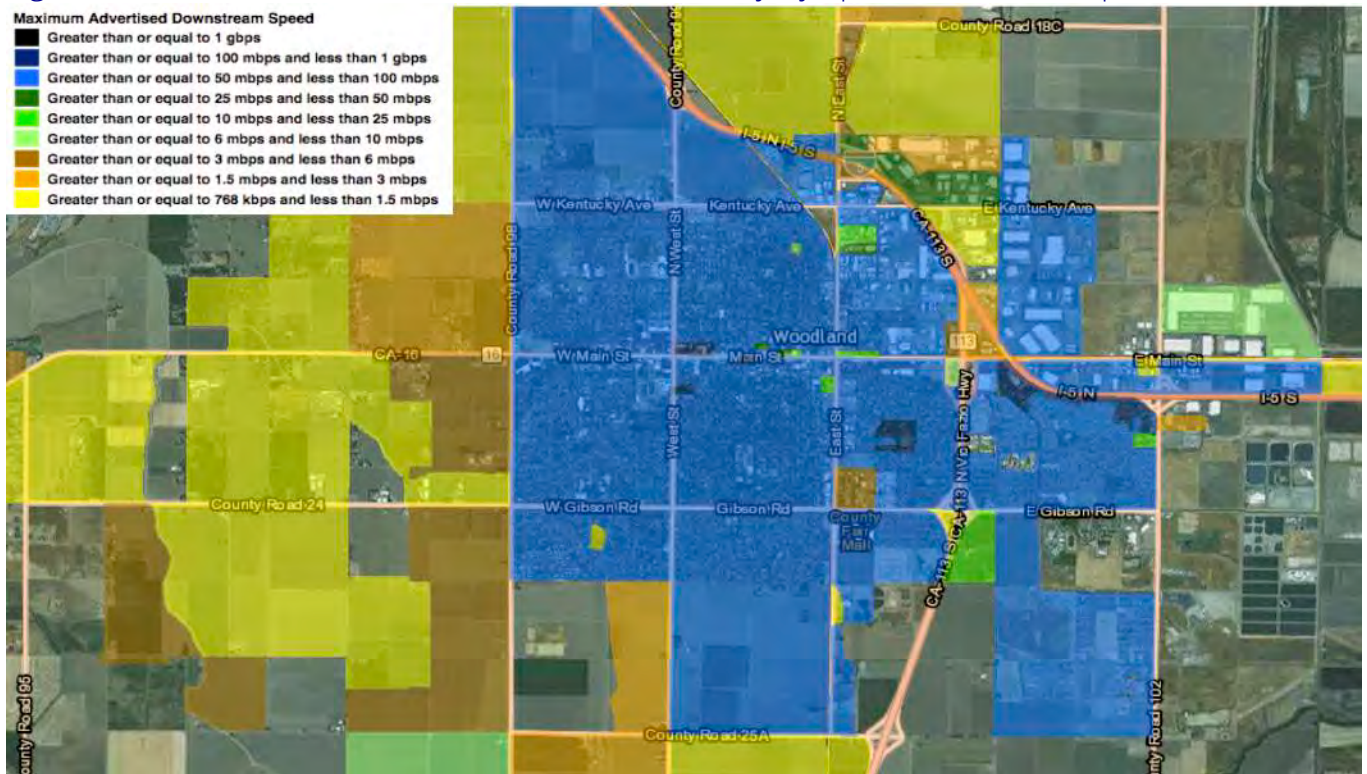


Figure 6.2: Residential Wireline Speed Test Results (Download Speeds)

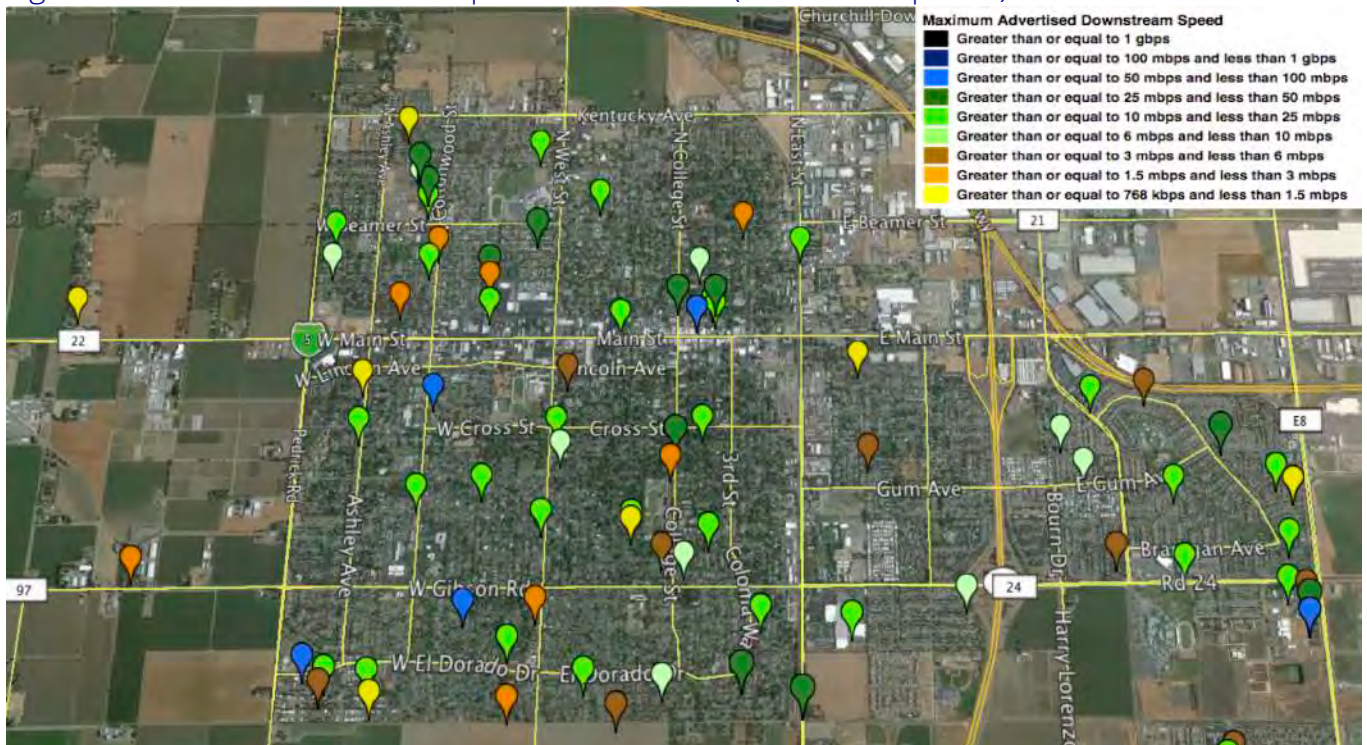
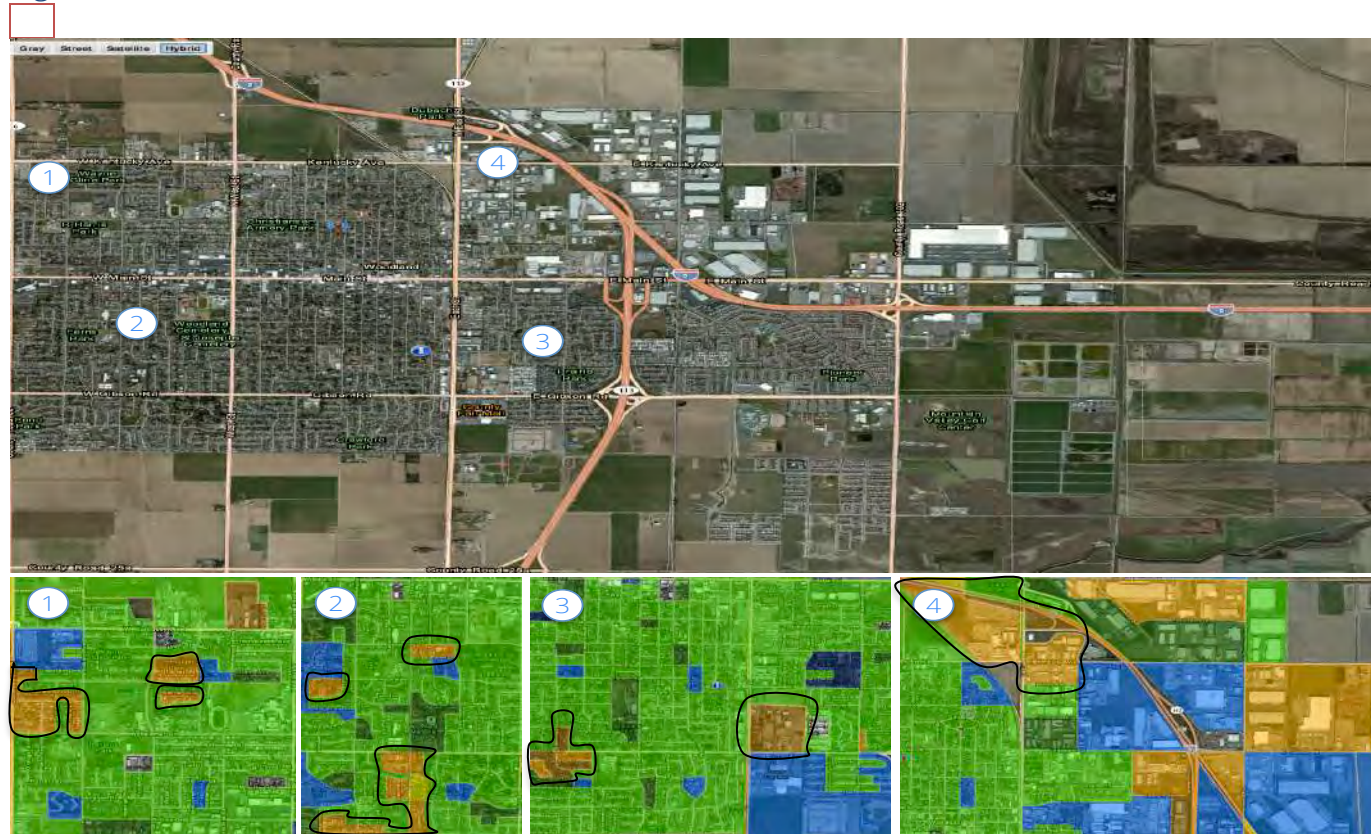


Figure 6.3: Underserved Wireline Residential Broadband



1

Northwest Woodland – Population – 621, Households - 158

Small segments of underserved households in a residential area. No reported residential cable provider although residents reported available Wave Broadband services. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

2

Southwest Woodland – Population – 1,044, Households - 418

Moderately sized residential underserved area. No reported residential cable provider however residents reported available Wave Broadband services. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3.0Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

3

Southeast Woodland – Population – 100, Households - 33

Small residential underserved area. No reported residential cable provider. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

4

Northeast Woodland – Population – 120, Households - 35

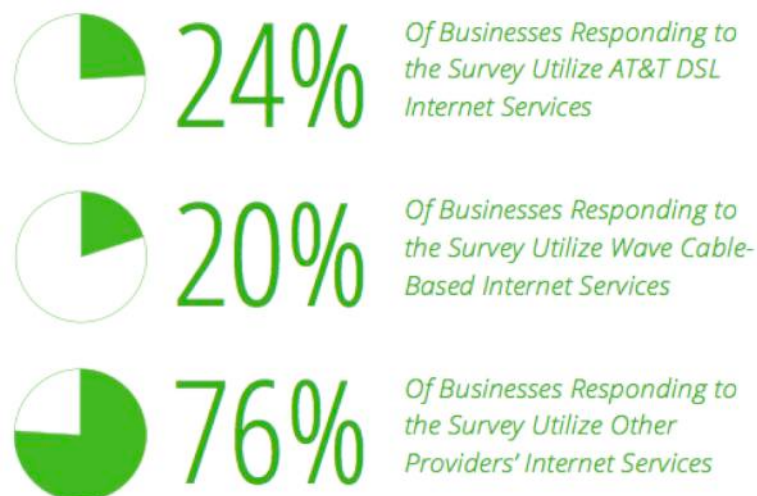
Moderately sized residential underserved area. No reported residential cable provider. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg.

B. Business

Businesses in Woodland subscribe to a mix of wireline providers and resellers, including AT&T of California, Wave Broadband, AFES Wireless Network Services, and Omsoft. A few businesses also reported utilizing fixed wireless providers including Winters Broadband and DigitalPath, Inc. 25 businesses responded to the business survey. A total of 24% of respondents reported utilizing AT&T DSL services for their businesses while 20% of respondents reported utilizing Wave Broadband cable services. The remaining businesses utilize alternative wireline providers, fixed wireless providers or 3G/4G providers. In general, these services are branded as “business class” and come with a higher quality of service that prioritizes business services over residential services that run across the same physical infrastructure. In general, pricing for DSL and cable based services ranges from \$49.99, for the lowest speed service to \$199.99 for the highest speed service in the DSL and cable business broadband services.

For businesses included in the assessment, 13% reported receiving download speeds of 10Meg or above. Some 87% reported download speeds of less than 6Meg. Upload speeds were commensurate with DSL and cable broadband services, with the majority of businesses, 76%, reporting less than 6Meg upload. Businesses reported key issues with their current broadband Internet services, as 47% of respondents indicated that their current services were not sufficient to meet their business needs. The majority of businesses cited speed and reliability of their current services as challenges to their daily operations. Some 60% of businesses reported speed as the key issue with their current service and cited access to online applications such as cloud data storage, videoconferencing, security monitoring, online video training and scientific research (specifically noted by the seed technology and agricultural businesses) as critical applications that are often affected by their broadband Internet services.

Several of the seed technology and agricultural businesses provided information on their broadband services as well. Most of the respondents utilized DSL or cable services and two of the organizations utilized satellite Internet. All of these organizations reported that their services were insufficient for their current needs and that unreliable service was the number one issue. When asked why they haven't upgraded their services to something that meets their business needs, each organization reported that services were not available in their area. None reported costs as a significant factor of why they



had not upgraded their service.

Only two businesses reported utilizing fiber-optic broadband services in Woodland. Based on an infrastructure analysis of Woodland's key business corridors, limited fiber broadband services are available to businesses at reasonable costs. In these corridors, providers do maintain fiber-optic cable plants that connect end users; however, these plants are not typically utilized for providing a low-cost option to the majority of businesses in Woodland. If a business wants fiber, a provider will build off of its existing fiber-optic cable plant to the subscriber using an "Individual Case Basis," or ICB pricing model. Each fiber connection built by the provider will result in a different cost to the end user, depending on the proximity of the provider's existing cable plant to the subscriber. In these cases, costs for fiber broadband are very often high and for most small businesses, unaffordable. Pricing for fiber was found to be over \$1,000 for a 50 Meg connection in Woodland, from survey data collected. In cases where fiber broadband service is available, affordability is a key issue and as a result, businesses utilize lower costs DSL and cable broadband. Some 40% of businesses surveyed report that their current services are insufficient for their business needs yet they have no alternative to their current services due to a lack of affordable options.

Comments from Businesses in Woodland:

Agricultural Business – "Costs are extreme for reliable services and we cannot afford it."

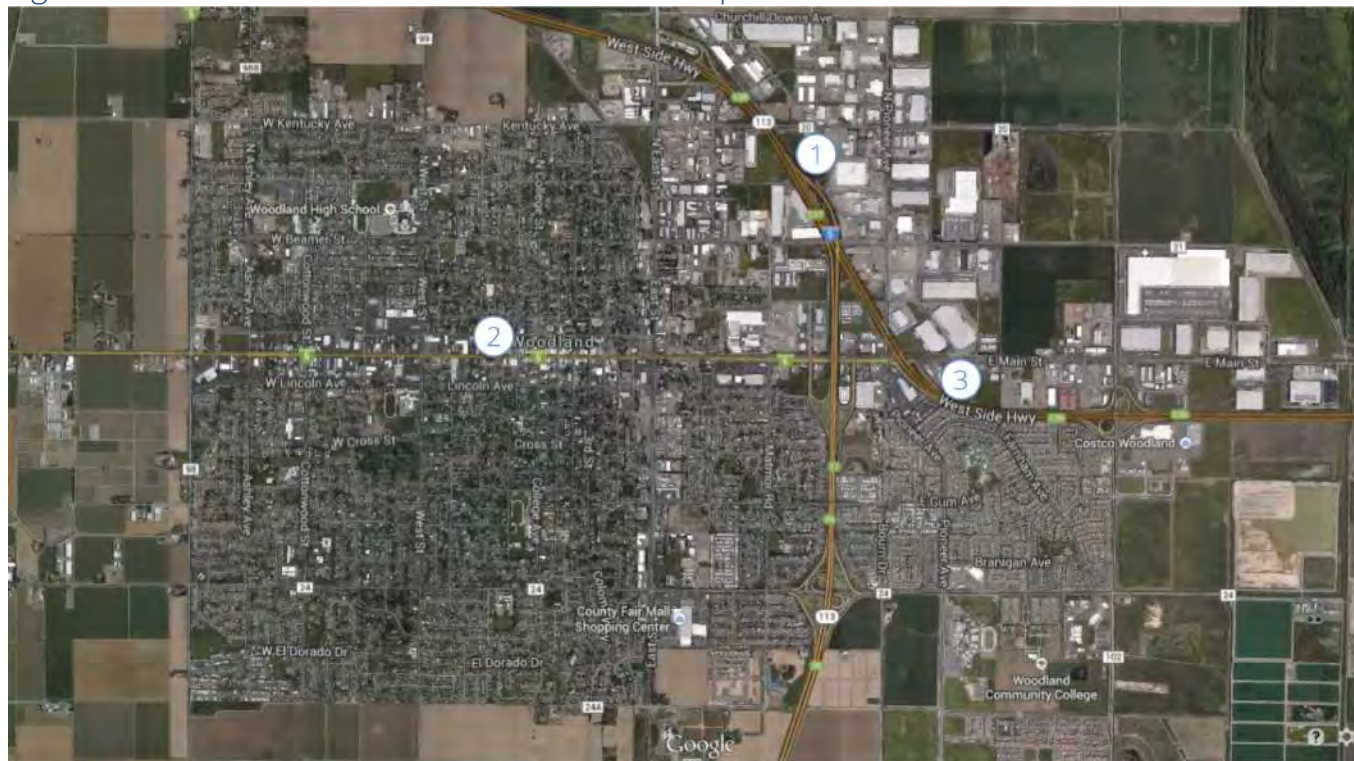
Manufacturing Business – "Severe disruptions hinder our ability to update database systems in the cloud."

One potential reason for these high prices is the lack of available distribution fiber infrastructure in the Woodland area. In many communities, providers are beginning to equip business and residential areas with fiber-to-the-premise ("FTTP") infrastructure, overbuilding existing copper cable plants. This fiber distribution infrastructure is specifically designed to deliver high-speed, reliable fiber broadband services to businesses at costs similar to DSL and cable broadband prices. This study did not find any fiber distribution infrastructure in the Woodland area that was available to business customers. When asked why these businesses haven't upgraded their services, a significant amount of businesses cited price as the number one reason, accounting for 47% of respondents. A total of 30% of the businesses stated that other services are not available in their area.

Demand for higher speed, higher reliability service necessitates a less costly solution than is currently available. Businesses from various geographic locations in the city all report the same issue. They desire higher speed and higher reliability services, their options too costly. The only fiber broadband customers identified in the Woodland area included a few large businesses, city and county facilities

and the school district. In some cases, businesses could utilize a fixed wireless solution instead of fiber; however, only 2 businesses in Woodland reported using this service currently.

Figure 6.4: Demand Areas for Fiber Broadband Expansions in Woodland



1

Northeast Woodland

Adjacent to Interstate 5 is a heavy concentration of warehousing, transportation, logistics and several seed tech/agricultural businesses. Businesses in this area reported issues with current services and may benefit from upgraded broadband infrastructure. This area is a focal point for larger organizations in Woodland who may require significantly more broadband capacity in the future. If future development occurs in this area, it could also facilitate low cost construction of broadband infrastructure in conjunction with capital projects. It could also become a tool for economic development to utilize to attract more business to the area, in conjunction with the City's current service providers.

2

Downtown Corridor

The downtown corridor houses a large concentration of businesses across most sectors and is a key focus for next-generation broadband services. Some 70% of Woodland businesses that responded were located in this area and currently utilize either DSL or cable broadband services. A significant number expressed the need for more speed and reliability. This area contains a high concentration of "power users," among the professional, scientific and technical business sector. It also contains a high concentration of multi-dwelling unit commercial parcels that could benefit from direct fiber broadband connectivity.

3

East Woodland

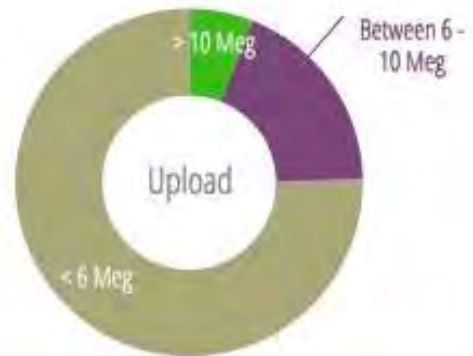
Adjacent to Interstate 5 is a heavy concentration of warehousing, transportation, logistics and several seed tech/agricultural businesses. Several businesses in this area reported issues with current services and may benefit from upgraded broadband infrastructure. Similar to the Northeast area, this area could be utilized to deploy lower cost broadband to current and prospective businesses, in conjunction with the City's economic development strategies.

Business Broadband Services - Woodland Survey Data

Business Broadband Download Speed Test Results



Business Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services



Why Haven't Businesses Upgraded



C. Community Anchors

Education

Woodland's schools are interconnected to one another through fiber-optic connectivity provided by AT&T. Generally these schools are equipped with the high-speed, reliable services they need to deliver online educational programs to their students. Several of the school district's sites are not connected to this network though, and may require upgraded connectivity to ensure that their students receive the same educational experiences as the schools connected through AT&T fiber. As school systems move toward more blended curricula, meaning traditional learning, online programs and self-study, broadband becomes a critical foundation to ensure that students receive the best educational experience across all three types of curricula. For Woodland's schools, it is important that students have access to high-speed broadband in the classroom and also at home. In many cases, the student's experience is not effective across classroom and remote learning because they do not have access to high-speed broadband at home. Therefore, broadband in the educational realm is a community-wide issue that impacts residents directly.

Woodland Community College uses CENIC (Corporation for Education Network Initiatives in California) and has access to the bandwidth and services needed to support current operations. Woodland Community College did not report any specific needs for additional broadband services.

Healthcare

Healthcare organizations in Woodland could derive significant benefit from expanded broadband capabilities. Woodland Memorial is a critical healthcare resource in the County and maintains connectivity to other hospitals and clinics throughout California. The hospital currently maintains fiber connectivity through AT&T OptiMan service for transport back to the main data center in Rancho Cordova and for local Internet service. The hospital utilizes MobileMD as its health information exchange and does not currently maintain connectivity to the California Telehealth Network (CTN). The Hansen Family Health Center, a member of the CommuniCare clinics utilizes T1s to CTN for connectivity to telehealth services. CommuniCare has been working to upgrade these low-speed links to fiber.

CTN has expressed significant access and cost obstacles in upgrading their services to local Yolo healthcare facilities. CTN utilizes last-mile providers, including local exchange carriers and cable companies to extend their network to these customers. Due to the high cost of doing so, several healthcare providers in Yolo remain on low-speed T1 connections to CTN; such is the case with the Hansen Family Health Center.

Local doctors' offices and clinics reported several issues with existing broadband services. As healthcare organizations move more of their operations online, broadband becomes a critical part of their daily business. Electronic health records, Telehealth and virtual imaging all require high-speed,

reliable broadband services. Organizations that utilize standard broadband connections provided through DSL and cable infrastructure may experience issues where this infrastructure is not robust enough to support high-bandwidth applications. Reports from local several local healthcare organizations have indicated that they are using these types of applications in Woodland.

Local Government

The City utilizes a combination of fiber and wireless connections for its municipal operations. These services provide connectivity between municipal facilities to connect departmental resources to a common network. The City maintains a small amount of its own fiber segments throughout the community and continues to build new fiber in conjunction with other capital projects that allow conduit to be installed for low costs. As more of these projects are completed, it allows the City to connect segments to one another to form a larger municipal network that can be utilized to interconnect its facilities. Doing so permits the City to reduce its telecommunications costs and expand the bandwidth as its connectivity needs grow. The City would benefit from developing a master plan for this fiber network in conjunction with the Yolo Community Broadband Network. This would allow the City to continue to build out local infrastructure in targeted areas, which could be used to reduce costs, create new opportunities for government collaboration and provide a new source of fiber to local service providers. These activities would assist Woodland in promoting the expansion of broadband and potentially wireless services in key areas of the community, including the downtown corridor.

Yolo County maintains many sites within the City of Woodland, including County Administration Building, Department of Agriculture, County Courts, District Attorney, Public Defender, Department of Employment and Social Services, General Services, County Health, Planning, Public Works & Environmental Health, Library, Sheriff-Coroner and County Jail. The County maintains fiber connectivity to these sites through the County's fiber-optic network that traverses downtown Woodland.

D. Strategies & Action Items

Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- i) Developing a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure;
- j) Installing conduit with all public projects;
- k) Expanding the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit; and
- l) Coordinating with other local public agencies (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.

Timing: The City should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City's economic development needs as follows:

- f) Actively market and make any City-owned infrastructure available for use by broadband providers;
- g) Coordinate with Yolo County to identify infrastructure to serve agricultural businesses surrounding Woodland, potentially using wireless to reach these organizations;
- h) Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the Woodland Community Profile;
 - (1) Developing relationships with broadband providers who will utilize City-owned infrastructure; and,
 - (2) Making this infrastructure available to broadband providers on a non-discriminatory basis.

Timing: The City should work internally to institute the processes to incorporate broadband infrastructure into its planning over the next 12 months.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- o) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- p) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- q) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- r) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- s) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- t) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- u) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- e) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- f) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

7. Broadband Community Profiles Winters



A. Residential

Two primary providers serve the Winters residential broadband market, AT&T of California and Wave Broadband. Fixed wireless providers also have coverage in Winters including DigitalPath and Winters Broadband. 72 samples were collected from residential broadband subscribers across Winters to evaluate actual speeds against those reported in publicly available data from the California Public

Upon further investigation into Winters' census tracts, it was found that about two thirds of the City is reported as underserved in wireline broadband services and there was little indication that these speeds were actually available to residents.

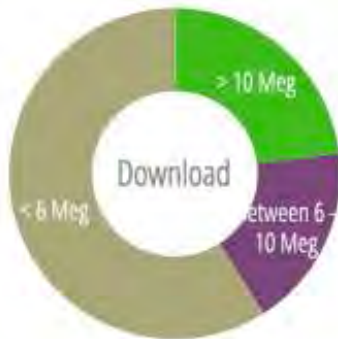
Utilities Commission ("CPUC"). CPUC data indicated that Winters' broadband providers maintained coverage across the entire city boundary, with download speeds in the majority of the downtown up to 24 Meg and in certain areas of the city, up to 100 Meg.

Pockets of high-speed wireline broadband services do exist within the City, however; residents have reported significant issues receiving speeds anywhere close to the speeds they have purchased from providers. Speed test data has verified speeds up to 10Meg download and 1.2Meg upload for cable broadband services. Speed test data for has verified speeds up to 7Meg download and 1.1Meg upload for DSL broadband services.

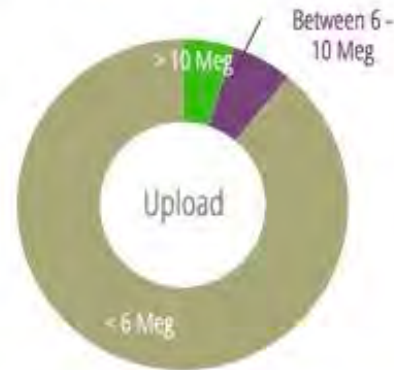
A total of 58% of respondents reported download speeds of less than 6 Meg while 89% of respondents reported speeds of less than 6 Meg. Residents reported significant reliability and speed issues with their current services; 50% of respondents felt their services were unreliable and 59% felt that their services were not fast enough for their needs. Of the 4 cities, Winters residents reported the lowest realized speeds for the cost of residential broadband services, particularly with upload speeds. At higher prices, residents received only marginally higher realized speed. For example, at the lowest price point, \$20 - \$29 per month, residents realized upload speeds of .8 Meg while at the highest price point of \$100 - \$124, residents realized upload speeds of 1.9 Meg, only a small increase in speed for a 4x increase in price. This may indicate that Winters' local broadband infrastructure is not capable of providing upgraded, higher-speed services.

Residential Broadband Services - Winters Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



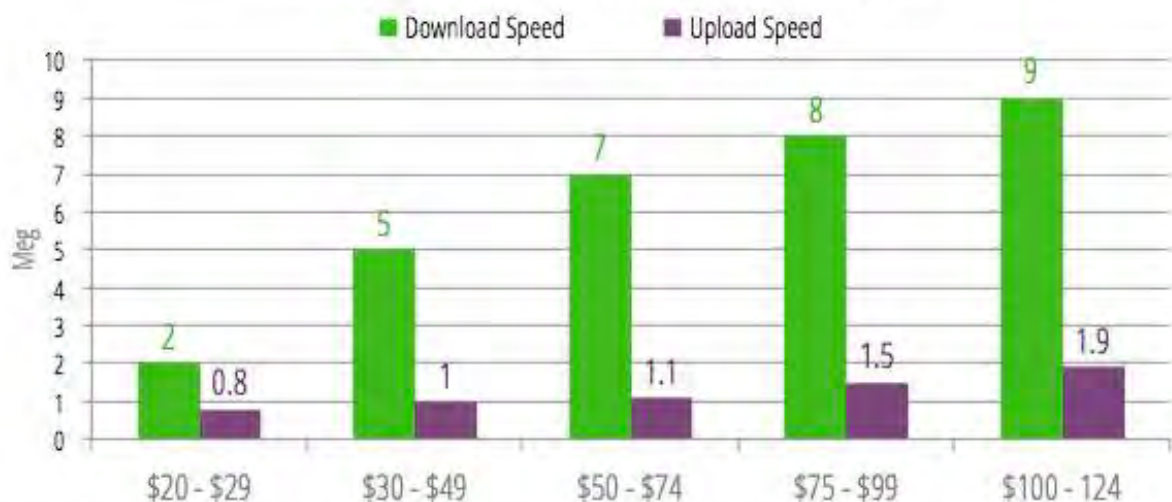
Reliability of Current Broadband Services



Speed of Current Broadband Services



Monthly Internet Costs Versus Speeds Reported



Winters' residents need broadband services that are on par with the larger communities in Yolo. The city's remote location makes it even more important for residents to have sufficient broadband access that allows them to do more online rather than drive long distances for their products and services. Winters' residents need to ensure their children have the most opportunities for education and technology-based learning tools they receive from the schools can be used in their homes. Without sufficient broadband access, these tools are ineffective. Home-based businesses in Winters also need high quality broadband services, similar to Winters' commercial businesses. Without them, these businesses also suffer, being less competitive with their commercial counterparts.

Figures 7.1 and 7.2 illustrate the key residential broadband issues facing Winters. Large segments of the city still remain underserved in the speeds of broadband services available to them as reported by the CPUC in the 06/30/2013 dataset. Since then, the CPUC has received updated data for the Winters area that shows coverage of approximately 80% of the city by Wave Broadband. This data has only recently been uploaded and should be verified to ensure its accuracy. Bright red areas illustrate underserved parts of the city. Everything South of Grant Ave is included in this region as well as about half of the area North of Grant Ave within the city boundary. In addition, rural areas outside the city boundary are almost all underserved or in some cases unserved. For these residents, their only options are generally fixed wireless, satellite or 3G/4G mobile broadband. Although Figure 7.1 reports high-speed broadband available, Figure 7.2 contradicts this availability in many areas of the city. Although Figure 7.21 illustrates a large portion of the city covered by broadband infrastructure supporting speeds between 10 Meg and 25 Meg, Figure 7.1 shows this area as underserved. Data is inconsistent as reported to the CPUC. Through the speed test results, a few residents received speeds above 10 Meg, 77% of residents reported speeds of 6 Meg or below.

Figure 7.1: Wireline Residential Status – Unserved & Underserved Areas

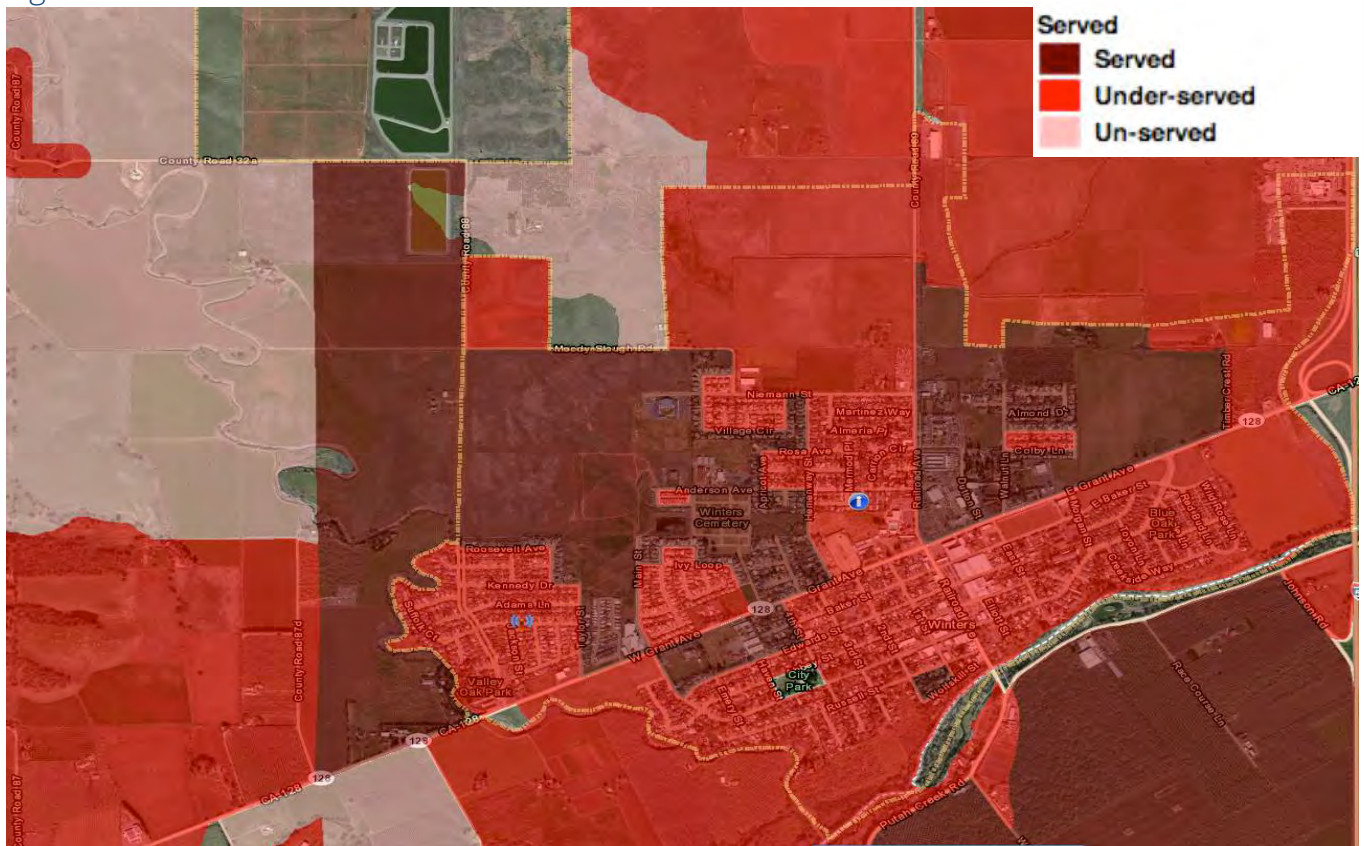


Figure 7.2: Residential Wireline Broadband Availability By Speed (Download Speeds)

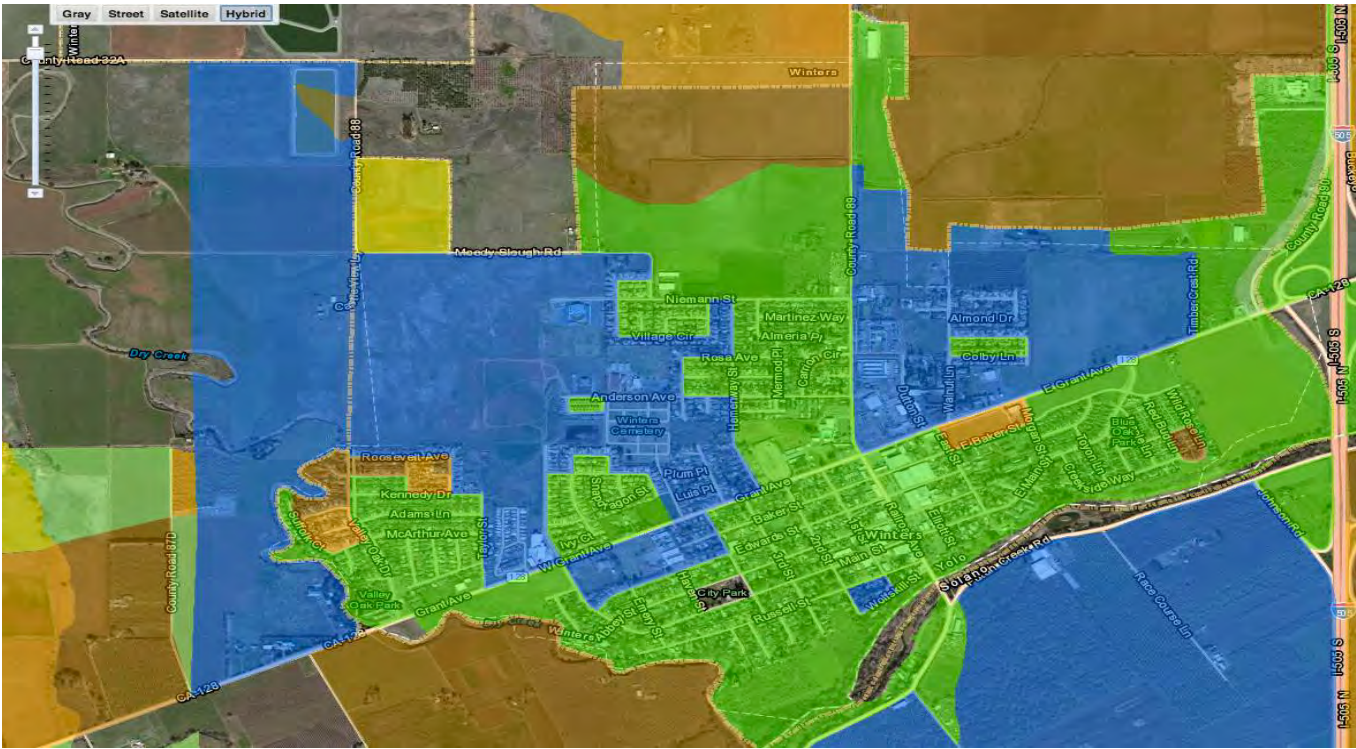
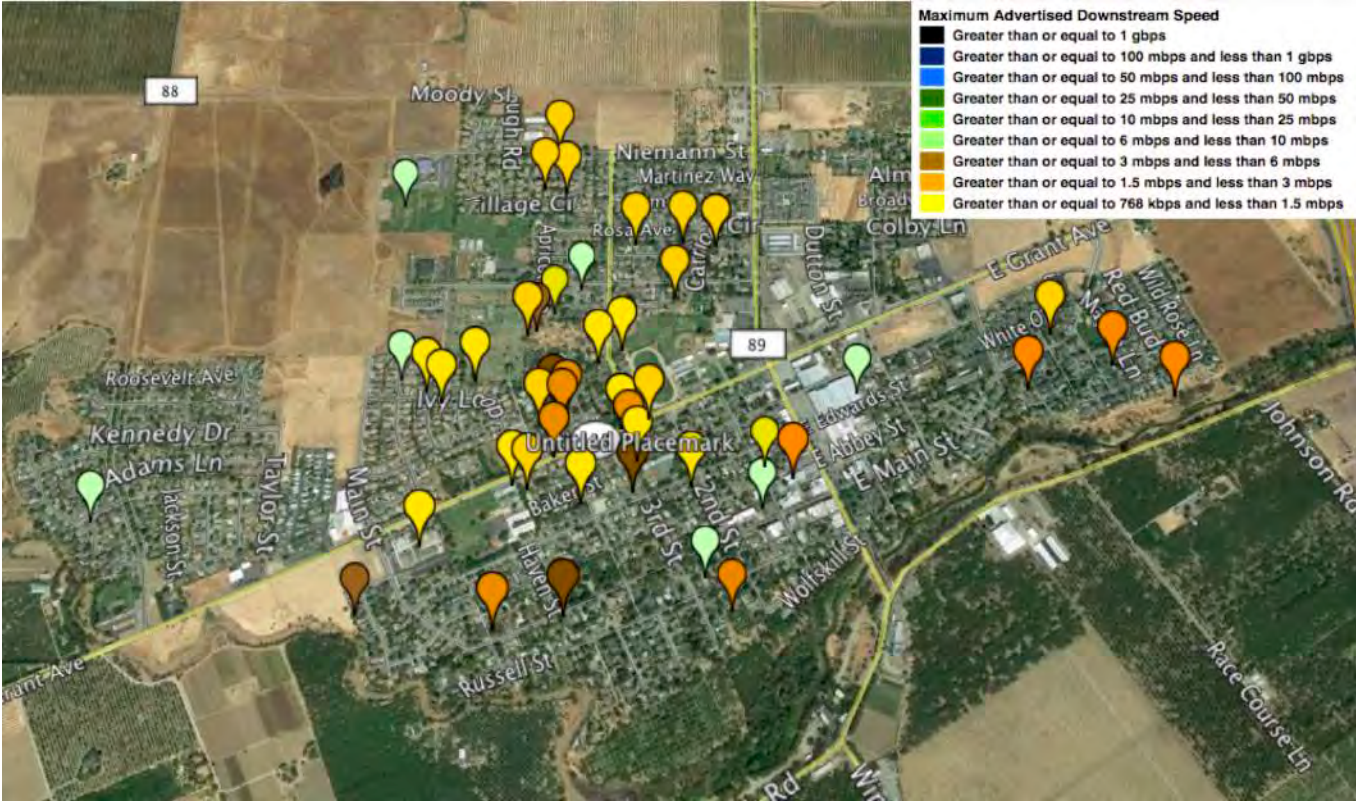


Figure 7.3: Residential Wireline Speed Test Results (Download Speeds)



B. Business

Local businesses in Winters suffer from many of the same issues as residential users. The same DSL and cable infrastructure is utilized to provide business services in Winters as residential services. Service is not consistent across the city and businesses reported particular issues getting reliable service in the downtown corridor along Grant Street. A few businesses reported utilizing T1 services, which provided more reliable connectivity, however prices for these services were extremely high. One business reported paying \$800 per month for a single T1, which provides only 1.5Meg of service. Unfortunately T1 was the only option available, apart from their current DSL service which provided them 3Meg download and 768Kbp upload at \$79.99 per month. They reported that the DSL was not reliable enough to sustain their business and were forced to upgrade. Only 10% of businesses reported download speeds above 10 Meg and only 2% reported upload speeds above 10 Meg. Some 65% reported that their services were not reliable and 64% reported that their services were not fast enough.

Winters business face significant challenges in receiving consistent, reliable broadband service. Although most businesses are small and may not be large consumers of bandwidth, they do require broadband services that enable them to reliably use online business applications, videoconferencing, cloud applications and security monitoring. At the current service levels, Winters' businesses will fall farther behind the curve as new online applications are made available that unfortunately, Winters' businesses will not be able to take advantage of, due to their insufficient broadband.

For the City's economic development goals, the current state of broadband in Winters makes it particularly difficult to attract new businesses to the area. A business that wants reliable service may pay upwards of \$1,000 per month for this access in Winters. For small and medium businesses, this cost is prohibitive, particularly when businesses can locate in other communities and pay less than half of this amount for significantly faster services. Therefore, Winters must make positive strides forward to improve the availability and affordability of business broadband services in the city. Doing so will allow the City to utilize local broadband as a tool to attract more businesses to the city and reduce the costs for its current businesses.

PG&E will be building a significant training facility in Winters to train staff on operations of gas facilities and construction, approximately 100,000 sq. feet. It will be the largest gas training facility in the US. The training facility will require significant broadband services to conduct broadcast, distance learning and other data intensive applications. PG&E has already held initial discussions with broadband providers in the area to ensure fiber services are available. Providers have indicated that they can meet these needs, however; no pricing information was shared for these services. Due to PG&E's size, it is likely that they will procure whatever services are required to meet the needs of the training facility. The City could potentially partner with PG&E to bring connectivity into the new facility in a joint construction project between the two organizations. It would positively impact the City by expanding local conduit and fiber infrastructure along the route to the PG&E facility.

Comments from Businesses in Winters:

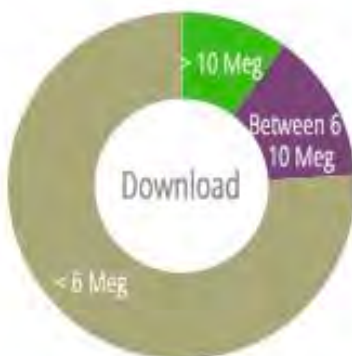
Agricultural Business – “On the edge of town, we use an unreliable DSL line and a wireless modem as backup when it is down”

Law Firm – “When the cable is down, our phones are down which means no billing for our staff”

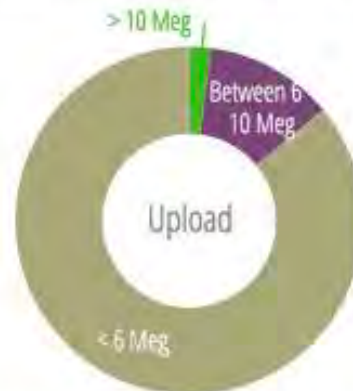
Local Restaurant – “We would like to provide WiFi to patrons but can’t run this and credit card machine simultaneously with our current Internet service”

Business Broadband Services - Winters Survey Data

Business Broadband Download Speed Test Results



Business Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services



Why Haven't Businesses Upgraded



C. Community Anchors

Education

The Winters Unified School District has received some important technology upgrades recently, including new computers and technology-based teaching tools. These upgrades were provided as part of a Yocha Dehe Community Fund grant to the District. The District is planning to equip students with iPads that can be taken home to enable more self-study and computer-based learning opportunities. The District is also looking at the opportunities to integrate more cloud applications into its environment. These programs can only be successful with sufficient broadband capabilities, both within the School District's key sites and at the homes of students who are equipped with these technology tools.

Winters' Joint Unified School District currently maintains 10Mbps connectivity between schools in the area and 100Mbps to the Board of Education. For the District to take full advantage of these programs and technologies, upgrades to their existing services will be required. The School District should be planning its activities to significantly increase its speeds to schools and its centralized connection to the Board of Education. The District should be planning for 100Mbps upgrades to its schools in the near term and evaluating the future needs for 1Gbps to every school (depending on the size of each school's student body).

The broadband access that students receive at home becomes an important issue for the School District and community, as students are equipped with take-home technologies such as iPads. Although students may have sufficient broadband and wireless access in the classroom, many will not have sufficient access at home to make these technologies truly effective. Two key issues emerge. First, residential broadband speeds are not evenly distributed throughout Winters. Some neighborhoods are better served than others. In neighborhoods with older infrastructure or that have not been upgraded by providers, broadband speed and reliability will be a challenge to students using these technologies.

Second, the technologies that are enabled in students' homes pose challenges for technology-based learning. Without wireless connections in the homes, students will not be able to take advantage of their technology tools. Homes must be equipped with basic wireless access to ensure that students are able to utilize the tools provided by the School District. A wireless router is needed in every home where a student uses an iPad. In these cases, the household may not have the technical skills to install a wireless router or may not be able to afford one. In some cases, wireless routers can be provided with the household's broadband service; however it is usually at an additional cost and requires the technical skills for installation. Today, students in Winters huddle around the library afterhours to take advantage of its WiFi connectivity. In many cases, this is the fastest broadband that students can receive in the community. This is symptomatic of the issues described above and if they are not mitigated, the School District's technology-based learning programs will not be fully realized in the community.

Healthcare

Winters healthcare organizations reported significant broadband issues. Winters Health Foundation has encountered serious connectivity issues across their three locations in the city. When their Internet is disrupted, they cannot treat patients. All of their patient records are cloud-based, so whenever the Internet is down, they are disconnected from these systems. In addition, they have been trying to establish connectivity with California Telehealth Network to expand their access to telehealth services but local infrastructure in the area will only support T1 connectivity. T1 service is extremely expensive and provides minimal bandwidth. Unfortunately, no other options exist in the local area; DSL and cable services cannot currently be connected to CTN's network.

The Foundation has recently upgraded their service in the downtown locations, which provides more stable connectivity between their offices. However, they are paying \$800/month for this connectivity, which is extremely high given the low speed of these connections and the close proximity of their offices to one another. Several doctors' offices have also reported local connectivity issues that impact their practices. Two offices reported that they were only able to receive the lowest speed DSL services, 1.5Meg download and 768K upload and these services were currently insufficient to run their web-based applications.

Local Government

There are many options for Winters to consider in its approach to promoting broadband development in the city. Within the city boundary, the grid of homes and businesses is relatively small in geographic area that may positively benefit broadband development in the city. The City should consider the various options for development of local broadband, which include using broadband-friendly policy tools to reduce the cost of broadband construction, streamlining permitting processes and potentially building a community broadband network to serve the needs of residents, businesses and community anchors.

In all cases, it is important for the City to develop strategic partnerships with local broadband providers in effort to expand broadband in ways that mutually benefit Winters' stakeholders and the providers. Being a small city with a large underserved component, Winters may have a good opportunity to capture federal or state grant funding for expansion of local broadband infrastructure. These grant programs provide funding for service providers and public organizations to build next-generation broadband infrastructure in their communities. In addition, Winters should partner with Yolo's other public organizations, namely Yolo County to plan infrastructure improvements that mutually benefit one another. Some sites for consideration include the Winters Community Library and the Health and Human Services Center.

D. Strategies & Action Items

Recommendation 1: Conduct a study to determine the feasibility of constructing a citywide broadband network that can serve the needs of Winters' residents, businesses and community anchors. The feasibility study should:

- a) Determine the physical network required to serve the City's needs;
- b) Identify the best business model for Winters to utilize to meet the broadband needs of the community, retail, wholesale or infrastructure-only;
- c) Incorporate the broadband needs of other public agencies that have offices in Winters into the study;
- d) Determine the role local service providers will play in the development of this network, including potential public-private partnerships;
- e) Assess the financial feasibility and funding requirements for the network, including potential federal and State grant opportunities; and,
- f) Develop an action plan and timeline for buildout of the network.

Timing: The City should consider conducting the feasibility study within the next 12 months and implement any action plan per its timelines.

Recommendation 2: To improve local broadband conditions, the City needs to help key community anchors get the broadband services they need, by:

- a) Focusing on community anchors described in the Winters Community Profile that are currently not receiving adequate broadband service;
- b) Developing a broadband construction fund (via Development Impact Fees or other mechanism) that will allow the City to jointly fund construction of broadband infrastructure to these anchors, in cooperation with local service providers;
 - i) Finance the upfront costs for "last mile" connection fees to get community anchors the services they need; and,
 - ii) Work with local providers to jointly build this infrastructure and ensure that the City maintains rights to install additional conduit and fiber-optic cable in these projects.

Timing: Ongoing until broadband has been extended throughout the community.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WJUSD, Yolo County, Yolo County Housing, Yolo County Office of Education, PG&E, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

8. Broadband Community Profiles

Yolo County

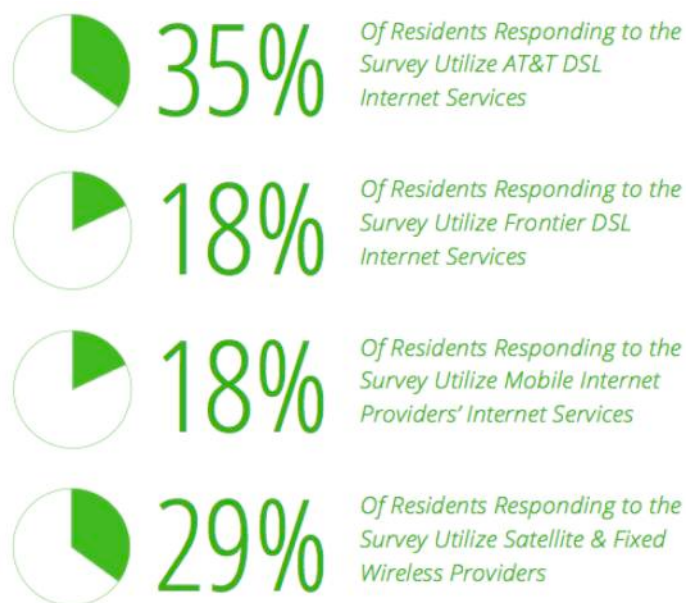


A. Residential

The residential broadband market in unincorporated Yolo is served by multiple wireline providers including AT&T of California, Comcast, Omsoft, Frontier, and Verizon in addition to a few resellers of wireline providers in the area. Fixed wireless providers also have coverage in unincorporated Yolo including AFES, Winters Broadband, and DigitalPath. There is more penetration of satellite and 3G/4G mobile wireless broadband in unincorporated Yolo due to its rural geography and lack of wireline infrastructure.

Within the residential survey, 114 unique responses were received from residents in Yolo, including the communities of Clarksburg, El Macero, Esparto, Knight's Landing, Yolo, Zamora, and the unincorporated County. Fifty-three percent of the respondents utilized either AT&T or Frontier DSL for their broadband services. Forty-seven percent utilized fixed wireless, mobile, and satellite providers. From the research conducted, wireline residential broadband services are provided via copper infrastructure either on cable or DSL systems. Esparto reported that a local cable company served its community that provides local cable and broadband services to residents. Wireless services are provided through terrestrial fixed wireless systems and 3G and 4G mobile wireless carriers¹⁷.

Broadband Internet download and upload speeds reported by the majority of residents surveyed were commensurate with DSL, mobile broadband, and fixed wireless services in the region, however; speeds reported were significantly lower than in any of the cities in Yolo County. Samples were collected from residential broadband subscribers across unincorporated Yolo. Only 5% of respondents



¹⁷ AT&T Mobility, Verizon Wireless, T-Mobile, MetroPCS and Sprint

reported download speeds greater than 10Meg. Some 85% of respondents reported download speeds less than 6Meg. Upload speeds were considerably slower than in any of the cities in Yolo County. Respondents reported dissatisfaction with the speed and reliability of their broadband Internet services, citing many issues with the reliability and consistency of their Internet connections at home. A total of 85% reported their services were unreliable and 79% reported that their services were not fast enough.

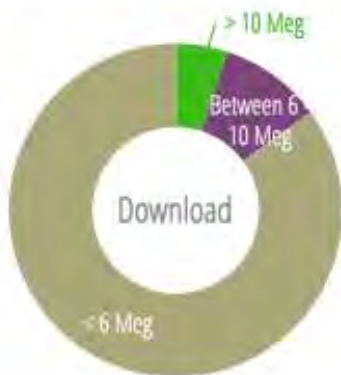
Measuring the pricing for services against the speeds of services that residents received indicated that there was a direct correlation between the price paid for services and the amount of bandwidth ("speed") received by residents. Residents appear to be paying the same prices for their services as in other communities in Yolo County but getting significantly less bandwidth. The chart below illustrates the price of services respondents in unincorporated Yolo County pay and the realized download and upload speeds for these services. It is important to note that the speeds reported are actual recorded speeds that may be different from the speeds residents buy from service providers in the area. In general, DSL, wireless, and cable broadband services are sold with speed increments that define a maximum speed for the service such as "Up to 10 megabits down and up to 1.5 megabits up." Actual speeds vary depending on the physical location of the service and how many subscribers are concurrently on the system. The "maximum advertised speed" should not be construed to mean a sustained maximum but instead the top speed of the service which may be considerably lower over long periods of time.

There are several critically underserved residential communities in unincorporated Yolo County. These communities generally have no broadband services available apart from fixed wireless and 3G/4G. In many cases, these services are intermittent in many of the communities, with significant reliability issues cited by residents responding to the survey.

Only a handful of these communities were targeted as "Priority Areas" in the California Advanced Services Fund ("CASF") as strong candidates to receive funding under this State grant program. These Priority Areas were determined on short notice by the CPUC based on data available at the time. The CASF fund would identify improvements to local broadband infrastructure that could enhance these areas with sufficient wireline and wireless broadband infrastructure. LAFCo, in conjunction with Valley Vision submitted these Priority Areas to the California Public Utilities Commission ("CPUC") to bring visibility to the most needy communities in Yolo County. A summary of these areas is provided on the following pages. In addition, Yolo's other rural and unincorporated communities are included in this Plan to identify other focus areas for future broadband development.

Residential Broadband Services - Yolo County Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



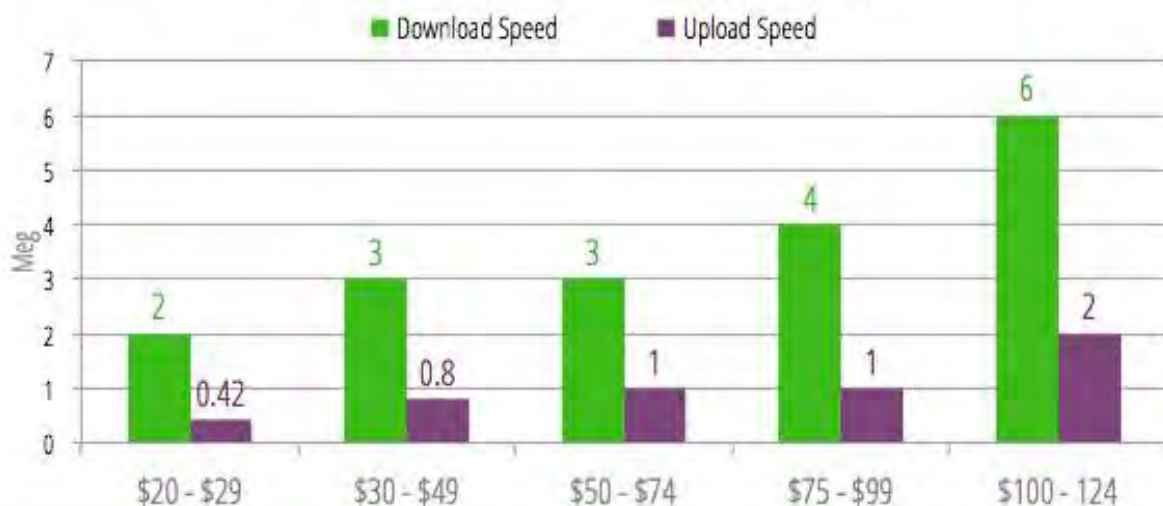
Reliability of Current Broadband Services



Speed of Current Broadband Services



Monthly Internet Costs Versus Speeds Reported



The charts below identify communities in unincorporated Yolo County that are underserved, unserved or rural. These communities are sorted by unserved first (in red), followed by underserved (in yellow), followed by served (in green).

Figure 8.1: Critically Unserved Communities in Yolo County

Unincorporated Community	# of House holds	Anchors	CPUC Designation	CPUC Reported Broadband Availability	CPUC Reported Providers	Technology Type	Summary of Speeds Reported
Binning Farms	50	none	Unserved	6-10 down, 6-10 up 6-10 down, 768-1.5 up 6-10 down, 768-1.5 up	DigitalPath, Inc. Winters Broadband AT&T	Fixed Wireless Fixed Wireless DSL	None available
Dunnigan	558	Fire Station Water District	Underserved and unserved	6-10 down, 768 – 1.5 up, inconsistent data in CPUC maps	Succeed.net AT&T (Limited)	Fixed Wireless DSL (limited)	Maximum speed 5 meg down, 1 meg up
Knights Landing	343	Library Fire Station Sci-Tech Academy (K-6 charter) Community Services District	Unserved	6-10 down, 768-1.5 up 6-10 down, 6-10 up inconsistent data in CPUC maps	DigitalPath, Inc AFES	Fixed Wireless DSL (limited)	Maximum speed 3.6 meg down, .5 meg up
North Davis Meadows	95	none	Underserved	6-10 down, 768-1.5 up 6-10 down, 768-1.5 up	DigitalPath, Inc Winters Broadband AT&T	Fixed Wireless Fixed Wireless DSL (limited)	None available
Zamora	14	Fire Station	Unserved	6-10down, 768-1.5 up	DigitalPath	Fixed wireless	None available
Yolo	165	Library Fire Station Cache Creek HS (continuation) Community Services District	Unserved and Underserved	6-10 down, 768-1.5 up 768-1.5 down, 200-768 up	DigitalPath, Inc AT&T (Limited)	Fixed Wireless DSL (limited area)	Maximum speed 4.5 meg down, 1.2 meg up

Figure 8.2: Critically Underserved Communities in Yolo County

Unincorporated Community	# of House holds	Anchors	CPUC Designation	CPUC Reported Broadband Availability	CPUC Reported Providers	Technology Type	Summary of Speeds Reported
Clarksburg	182	Fire Station Library Delta K-6 School (Charter) Clarksburg Middle School Delta High School	Served, small segment of unserved	6-10 down, 768-1.5 up	Frontier	DSL	Maximum speed 3.15 meg down, .6 meg up
El Macero	351	none	Served and unserved	10-25 down, 10-25 up	Succeed,net AT&T DigitalPath	DSL Fixed Wireless Fixed Wireless	Maximum speed 6 meg down, .9 meg up
Esparto	905	Community Services District Fire Station Library Esparto K-8 school Esparto High School	Underserved, small segment of Unserved	10-25 down, 10-25 up	AT&T	Fixed Wireless DSL Fixed wireless	Maximum speed 11.26 meg down, 1.7 meg up
Monument Hills	150	none	underserved	6-10 down, 768-1.5 up	AT&T DigitalPath ,Inc	DSL Fixed Wireless	None available
Patwin Road (outside Davis)	32	none	Unserved and Underserved	6-10 down, 768-1.5 up 768-1.5 down, 200-768 up	DigitalPath Winters BB AT&T	Fixed Wireless Fixed Wireless DSL	None available
Royal Oak	120	None (Mobile home park)	underserved	10-25 down, 768-1.5up	AT&T	DSL	Maximum 3.32 meg down, .5 meg up
West Plainfield/Airport	50	Fire Station Plainfield Elementary School Yolo County Airport	Unserved and Underserved	6-10 down, 768-1.5 up 3-6 down, 768-1.5 up 3-6 down, 200-768 up	DigitalPath Winters BB AT&T	Fixed Wireless DSL	None available
Willow Oak (outside Woodland)	40	Elementary School Fire Station	Underserved	6-10 down,768-1.5 up 1.5-3 down, 200-768 up	Digital Path AT&T	Fixed wireless DSL	None available

Figure 8.3: Other Rural Communities in Yolo County

Unincorporated Community	# of House holds	Anchors	CPUC Designation	CPUC Reported Broadband Availability	CPUC Reported Providers	Technology Type	Summary of Speeds Reported
Guinda	40	Fire Station	Served	10-25 down, 1.5-3 up	Frontier	DSL	None available
Capay	25	none	Served	10-25 down, 1.5-3 up	Frontier AT&T Various fixed wireless	DSL DSL Fixed Wireless	None available
Rumsey	15	None	Served and unserved	10-25 down, 1.5-3 up	Frontier	DSL	Maximum 26 Meg down, 1 meg up
West Kentucky	22	none	Served	10-25 down, 3-6 up	AT&T	DSL	None available
Madison	137	High School (Continuation) Fire Station Post Office Community Services District	Served and unserved	25-50 down, 6-10 up	AT&T	DSL	Maximum 5.01 meg down, .5 meg up
El Rio Villa	40	Owned by Housing Authority (falls under SB 1299)					None reported

B. Business & Agriculture

A few businesses reported on their broadband services in unincorporated Yolo County. These businesses were generally from the agricultural and farming community. Due to a lack of formal reporting, it was necessary to utilize anecdotal information when trying to understand the state of broadband for these rural organizations. The reports received detailed significant wireline connectivity issues in the small towns across the County, particularly in Knight's Landing, Esparto, and Clarksburg. They cited the lack of any wireline options that provided an adequate service for them and had adopted 3G/4G wireless as their only alternative that was fast enough for their needs.

Agricultural businesses in particular cited the use of wireless technologies as the only options for their connectivity needs. In these cases, they too utilized 3G/4G wireless options as well as fixed wireless solutions from providers such as AFES, DigitalPath, and Winters Broadband. Several agricultural businesses cited the growing need for broadband services as critical to managing their businesses. The need for broadband extends to agricultural areas to support traditional and organic farms to monitor crop rotation within fields, saturation of fertilizer content, and distribution of water across farms. The concept of the "Smart Farm" enables farms to monitor and manage resources electronically to improve overall productivity and yield. A network of sensors connected within the fields allows them to collect key data but, these organizations need next-generation broadband to upload that data to the Internet and connect with suppliers, researchers, and fellow farmers. As an important agricultural and seed tech center, Yolo County must find ways to enable next-generation broadband in some of the most rural areas of the community. Doing so will require unique approaches to making broadband infrastructure available in places where it is generally most difficult to achieve.

Comments from Businesses in Yolo County:

Guinda Farm – "We have a warehouse and multiple work from home locations so it is critical for our workflow"

Guinda Local Business – "Frustrated by the lack of reliability and speed in our local services"

Capay Farm – "Mobile connectivity is the only option in our location; we have to use two to get the reliability we need"

Yolo County has also been planning the development of the designated commercial areas around the Yolo County Airport to expand local economic development opportunities. The Airport is located in an area northeast of Davis that is not well served by commercial broadband services and this may become an obstacle to businesses looking to locate at or near the Airport.

C. Community Anchors

Education

Educational organizations across unincorporated Yolo County report varying degrees of need for broadband services. Many schools are located in unincorporated communities such as Brooks, Clarksburg, Esparto, Knights Landing, Monument Hills, Plainfield, Willow Oak and Yolo. Some communities are better connected than others. For example, some schools in Esparto are connected to fiber provided by a local provider and maintain high-speed connections back to the Board of Education where they receive centralized services. Others utilize T1 and DSL services because fiber options are not available or affordable to them. As online education grows for school districts, the importance of their broadband services becomes even more important to deliver a blended curriculum to their students. As new testing requirements from California's Common Core State Standards take effect this year, districts will rely on their broadband connectivity for more advanced online testing programs; therefore, the long-term broadband needs of Yolo County's schools should be considered a critical component of local broadband development. Rural schools with basic broadband infrastructure should plan for upgrades in their broadband services to ensure they have the capabilities to meet state standards. In some of Yolo's rural communities, it is questionable whether these services are even available in the local community.

A second broadband challenge that faces education and the general community is the discrepancy that exists between students' access to broadband services at school versus at home. In many cases, schools are equipped with the necessary broadband to allow students to take advantage of all online opportunities. One of the primary issues is however, when these students go home, many residents in these communities do not have sufficient broadband access or cannot afford it. The result is that students have different educational experiences depending on where they live. Students in rural communities may have high-speed access at school but have only dial-up or satellite Internet at home whereas in urban communities residents have faster Internet at more affordable rates. This creates an equality issue that impairs students that live in rural communities.

Teen in Yolo using the Library's WiFi afterhours to get online



Healthcare

Healthcare organizations in unincorporated Yolo County have a mix of broadband services that use DSL, cable, or T1 connectivity. Several healthcare providers interconnect with the California Telehealth Network ("CTN") for telehealth and other electronic health services. These organizations are currently using T1 connectivity that is marginally sufficient for their needs. The Knight's Landing Health Clinic reported basic using basic DSL services that were constantly down, resulting in their inability to access

online health applications that supported patient care. As telehealth applications grow, these organizations will require upgrades to higher speeds to take advantage of many new offerings provided by CTN. Healthcare providers also need access to next-generation broadband to ensure they are equipped for electronic medical records, distance viewing, and virtual physician visits.

Local Government

A key issue facing Yolo County government is its reliance on the Comcast I-Net fiber that is part of the Franchise Agreement between Comcast and the City of Davis. The County maintains 2 sites that are connected to the I-Net fiber and an interconnection to UC Davis that also utilizes I-Net fiber (3 connections total). If the City of Davis is unsuccessful in renewing the free use of the I-Net fiber, it will force the County to either begin paying for this connectivity or procure new connectivity from another provider in the area. The potential cost to the County could be significant and ongoing, for which the County would need to allocate a budget.

Yolo County maintains an existing fiber and conduit network that interconnects its offices through West Sacramento, Woodland, and Davis. The network provides connectivity for Yolo County and related offices. The network is currently linear but has the potential to interconnect West Sacramento to Davis directly that would “close the ring” and provide a fully redundant fiber network between the three cities. The network currently provides 1Gbps between County sites, which will be upgraded in the future to 10Gbps. The network has varied fiber counts of 12, 24, 36, and 48-count cable across different segments. The County has expressed desire in expanding the network to provide additional connectivity to new facilities. Cities have also expressed interest in using County network resources for their own applications. Local broadband providers have even approached the County to discuss utilizing the network.

Expansion of this network through collaboration with other stakeholders could become an important strategy to expand the availability of broadband infrastructure in Yolo County. The network could be utilized to provide valuable interconnection between cities in Yolo County to support municipal functions such as emergency operations, data sharing, and collaboration. It may also provide an opportunity to aggregate local government demand for Internet, voice, and other technology services that would allow these organizations to procure greater volumes of services to reduce overall costs for all Yolo government organizations. This could include connecting the school districts, healthcare providers, municipal organizations, and public safety agencies to a common network. In many cases, these networks have been found to save millions annual in taxpayer dollars. In addition, Yolo County Housing has expressed desire to expand the wireless services available at its facilities, equipping public housing with WiFi to expand residents’ access to online resources. Yolo Housing Authority has also expressed interest in applying for grant funding to outfit its facilities with these wireless capabilities.

This network could also become a platform to expand broadband availability to cities, rural communities, and agricultural areas in parts of Yolo County. The network is in close proximity to many commercial districts in Woodland, West Sacramento, and Davis. It also passes areas outside of each city boundary that are not well served by existing broadband providers. In these cases, it could be

utilized as a backbone for new deployments of fiber within each city and a backhaul network to connect the three cities to one another. Furthermore, it passes rural areas that may present opportunities to interconnect with farms and agricultural businesses, which today have no other options beyond satellite and 3G wireless connections in most cases.

Evaluation of the network's capabilities will be required to better understand the feasibility of utilizing such an asset for these purposes. The network does not have a surplus of capacity and the County will need to analyze how much available capacity could be utilized. In addition, some segments of the fiber are direct buried versus placed in conduit. This poses additional challenges in accessing fiber strands within these segments. The recommendations section of this Community Profile lays out the important steps the County should take to determine the feasibility of using this asset.

The Yoche Dehe Wintun Nation

The Yoche Dehe Wintun Nation maintains significant connectivity to its Cache Creek Casino facility to support the data needs of the casino and resort. Tribal members living on the reservation also maintain broadband access to their homes; however, this service is not tied directly to the casino itself. Although high-speed connectivity currently terminates at the Casino, this line may provide a future "jumping off point" to equip other communities surrounding the Casino with upgrades to existing broadband that services residential communities in Esparto, Guinda and agricultural users within the Capay Valley. The Yoche Dehe Wintun Nation and Yolo County should work together to identify where mutual needs exist to support each other's communities with enhanced broadband services, to support public safety, emergency management and fire department coordination between the organizations.

D. Strategies & Action Items

Recommendation 1: The County should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- a) Developing a GIS-based map that identifies the County locations that should be interconnected including the County's current infrastructure;
- b) Installing conduit with all public projects;
- c) Expanding the County's capability in negotiating agreements for private providers to utilize the County's infrastructure for public benefit; and
- d) Coordinating with other local public agencies (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) as potential users of the County's infrastructure.

Timing: The County should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The County needs to develop additional broadband infrastructure in cooperation with cities, other local agencies and local broadband providers by:

- a) Working with each County and other public agencies to build a map of locations where these organizations jointly need broadband connectivity by:
 - i) Developing a GIS-based map illustrating these locations by utilizing the existing Yolo GIS Cooperative;
 - ii) Incorporating County and County CIP projects onto this map to identify the companion projects and joint build opportunities;
 - iii) Sharing maps and data between organizations; and
 - iv) Making sure the maps are updated at least annually.
- b) Coordinating with broadband providers on specific broadband infrastructure projects in communities described in the Critical Unserved and Underserved Communities in Yolo County's Community Profile:
 - i) Identifying infrastructure routes that the County needs;
 - ii) Identifying infrastructure routes that the broadband providers need;
 - iii) Sharing information between organizations for joint build opportunities;
 - iv) Developing a joint build agreement with local broadband providers that allows each organization to install their own broadband infrastructure in these projects; and,

- v) Identifying resources that would be available to fund these projects, including internal County funds and/or available grant or loan programs as described in Recommendation 3.
- c) Coordinating with public agencies and private broadband providers to use broadband infrastructure, towers and other resources to expand wireless coverage into agricultural areas, by
 - i) Working with broadband wireless providers to make access available to County-owned tower infrastructure, ground space at the base of towers and rooftops, ensuring compliance with legislative and security requirements governing access to these resources;
 - ii) Collaborating with other agencies with physical assets in the rural areas such as Yolo County Flood Control and Water Conservation District, Yolo County Transportation District, Yolo County Housing and UC Davis to leverage joint opportunities to expand wireless access in the rural areas of the county;
 - iii) Developing agreements for lease or in-kind exchange of these County-owned assets by broadband wireless providers; and
 - iv) Where feasible, interconnecting County-owned fiber-optic networks with these assets to provide fiber backhaul to broadband wireless providers.
- d) Developing agreements with each County and broadband providers for joint use of broadband infrastructure by:
 - i)
 - ii) Strengthening the current MOU to include joint use agreements that allow sharing of infrastructure between the County and the cities;
 - iii) Actively marketing and identifying opportunities to expand infrastructure with broadband providers.

Timing: The County should accelerate the process of coordinating with other public agencies and broadband providers over the next 12 months and identify opportunities to leverage public broadband infrastructure continuously as a County-level initiative.

Recommendation 3: Target specific State and federal grant and loan programs that will provide funding for Yolo County's unserved and underserved communities by

- a) Through the Tactical Plan, designating a resource at the County that will develop, apply for and manage broadband grants;
- b) Building on the initial grant analysis completed in this Plan for the County to pursue CASF funding (and other programs defined in Appendix D) for these communities;
- c) Developing relationships with broadband providers that define how grant funds will be received and managed and how broadband services will be provided to these communities; and,

- d) Applying for CASF grant funding to expand wireless and broadband services is Yolo County Public Housing facilities;

Timing: The County should immediately identify an internal resource to manage the broadband grant efforts on behalf of the County.

Common Action Items

Recommendation 4: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- a) Tailoring the sample policies and standards (included in the appendix) to the County's specific needs and adopt them into the Tactical Plan, local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- b) Incorporating broadband in the County's Development Impact Fee program and Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- c) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- d) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- e) As the County builds out its network, maintaining broadband infrastructure in the County's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- f) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- g) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The County should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 5: Coordinate with other agencies with facilities in the County (i.e. cities, school districts, UC Davis, YCTD, Yolo County Housing, YCFCWCD, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- a) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- b) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The County should develop these collaborative programs with other public agencies over the next 3 months.

9. Appendix A: Glossary of Terms

3G – Third Generation	The third generation of mobile broadband technology, used by smart phones, tablets, and other mobile devices to access the web.
4G – Fourth Generation	The fourth generation of mobile broadband technology, used by smart phones, tablets, and other mobile devices to access the web.
ADSL – Asymmetric Digital Subscriber Line	DSL service with a larger portion of the capacity devoted to download communications, less to upload. Typically thought of as a residential service.
ADSS – All-Dielectric Self-Supporting	A type of optical fiber cable that contains no conductive metal elements.
AMR/AMI – Automatic Meter Reading/Advanced Metering Infrastructure	Electrical meters that measure more than simple consumption and an associated communication network to report the measurements.
ATM – Asynchronous Transfer Mode	A data service offering that can be used for interconnection of customer's LAN. ATM provides service from 1 Mbps to 145 Mbps utilizing Cell Relay Packets.
Bandwidth	The amount of data transmitted in a given amount of time; usually measured in bits per second, kilobits per second (kbps), and Megabits per second (Mbps).
Bit	A single unit of data, either a one or a zero. In the world of broadband, bits are used to refer to the amount of transmitted data. A kilobit (Kb) is approximately 1,000 bits. A Megabit (Mb) is approximately 1,000,000 bits. There are 8 bits in a byte (which is the unit used to measure storage space), therefore a 1 Mbps connection takes about 8 seconds to transfer 1 megabyte of data (about the size of a typical digital camera photo).
BPL – Broadband over Powerline	A technology that provides broadband service over existing electrical power lines.
BPON – Broadband Passive Optical Network	BPON is a point-to-multipoint fiber-lean architecture network system which uses passive splitters to deliver signals to multiple users. Instead of running a separate strand of fiber from the CO to every customer, BPON uses a single strand of fiber to serve up to 32 subscribers.
Broadband	A descriptive term for evolving digital technologies that provide consumers with integrated access to voice, high-speed data service, video-demand services, and interactive delivery services (e.g. DSL, Cable Internet).
CAD – Computer Aided Design	The use of computer systems to assist in the creation, modification, analysis, or optimization of a design.
CAI – Community Anchor Institute	Community anchor institutions (CAIs, sometimes called anchor institutions) are usually non-profit organizations that often provide essential services to the public. Universities, colleges, community colleges, K12 schools, libraries, health care facilities, social service providers, government and municipal offices are all community

	anchor institutions.
CAP – Competitive Access Provider	(or “Bypass Carrier”) A Company that provides network links between the customer and the Inter-Exchange Carrier or even directly to the Internet Service Provider. CAPs operate private networks independent of Local Exchange Carriers.
Cellular	A mobile communications system that uses a combination of radio transmission and conventional telephone switching to permit telephone communications to and from mobile users within a specified area.
CLEC – Competitive Local Exchange Carrier	Wireline service provider that is authorized under state and Federal rules to compete with ILECs to provide local telephone service. CLECs provide telephone services in one of three ways or a combination thereof: 1) by building or rebuilding telecommunications facilities of their own, 2) by leasing capacity from another local telephone company (typically an ILEC) and reselling it, and 3) by leasing discrete parts of the ILEC network referred to as UNEs.
CO – Central Office	A circuit switch where the phone lines in a geographical area come together, usually housed in a small building.
Coaxial Cable	A type of cable that can carry large amounts of bandwidth over long distances. Cable TV and cable modem service both utilize this technology.
CPE – Customer Premise Equipment	Any terminal and associated equipment located at a subscriber's premises and connected with a carrier's telecommunication channel at the demarcation point ("demarc").
CWDM – Coarse Wavelength Division Multiplexing	A technology similar to DWDM only utilizing less wavelengths in a more customer-facing application whereby less bandwidth is required per fiber.
Demarcation Point (demarc)	The point at which the public switched telephone network ends and connects with the customer's on-premises wiring.
Dial-Up	A technology that provides customers with access to the Internet over an existing telephone line.
DLEC – Data Local Exchange Carrier	DLECs deliver high-speed access to the Internet, not voice. Examples of DLECs include Covad, Northpoint and Rhythms.
Download	Data flowing from the Internet to a computer (Surfing the net, getting E-mail, downloading a file).
DSL – Digital Subscriber Line	The use of a copper telephone line to deliver “always on” broadband Internet service.
DSLAM – Digital Subscriber Line Access Multiplier	A piece of technology installed at a telephone company's Central Office (CO) and connects the carrier to the subscriber loop (and ultimately the customer's PC).

DWDM – Dense Wavelength Division Multiplexing	An optical technology used to increase bandwidth over existing fiber-optic networks. DWDM works by combining and transmitting multiple signals simultaneously at different wavelengths on the same fiber. In effect, one fiber is transformed into multiple virtual fibers.
E-Rate	A Federal program that provides subsidy for voice and data circuits as well as internal network connections to qualified schools and libraries. The subsidy is based on a percentage designated by the FCC.
EON – Ethernet Optical Network	The use of Ethernet LAN packets running over a fiber network.
EvDO – Evolution Data Only	EvDO is a wireless technology that provides data connections that are 10 times as fast as a traditional modem.
FCC – Federal Communications Commission	A Federal regulatory agency that is responsible for regulating interstate and international communications by radio, television, wire, satellite and cable in all 50 states, the District of Columbia, and U.S. territories.
FDH – Fiber Distribution Hub	A connection and distribution point for optical fiber cables.
FTTN – Fiber to the Neighborhood	A hybrid network architecture involving optical fiber from the carrier network, terminating in a neighborhood cabinet with converts the signal from optical to electrical.
FTTP – Fiber to the premise (or FTTP – Fiber to the building)	A fiber-optic system that connects directly from the carrier network to the user premises.
GIS – Geographic Information Systems	A system designed to capture, store, manipulate, analyze, manage, and present all types of geographical data.
GPON- Gigabit-Capable Passive Optical Network	Similar to BPON, GPON allows for greater bandwidth through the use of a faster approach (up to 2.5 Gbps in current products) than BPON.
GPS – Global Positioning System	a space-based satellite navigation system that provides location and time information in all weather conditions, anywhere on or near the Earth where there is an unobstructed line of sight to four or more GPS satellites.
GSM – Global System for Mobile Communications	This is the current radio/telephone standard developed in Europe and implemented globally except in Japan and South Korea.
HD – High Definition (Video)	Video of substantially higher resolution than standard definition.
HFC – Hybrid Fiber Coaxial	An outside plant distribution cabling concept employing both fiber-optic and coaxial cable.
ICT – Information and Communications Technology	Often used as an extended synonym for information technology (IT), but it is more specific term that stresses the role of unified communications and the integration of telecommunications, computers as well as necessary enterprise software, middleware, storage, and audio-visual systems, which enable users to access, store, transmit, and manipulate information.
IEEE – Institute of Electrical Engineers	A professional association headquartered in New York City that is dedicated to advancing technological innovation and excellence.
ILEC – Incumbent Local	The traditional wireline telephone service providers within defined

Exchange Carrier	geographic areas. Prior to 1996, ILECs operated as monopolies having exclusive right and responsibility for providing local and local toll telephone service within LATAs.
IP-VPN – Internet Protocol-Virtual Private Network	A software-defined network offering the appearance, functionality, and usefulness of a dedicated private network.
ISDN – Integrated Services Digital Network	An alternative method to simultaneously carry voice, data, and other traffic, using the switched telephone network.
ISP – Internet Service Provider	A company providing Internet access to consumers and businesses, acting as a bridge between customer (end-user) and infrastructure owners for dial-up, cable modem and DSL services.
ITS – Intelligent Traffic System	Advanced applications which, without embodying intelligence as such, aim to provide innovative services relating to different modes of transport and traffic management and enable various users to be better informed and make safer, more coordinated, and 'smarter' use of transport networks.
Kbps – Kilobits per second	1,000 bits per second. A measure of how fast data can be transmitted.
LAN – Local Area Network	A geographically localized network consisting of both hardware and software. The network can link workstations within a building or multiple computers with a single wireless Internet connection.
LATA – Local Access and Transport Areas	A geographic area within a divested Regional Bell Operating Company is permitted to offer exchange telecommunications and exchange access service. Calls between LATAs are often thought of as long distance service. Calls within a LATA (IntraLATA) typically include local and local toll services.
Local Loop	A generic term for the connection between the customer's premises (home, office, etc.) and the provider's serving central office. Historically, this has been a wire connection; however, wireless options are increasingly available for local loop capacity.
MAN – Metropolitan Area Network	A high-speed intra-city network that links multiple locations with a campus, city or LATA. A MAN typically extends as far as 30 miles.
Mbps – Megabits per second	1,000,000 bits per second. A measure of how fast data can be transmitted.
MPLS – Multiprotocol Label Switching	A mechanism in high-performance telecommunications networks that directs data from one network node to the next based on short path labels rather than long network addresses, avoiding complex lookups in a routing table.
ONT – Optical Network Terminal	Used to terminate the fiber-optic line, demultiplex the signal into its component parts (voice telephone, television, and Internet), and provide power to customer telephones.
Overbuilding	Building excess capacity. In this context, it involves investment in additional infrastructure projects to provide competition.
OVS – Open Video Systems	OVS is a new option for those looking to offer cable television service outside the current framework of traditional regulation. It would allow more flexibility in providing service by reducing the build out requirements of new carriers.

PON – Passive Optical Network	A Passive Optical Network consists of an optical line terminator located at the Central Office and a set of associated optical network terminals located at the customer's premise. Between them lies the optical distribution network comprised of fibers and passive splitters or couplers. In a PON network, a single piece of fiber can be run from the serving exchange out to a subdivision or office park, and then individual fiber strands to each building or serving equipment can be split from the main fiber using passive splitters / couplers. This allows for an expensive piece of fiber cable from the exchange to the customer to be shared amongst many customers, thereby dramatically lowering the overall costs of deployment for fiber to the business (FTTB) or fiber to the home (FTTH) applications.
QOS – Quality of Service	QoS (Quality of Service) refers to a broad collection of networking technologies and techniques. The goal of QoS is to provide guarantees on the ability of a network to deliver predictable results. Elements of network performance within the scope of QoS often include availability (uptime), bandwidth (throughput), latency (delay), and error rate. QoS involves prioritization of network traffic.
RF – Radio Frequency	a rate of oscillation in the range of about 3 kHz to 300 GHz, which corresponds to the frequency of radio waves, and the alternating currents which carry radio signals.
Right-of-Way	A legal right of passage over land owned by another. Carriers and service providers must obtain right-of-way to dig trenches or plant poles for cable systems, and to place wireless antennae.
RMS – Resource Management System	A system used to track telecommunications assets.
RPR – Resilient Packet Ring	Also known as IEEE 802.17, is a protocol standard designed for the optimized transport of data traffic over optical fiber ring networks.
RUS – Rural Utility Service	A division of the United States Department of Agriculture, it promotes universal service in unserved and underserved areas of the country with grants, loans, and financing.
SCADA – Supervisory Control and Data Acquisition	A type of industrial control system (ICS). Industrial control systems are computer controlled systems that monitor and control industrial processes that exist in the physical world.
SNMP – Simple Network Management Protocol	An Internet-standard protocol for managing devices on IP networks.
SONET – Synchronous Optical Network	A family of fiber-optic transmission rates.
Steaming	Streamed data is any information/data that is delivered from a server to a host where the data represents information that must be delivered in real time. This could be video, audio, graphics, slide shows, web tours, combinations of these, or any other real time application.
Subscribership	Subscribership is how many customers have subscribed for a particular telecommunications service.
Switched Network	A domestic telecommunications network usually accessed by

	telephone, key telephone systems, private branch exchange trunks, and data arrangements.
T-1 – Trunk Level 1	A digital transmission link with a total signaling speed of 1.544 Mbps. It is a standard for digital transmission in North America.
T-3 – Trunk Level 3	28 T1 lines or 44.736 Mbps.
UNE – Unbundled Network Elements	Leased portions of a carrier's (typically an ILEC's) network used by another carrier to provide service to customers.
Universal Service	The idea of providing every home in the United States with basic telephone service.
Upload	Data flowing from your computer to the Internet (sending E-mail, uploading a file).
UPS – Uninterruptable Power Supply	An electrical apparatus that provides emergency power to a load when the input power source, typically main power, fails.
USAC – Universal Service Administrative Company	An independent American nonprofit corporation designated as the administrator of the Federal Universal Service Fund (USF) by the Federal Communications Commission.
VDSL – Very High Data Rate Digital Subscriber Line	A developing digital subscriber line (DSL) technology providing data transmission faster than ADSL over a single flat untwisted or twisted pair of copper wires (up to 52 Mbit/s download and 16 Mbit/s upload), and on coaxial cable (up to 85 Mbit/s down and upload); using the frequency band from 25 kHz to 12 MHz.
Video on Demand	A service that allows users to remotely choose a movie from a digital library whenever they like and be able to pause, fast-forward, and rewind their selection.
VLAN – Virtual Local Area Network	In computer networking, a single layer-2 network may be partitioned to create multiple distinct broadcast domains, which are mutually isolated so that packets can only pass between them via one or more routers; such a domain is referred to as a Virtual Local Area Network, Virtual LAN or VLAN.
VoIP – Voice over Internet Protocol	A technology that employs a data network (such as a broadband connection) to transmit voice conversations using Internet Protocol.
VPN – Virtual Private Network	A virtual private network (VPN) extends a private network across a public network, such as the Internet. It enables a computer to send and receive data across shared or public networks as if it were directly connected to the private network, while benefitting from the functionality, security and management policies of the private network. This is done by establishing a virtual point-to-point connection through the use of dedicated connections, encryption, or a combination of the two.
WAN – Wide Area Network	A network that covers a broad area (i.e., any telecommunications network that links across metropolitan, regional, or national boundaries) using private or public network transports.
WiFi	WiFi is a popular technology that allows an electronic device to exchange data or connect to the Internet wirelessly using radio waves. The Wi-Fi Alliance defines Wi-Fi as any "wireless local area network (WLAN) products that are based on the Institute of

	Electrical and Electronics Engineers' (IEEE) 802.11 standards".
WiMax	WiMax is a wireless technology that provides high-throughput broadband connections over long distances. WiMax can be used for a number of applications, including "last mile" broadband connections, hotspot and cellular backhaul, and high speed enterprise connectivity for businesses.
Wireless	Telephone service transmitted via cellular, PCS, satellite, or other technologies that do not require the telephone to be connected to a land-based line.
Wireless Internet	1) Internet applications and access using mobile devices such as cell phones and palm devices. 2) Broadband Internet service provided via wireless connection, such as satellite or tower transmitters.
Wireline	Service based on infrastructure on or near the ground, such as copper telephone wires or coaxial cable underground or on telephone poles.

10. Appendix B: Countywide Survey Results

A. Residential Survey

Residential Survey Questions

1.

Please use the link below to report your Internet speed. Once you click the link, you'll see a new web browser window appear that goes to speedtest.net. You'll see a "Begin Test" icon in the middle of your screen. Click this icon to begin the speed test. Wait a few moments while the test runs and measures your download and upload speeds. Once the test finishes, please record these speeds in the boxes below.

[Speedtest Link - Click Here](#)

Download Speed:

Upload Speed:

2. Please provide your name and physical address where you are testing your Internet connection. (This information will be used solely for determining the availability of broadband in Yolo County, California and may become publicly accessible however no names or email addresses will be provided as public information).

Name

Street Address

City

Zip Code

3. Do you have Internet service in your home? If not, please answer No and move on to question 4.

- ☐ Yes
- ☐ No
- ☐ Not sure

4. What is the NUMBER ONE reason why you don't have Internet service at home?

- ☐ Too expensive
- ☐ Slow connection in my area
- ☐ Not available in my area
- ☐ Don't know much about technology
- ☐ I have Internet at work, school, library, etc., and don't need it at home
- ☐ Other

Other (please specify)

5. From which broadband Internet service provider do you receive service?

6. What type of broadband Internet service do you have?

- ☐ High-speed (e.g. DSL, cable modem, fiber)
- ☐ Mobile Internet for a phone or tablet
- ☐ Dial-up
- ☐ Not sure
- ☐ Other

Other (please specify)

7. How many devices that connect to the Internet such as computers, iPads, tablets, Kindles, iPods, TiVo, Xbox, PlayStation, etc. do you have in your home?

- ☐ 1
- ☐ 2
- ☐ 3
- ☐ 4
- ☐ 5
- ☐ 6
- ☐ 7
- ☐ 8
- ☐ 9
- ☐ 10 or more
- ☐ Not sure

8. Do you have a wireless router set up in your home?

- ☐ Yes
- ☐ No
- ☐ Not sure

9. On a scale from 1 to 10, how important is high speed Internet to members of your household? 1 means "It's unnecessary" and 10 means "We couldn't live without it."

It's
unnecessary

We couldn't
live without it.

☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐ ☐

10. Do you or any members of your household have a home-based business?

- ☐ Yes
- ☐ No
- ☐ Not sure

11. Do you or any members of your household telecommute?

- ☐ Yes
- ☐ No
- ☐ Not sure

12. What is the best estimate of the cost of your home internet connection?

- ☐ Less than \$20 per month
- ☐ \$20 to \$29 per month
- ☐ \$30 to \$49 per month
- ☐ \$50 to \$74 per month
- ☐ \$75 to \$99 per month
- ☐ \$100 to \$124 per month
- ☐ \$125 to \$149 per month
- ☐ \$150 to \$199 per month
- ☐ \$200 or more per month

13. Does that cost include something else besides internet connection, such as cable TV, mobile phone, etc.?

- ☐ Yes
- ☐ No
- ☐ Unsure

14. What kind of impact do Internet problems including reliability and speed have on your home experience?

- ☐ No disruption
- ☐ Minimal disruption
- ☐ Moderate disruption
- ☐ Severe disruption
- ☐ Total disruption
- ☐ Other

Other (please specify)

15. Please rate your current Internet services on a scale of 1 - 5, with 5 being the best.

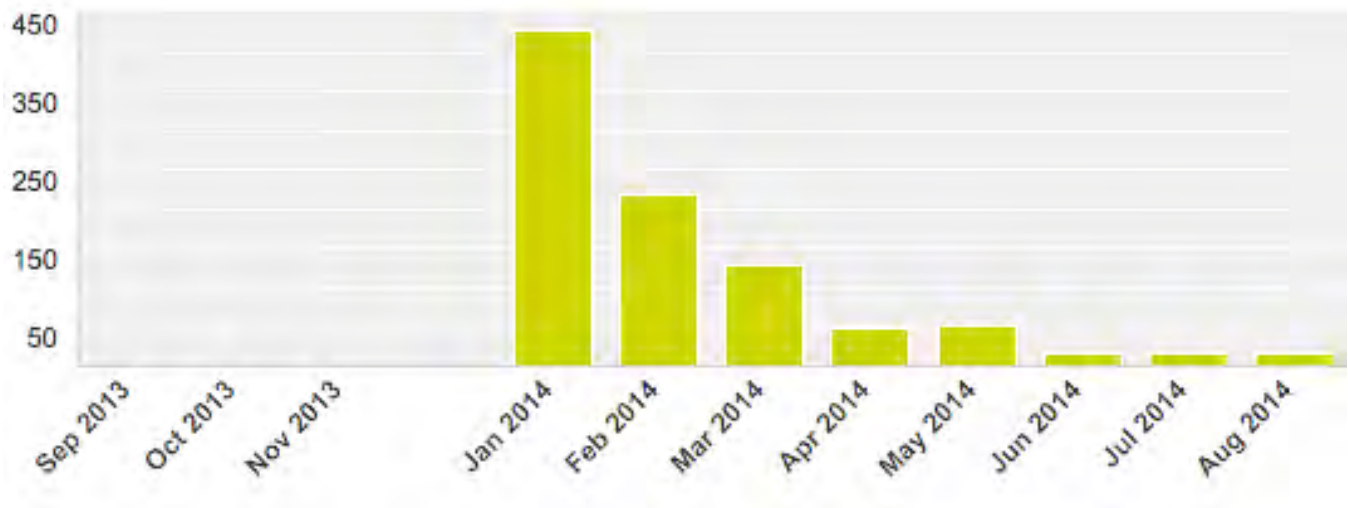
	1	2	3	4	5
Price	☐	☐	☐	☐	☐
Reliability	☐	☐	☐	☐	☐
Speed	☐	☐	☐	☐	☐
Customer service	☐	☐	☐	☐	☐

16. Do you currently have a "triple-play" offering available in your area? Triple-play includes Internet, voice and video services.

- ☐ Yes
- ☐ No
- ☐ Unsure

Residential Survey Collection Results

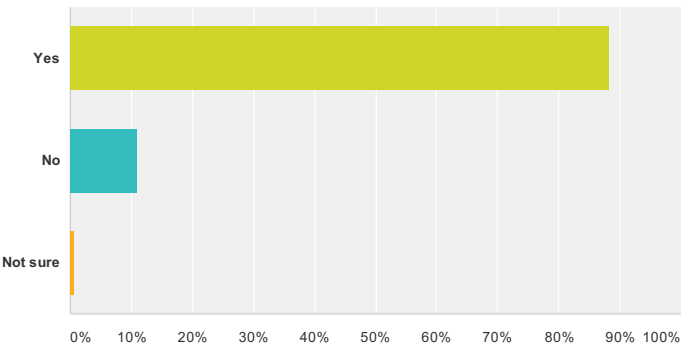
919 Unique Residential Responses



Residential Survey Response Results

Q3 Do you have Internet service in your home? If not, please answer No and move on to question 4.

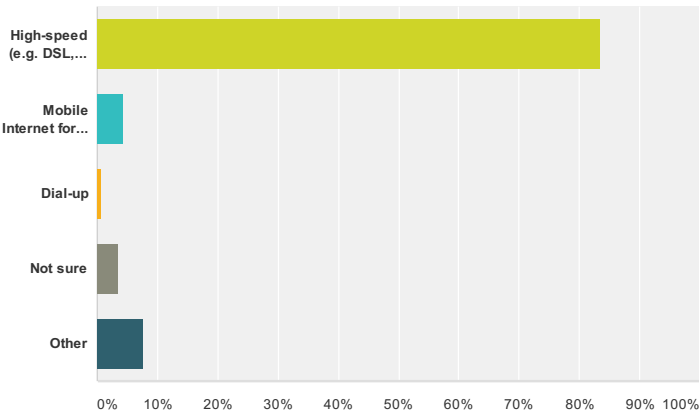
Answered: 893 Skipped: 26



Answer Choices	Responses	
Yes	88.24%	788
No	11.09%	99
Not sure	0.67%	6
Total		893

Q6 What type of broadband Internet service do you have?

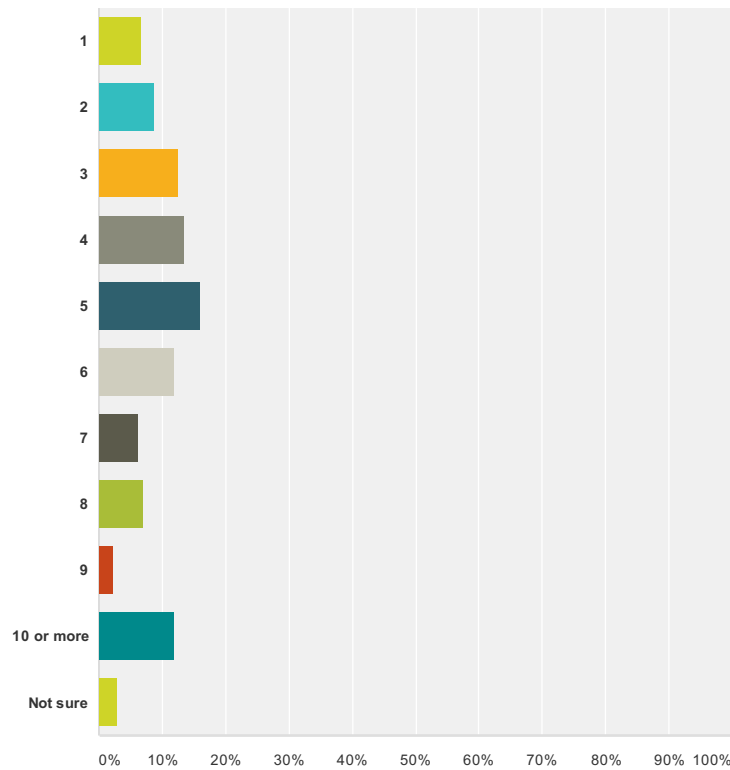
Answered: 831 Skipped: 88



Answer Choices	Responses	
High-speed (e.g. DSL, cable modem, fiber)	83.51%	694
Mobile Internet for a phone or tablet	4.45%	37
Dial-up	0.72%	6
Not sure	3.61%	30
Other	7.70%	64
Total		831

Q7 How many devices that connect to the Internet such as computers, iPads, tablets, Kindles, iPods, TiVo, Xbox, PlayStation, etc. do you have in your home?

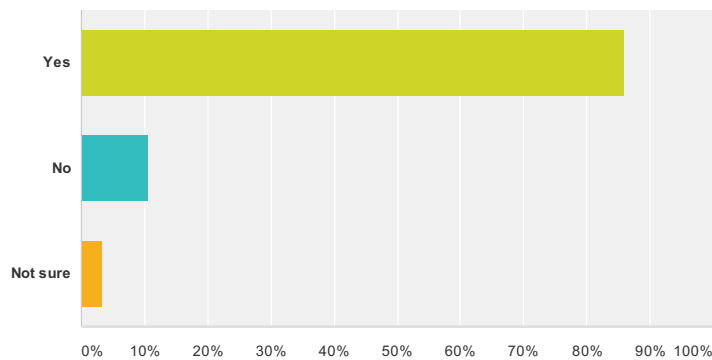
Answered: 849 Skipped: 70



Answer Choices	Responses	
1	6.60%	56
2	8.72%	74
3	12.60%	107
4	13.55%	115
5	16.14%	137
6	11.90%	101
7	6.36%	54
8	7.07%	60
9	2.24%	19
10 or more	11.90%	101
Not sure	2.94%	25
Total		849

Q8 Do you have a wireless router set up in your home?

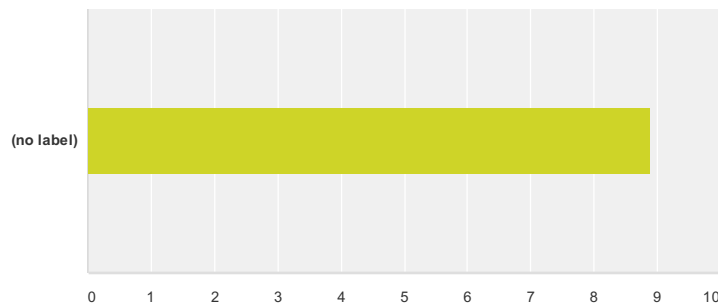
Answered: 846 Skipped: 73



Answer Choices	Responses
Yes	86.05% 728
No	10.64% 90
Not sure	3.31% 28
Total	846

Q9 On a scale from 1 to 10, how important is high speed Internet to members of your household? 1 means "It's unnecessary" and 10 means "We couldn't live without it."

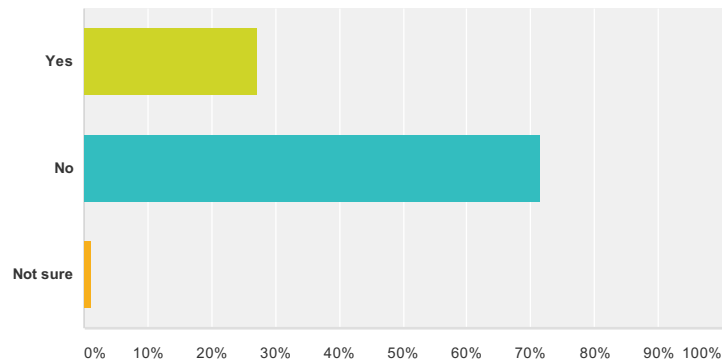
Answered: 853 Skipped: 66



	It's unnecessary	(no label)	(no label)	(no label)	(no label)	(no label)	(no label)	(no label)	(no label)	We couldn't live without it.	Total	Average Rating
(no label)	1.64% 14	0.59% 5	0.35% 3	0.35% 3	1.41% 12	2.58% 22	6.21% 53	15.01% 128	20.40% 174	51.47% 439	853	8.90

Q10 Do you or any members of your household have a home-based business?

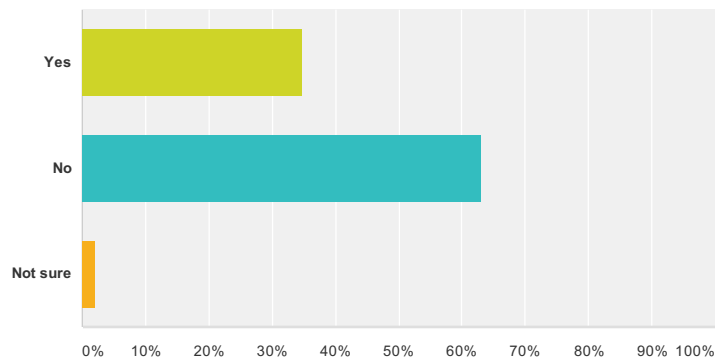
Answered: 854 Skipped: 65



Answer Choices	Responses
Yes	27.05% 231
No	71.66% 612
Not sure	1.29% 11
Total	854

Q11 Do you or any members of your household telecommute?

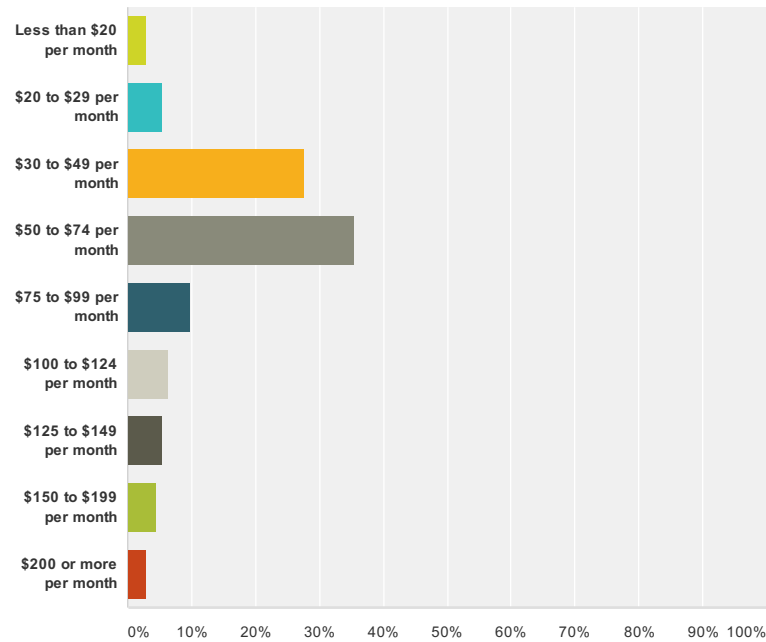
Answered: 857 Skipped: 62



Answer Choices	Responses
Yes	34.89% 299
No	63.01% 540
Not sure	2.10% 18
Total	857

Q12 What is the best estimate of the cost of your home internet connection?

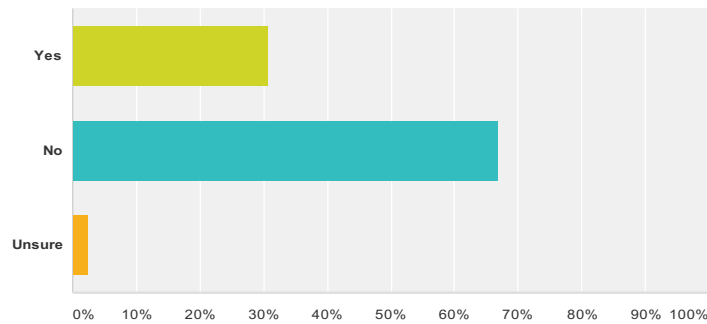
Answered: 841 Skipped: 78



Answer Choices	Responses	
Less than \$20 per month	2.85%	24
\$20 to \$29 per month	5.35%	45
\$30 to \$49 per month	27.47%	231
\$50 to \$74 per month	35.55%	299
\$75 to \$99 per month	9.75%	82
\$100 to \$124 per month	6.18%	52
\$125 to \$149 per month	5.47%	46
\$150 to \$199 per month	4.40%	37
\$200 or more per month	2.97%	25
Total		841

Q13 Does that cost include something else besides internet connection, such as cable TV, mobile phone, etc.?

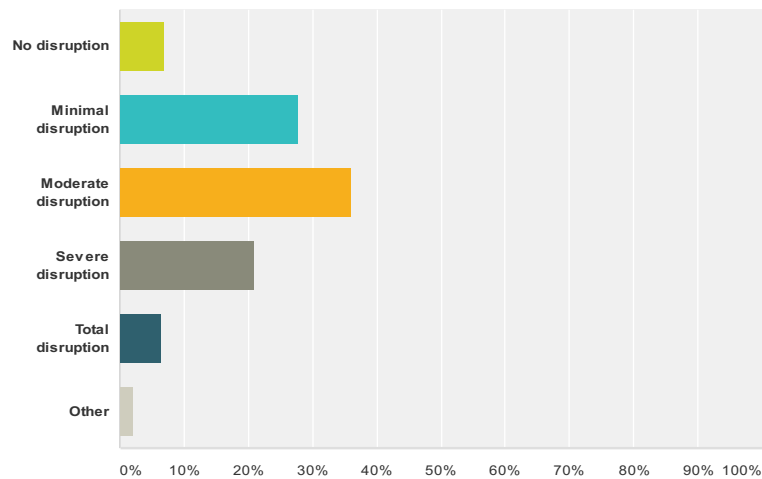
Answered: 845 Skipped: 74



Answer Choices	Responses
Yes	30.65% 259
No	66.75% 564
Unsure	2.60% 22
Total	845

Q14 What kind of impact do Internet problems including reliability and speed have on your home experience?

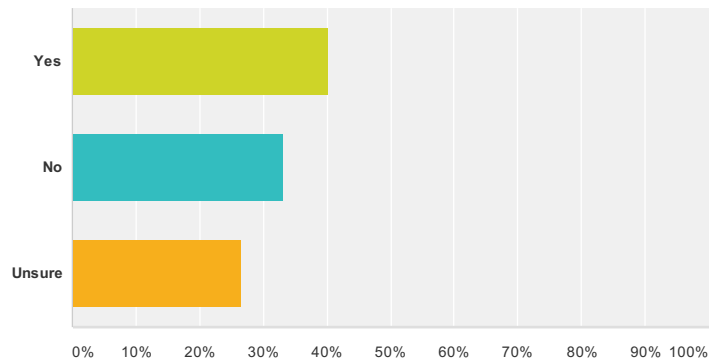
Answered: 840 Skipped: 79



Answer Choices	Responses
No disruption	6.79% 57
Minimal disruption	27.74% 233
Moderate disruption	36.07% 303
Severe disruption	20.95% 176
Total disruption	6.43% 54
Other	2.02% 17
Total	840

Q16 Do you currently have a "triple-play" offering available in your area? Triple-play includes Internet, voice and video services.

Answered: 857 Skipped: 62



Answer Choices	Responses
Yes	40.37% 346
No	33.14% 284
Unsure	26.49% 227
Total	857

	1	2	3	4	5	Total
Price	19.38% 162	22.85% 191	36.48% 305	16.99% 142	4.31% 36	836
Reliability	9.28% 77	13.25% 110	28.31% 235	36.99% 307	12.17% 101	830
Speed	16.00% 133	17.93% 149	28.40% 236	28.88% 240	8.78% 73	831
Customer service	14.39% 118	16.46% 135	25.73% 211	26.83% 220	16.59% 136	820

B. Business Survey Results

Business Survey Questions

1.

Please use the link below to report your Internet speed. Once you click the link, you'll see a new web browser window appear that goes to speedtest.net. You'll see a "Begin Test" icon in the middle of your screen. Click this icon to begin the speed test. Wait a few moments while the test runs and measures your download and upload speeds. Once the test finishes, please record these speeds in the boxes below.

[Speedtest Link - Click Here](#)

Download Speed:

Upload Speed:

2. Please provide your physical business address where you are testing your Internet connection. (This information will be used solely for determining the availability of broadband in Yolo County, California and may become publicly accessible however no names or email addresses will be provided as public information).

Business Name

Street Address

City

Zip Code

3. Please provide the number of staff in your Yolo County location.

4. Please provide your industry.

☐ Agricultural & Farming

☐ Professional, scientific, and technical services

☐ Construction

☐ Educational services

☐ Manufacturing

☐ Healthcare and social assistance

☐ Retail trade

☐ Arts, entertainment, and recreation

☐ Transportation and warehousing

☐ Accommodation and food services

☐ Finance and insurance

☐ Hospitality

☐ Real estate, rental and leasing

Other (please specify)

5. From which broadband Internet service provider do you receive service for your business?

6. Please indicate all of the ways you use the Internet (Check all that apply):

- ☐ General use: email, general Internet browsing
- ☐ Online business applications such as accounting, payroll or other
- ☐ Online credit card processing
- ☐ Online banking
- ☐ Gathering online research and information
- ☐ Agricultural research
- ☐ Farming technologies
- ☐ Social media applications for your business
- ☐ Online data backup services
- ☐ Video and/or television, (including video conferencing)
- ☐ Security monitoring
- ☐ Web hosting
- ☐ Telephone services such as Vonage, Skype or other
- ☐ Online file sharing and collaboration

Other (please explain)

7. Based on Question 2 above, would your business benefit from the services below if not currently in use? (Select all that apply)

- ☐ General use: email, general Internet browsing
- ☐ Online business applications such as accounting, payroll or other
- ☐ Online credit card processing
- ☐ Online banking
- ☐ Gathering online research and information
- ☐ Social media applications for your business
- ☐ Online data backup services
- ☐ Video and/or television, (including video conferencing)
- ☐ Security monitoring
- ☐ Web hosting
- ☐ Telephone services such as Vonage, Skype or other
- ☐ Online file sharing and collaboration

Other (please explain)

8. What kind of impact do Internet problems including reliability and speed have on your business?

- ☐ No disruption
- ☐ Minimal disruption
- ☐ Moderate disruption
- ☐ Severe disruption
- ☐ Total disruption

Other (please explain)

9. Are your current Internet services sufficient for your business needs?

- ☐ Yes
- ☐ No
- ☐ Not sure

10. If you answered "No", to Question 9, how are your Internet services insufficient for your business needs?

- ☐ Not fast enough
- ☐ Unreliable
- ☐ Availability of options
- ☐ Access to technical support

Other (please explain)

11. If you answered "No", to Question 9, why haven't you upgraded your Internet services?

- ☐ I don't know who can provide services in my area
- ☐ Services are not available in my area
- ☐ I don't have the technical skills necessary
- ☐ The price is too high

Other (please explain)

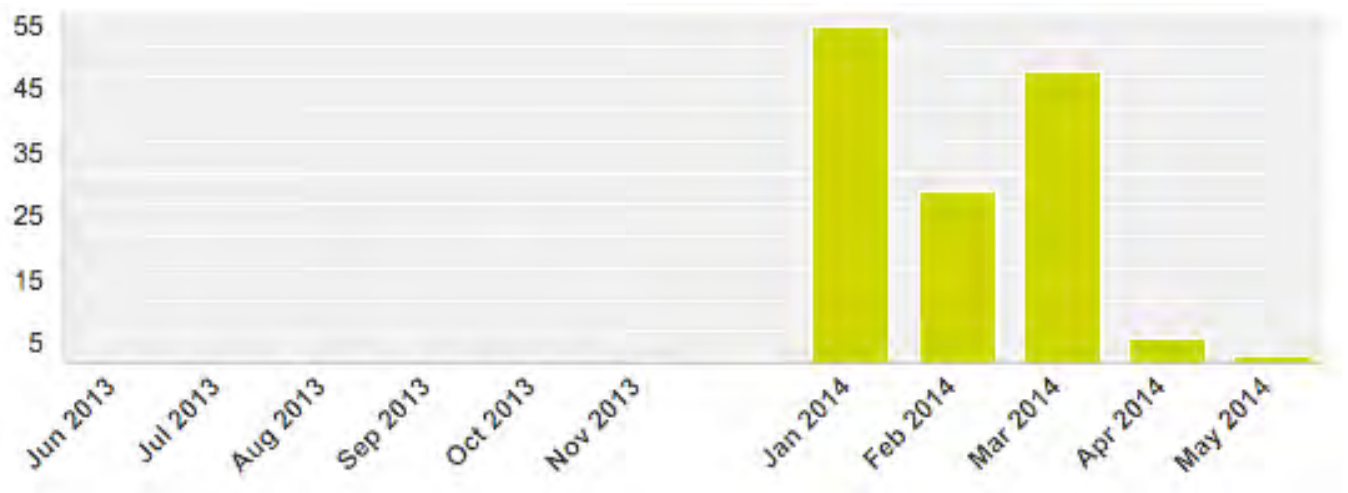
12. Please rate your current Internet services on a scale of 1-5, with 5 being the most important.

	1	2	3	4	5
Price	☐	☐	☐	☐	☐
Reliability	☐	☐	☐	☐	☐
Speed	☐	☐	☐	☐	☐
Customer Service	☐	☐	☐	☐	☐

13. How important is having multiple choices of Internet and broadband providers to your business.

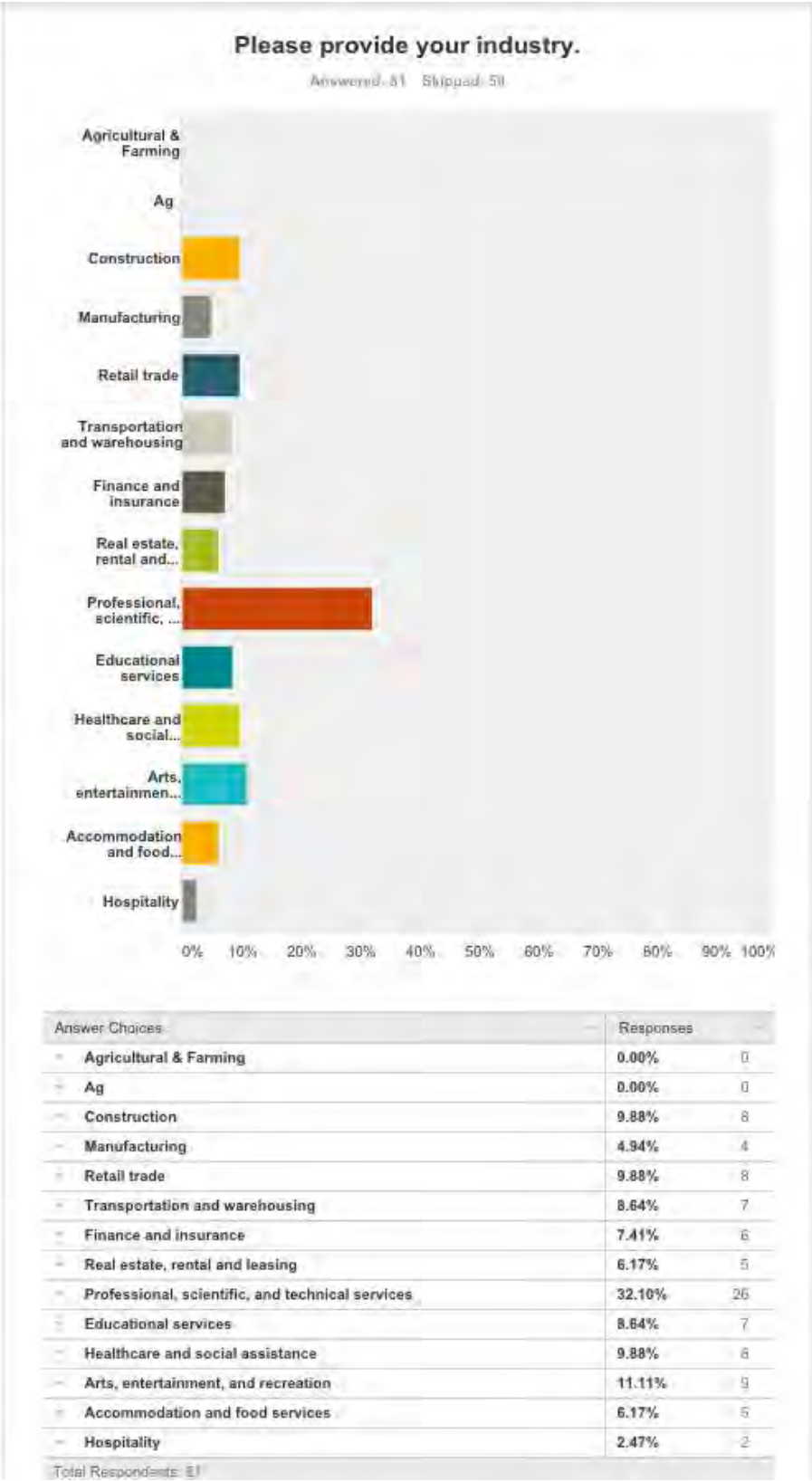
- ☐ Not important
- ☐ Somewhat important
- ☐ Moderately important
- ☐ Very important
- ☐ Extremely important

Business Survey Collection Results



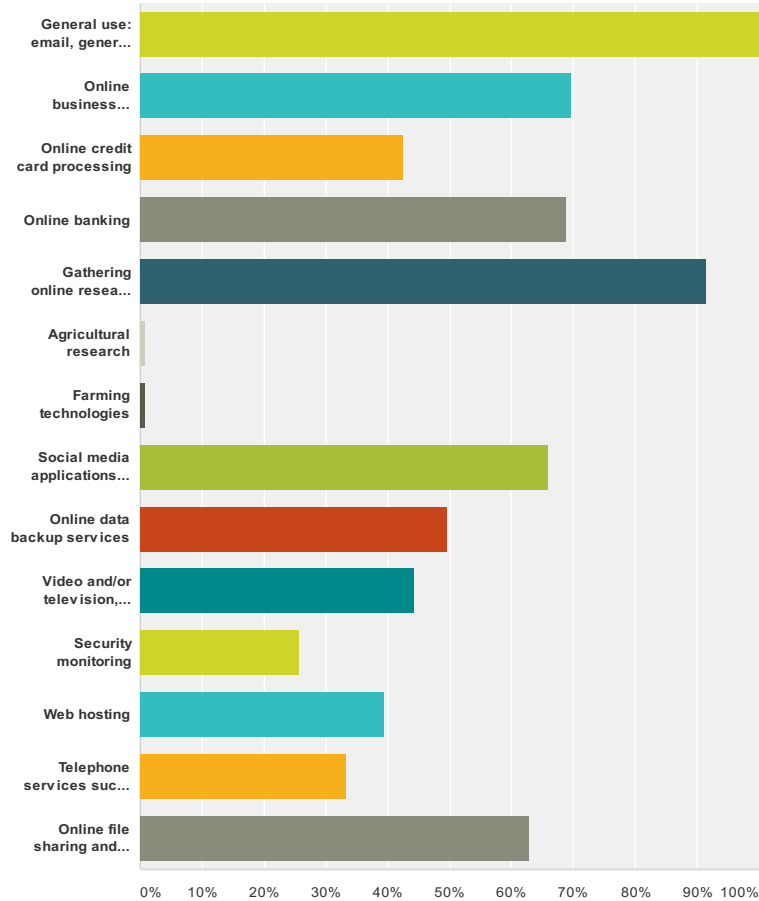
131 Unique Business Responses

Business Survey Response Results



Q6 Please indicate all of the ways you use the Internet (Check all that apply):

Answered: 129 Skipped: 2

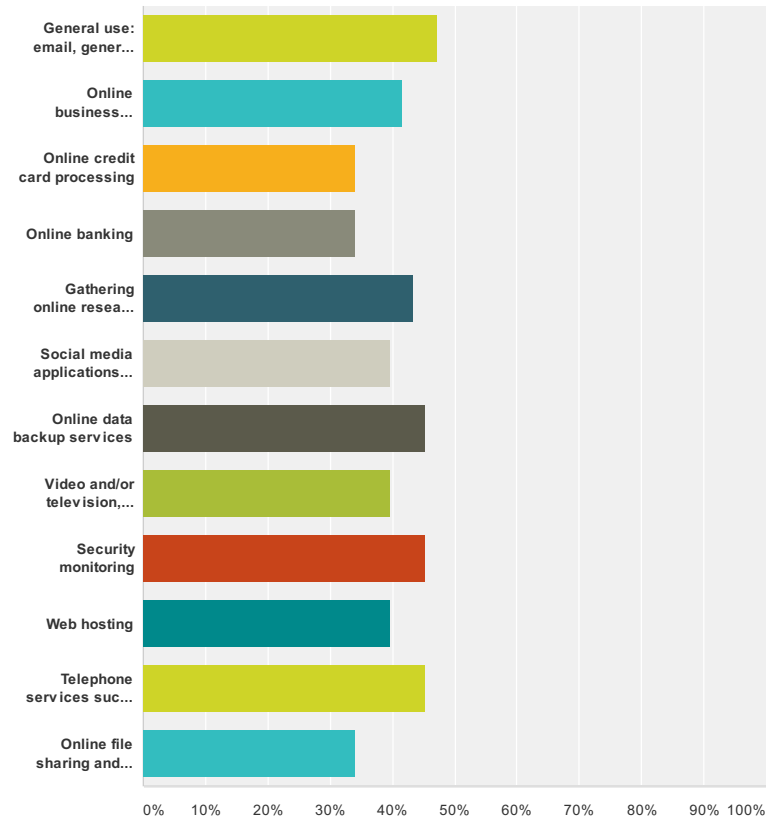


Answer Choices	Responses
General use: email, general Internet browsing	100.00% 129
Online business applications such as accounting, payroll or other	69.77% 90
Online credit card processing	42.64% 55
Online banking	68.99% 89
Gathering online research and information	91.47% 118
Agricultural research	0.78% 1
Farming technologies	0.78% 1
Social media applications for your business	65.89% 85
Online data backup services	49.61% 64
Video and/or television, (including video conferencing)	44.19% 57
Security monitoring	25.58% 33
Web hosting	39.53% 51
Telephone services such as Vonage, Skype or other	33.33% 43
Online file sharing and collaboration	62.79% 81

Total Respondents: 129

Q7 Based on Question 2 above, would your business benefit from the services below if not currently in use? (Select all that apply)

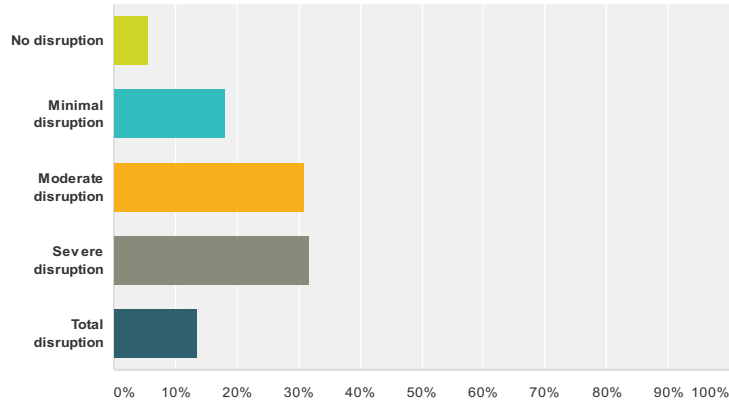
Answered: 53 Skipped: 78



Answer Choices	Responses
General use: email, general Internet browsing	47.17% 25
Online business applications such as accounting, payroll or other	41.51% 22
Online credit card processing	33.96% 18
Online banking	33.96% 18
Gathering online research and information	43.40% 23
Social media applications for your business	39.62% 21
Online data backup services	45.28% 24
Video and/or television, (including video conferencing)	39.62% 21
Security monitoring	45.28% 24
Web hosting	39.62% 21
Telephone services such as Vonage, Skype or other	45.28% 24
Online file sharing and collaboration	33.96% 18
Total Respondents: 53	

Q8 What kind of impact do Internet problems including reliability and speed have on your business?

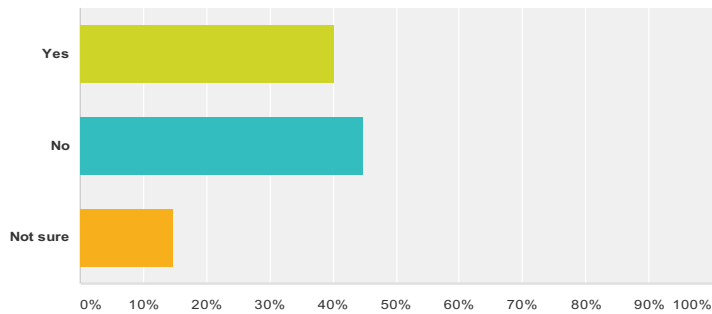
Answered: 126 Skipped: 5



Answer Choices	Responses	
No disruption	5.56%	7
Minimal disruption	18.25%	23
Moderate disruption	30.95%	39
Severe disruption	31.75%	40
Total disruption	13.49%	17
Total		126

Q9 Are your current Internet services sufficient for your business needs?

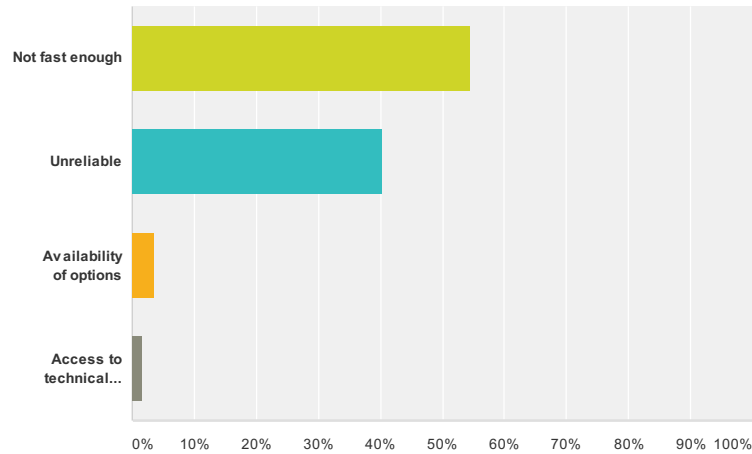
Answered: 129 Skipped: 2



Answer Choices	Responses	
Yes	40.31%	52
No	44.96%	58
Not sure	14.73%	19
Total		129

**Q10 If you answered "No", to Question 9,
how are your Internet services insufficient
for your business needs?**

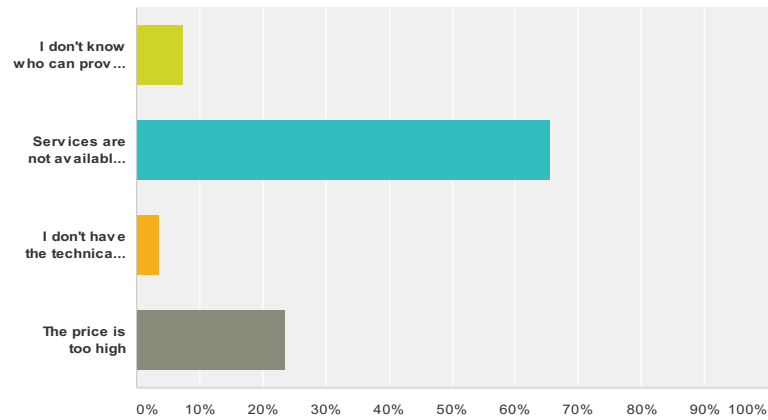
Answered: 57 Skipped: 74



Answer Choices	Responses	
Not fast enough	54.39%	31
Unreliable	40.35%	23
Availability of options	3.51%	2
Access to technical support	1.75%	1
Total		57

Q11 If you answered "No", to Question 9, why haven't you upgraded your Internet services?

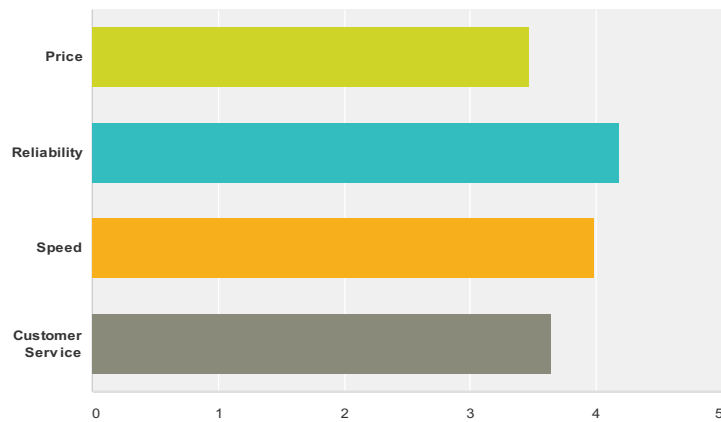
Answered: 55 Skipped: 76



Answer Choices	Responses	
I don't know who can provide services in my area	7.27%	4
Services are not available in my area	65.45%	36
I don't have the technical skills necessary	3.64%	2
The price is too high	23.64%	13
Total		55

Q12 Please rate your current Internet services on a scale of 1-5, with 5 being the most important.

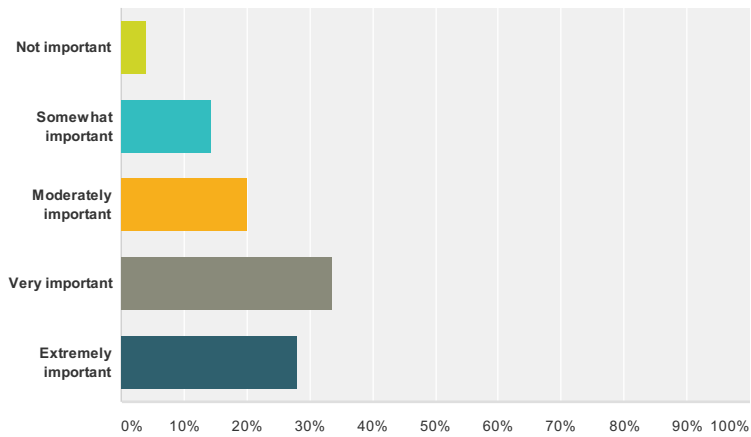
Answered: 124 Skipped: 7



	1	2	3	4	5	Total	Average Rating
Price	4.31% 5	11.21% 13	36.21% 42	30.17% 35	18.10% 21	116	3.47
Reliability	6.45% 8	4.84% 6	11.29% 14	17.74% 22	59.68% 74	124	4.19
Speed	5.65% 7	7.26% 9	12.90% 16	30.65% 38	43.55% 54	124	3.99
Customer Service	5.08% 6	11.86% 14	24.58% 29	31.36% 37	27.12% 32	118	3.64

Q13 How important is having multiple choices of Internet and broadband providers to your business.

Answered: 125 Skipped: 6



Answer Choices	Responses	
Not important	4.00%	5
Somewhat important	14.40%	18
Moderately important	20.00%	25
Very important	33.60%	42
Extremely important	28.00%	35
Total		125

11. Appendix C: Conceptual Community Broadband Network

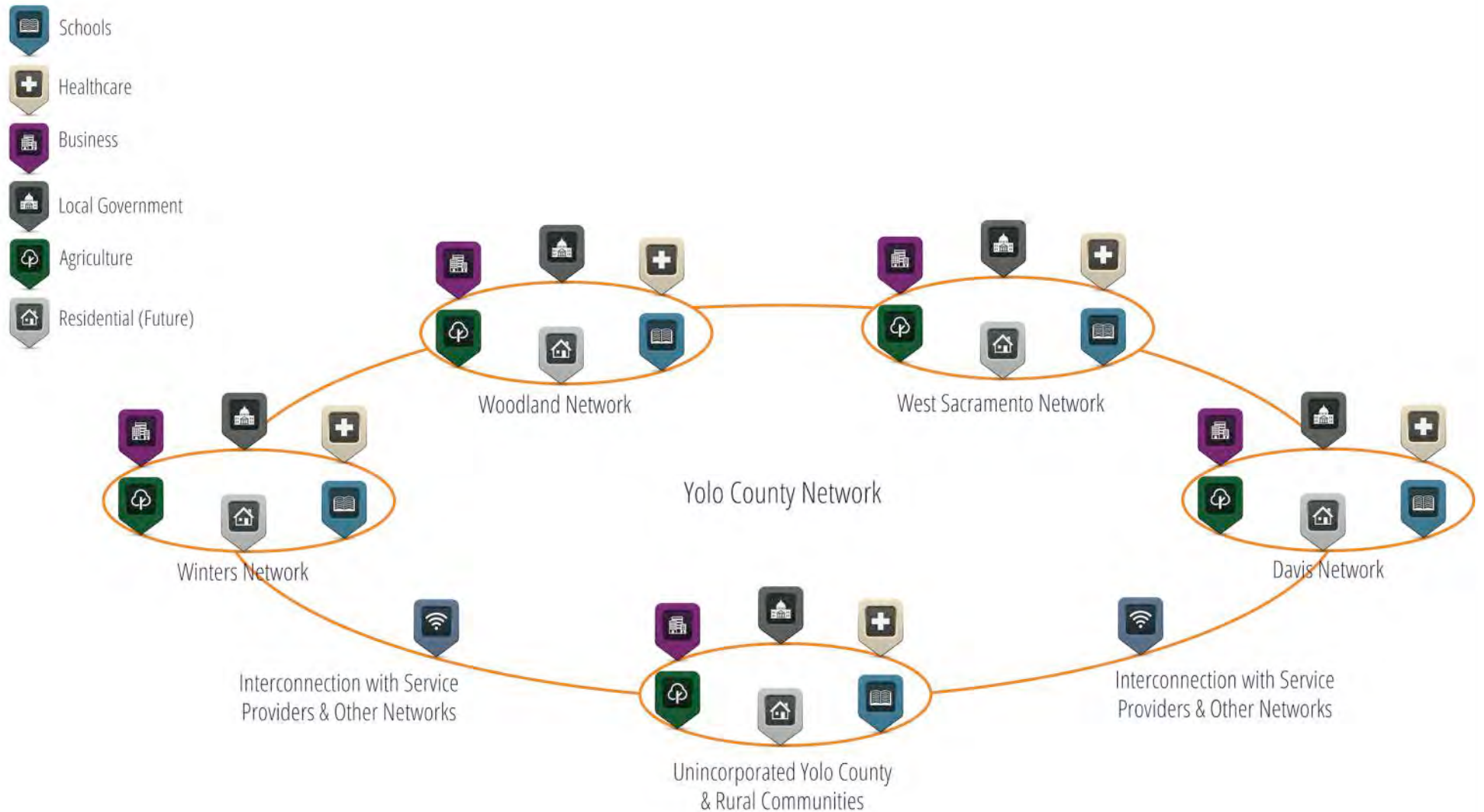
For Yolo communities, the development of a community broadband network would create a countywide publicly owned fiber system that interconnects community organizations, businesses, service providers, and potentially even residents. It would include fiber infrastructure connecting each of the cities to a common network backbone and local distribution fiber infrastructure used to connect organizations to the network. The network would provide either dark or lit fiber services between all organizations; allowing each organization the necessary capacity it requires throughout the entire footprint of the network.

The network would provide advanced, high-bandwidth broadband services to the County, cities, schools, hospitals, doctor's offices, and other community organizations. The network would interconnect with service providers at multiple points throughout the county and enable them to provide fiber-rich services to community anchors, businesses and even residents if desired.

Yolo County already owns fiber infrastructure connecting Woodland to West Sacramento and Davis. The County also owns fiber infrastructure throughout the City of Woodland to connect various County facilities. Yolo County has a successful track record of working with providers and utilities to jointly construct broadband infrastructure. This practice will continue to allow the County to build more backbone routes throughout the region while supporting the concept of a countywide network.

Each City would implement a fiber-based local broadband network to support their local broadband initiatives and connectivity needs. Several cities including West Sacramento and Woodland already maintain current fiber infrastructure and could expand on this to deploy additional network to connect more of their sites as well as business districts and redevelopment areas. These networks would allow high-speed connections between each city's various facilities allowing for significantly expanded capacity while reducing their recurring telecommunications costs. The countywide network should be planned and built collaboratively between all participating organizations to ensure the maximum benefits at the lowest overall cost. For example, connectivity into West Sacramento may hold value to all the cities connected to the Yolo Community Broadband Network to gain access to the regional data center for Internet services, disaster recovery, and cloud applications.

Yolo County Community Broadband Network – Conceptual Design



Who Could Use it?

The Yolo Community Broadband Network would provide a foundation of fiber connectivity for use by a comprehensive list of community stakeholders, including:

- Yolo County
- City of Davis
- City of West Sacramento
- City of Winters
- City of Woodland
- Yolo County Office of Education
- Davis Joint Unified School District
- West Sacramento Unified School District
- Winters Joint Unified School District
- Woodland Joint Unified School District
- Yolo Private Schools
- Broadband service providers
- Wireless and cellular providers
- Yolo County Flood Control and Water Conservation District
- Yolo County Farm Bureau
- Yolo County Housing Authority
- CommuniCare central offices and clinics
- Woodland Memorial Hospital
- Doctors' offices and clinics
- Yoche Dehe Wintun Nation
- Local Businesses and Enterprises
- Agricultural Industry
- Current and Future Utility Providers
- Broadband Service Providers
- Others to be determined

What Benefits Would it Provide?

A broadband network could become a part of region's long-term strategic planning and provide a valuable resource that both the Cities of Yolo and Yolo County can leverage to achieve their organizational objectives. By creating a high-speed, redundant and scalable network environment that will support further growth of municipal services that rely on network resources, more of the cities' and County's municipal operations can take place electronically; saving money and staff time while increasing convenience for citizens. Additionally, this new community network could facilitate greater collaboration between public organizations within Yolo County. These organizations could potentially benefit in the following ways:

- *New opportunities to collaborate with local government organizations across a common communications platform.*
- *Share critical needs across multiple local government organizations including Internet, Intranet voice services, backup services, and others.*
- *Share municipal applications across multiple local government organizations including GIS, expanded public safety dispatch/records management systems, and web applications.*
- *Develop shared disaster recovery and business continuity programs utilizing common infrastructure.*

- *Reduce taxpayer spending across all participating public organizations in the Yolo County region.*
- *An investment into infrastructure that will provide a long-term reduction in telecommunications operating expenses.*

For other community anchors, businesses, and potentially residents, a community broadband network would mean increased options for receiving telecommunications services from current and new providers. In addition, the network would “level the playing field” for service providers across Yolo ensuring equal access and equal pricing for wholesale services on Yolo’s Community Broadband Network. This would positively impact the competitive landscape, enable more providers to operate across Yolo’s communities, and potentially drive down prices for broadband services.

Potential benefits to the community include:

- *Broadband price stability across all anchors connected to the network.*
- *Enhanced economic development tools to attract and retain businesses.*
- *A new source of fiber infrastructure for local service providers.*
- *New capacity for Yolo’s growing tech sector and related companies.*
- *Improved technology transfer from UC Davis to new startups.*
- *Enhanced services and new capabilities for Yolo’s schools.*
- *Scalability to accommodate current and future broadband needs.*
- *A platform for municipal operations that enable new capabilities and reduce cost.*
- *A platform that supports integrated utilities that help Yolo manage water and energy resources.*

How Would it Be Built?

Most successful community broadband projects are built incrementally and on demand. Regional broadband networks are built in phases with each phase building on the successful implementation of the previous phase. The County and each City would take responsibility for development of the network in their local jurisdiction based on the needs of each community. The County and each City should develop a conceptual design for their portion of the Community Broadband Network. This conceptual design should include all City, County, and Community Anchor facilities and should include preliminary fiber routes throughout the local area and the connections to the County’s inter-city routes. The County and cities should also coordinate the development of their local networks

with the larger regional network to ensure full interoperability between systems and to ensure the network serves the countywide needs of the stakeholders.

A steering committee composed of representatives from the County and each City should be established to ensure the multiple projects are coordinated with one another and each organization's goals remain aligned in the development of the network. The steering committee would carry forward the mission of implementing the Community Broadband Network and tracking its impact within Yolo.

Once a total investment has been developed from the conceptual design, the preliminary fiber routes can begin to be vetted against potential opportunities to cut build costs. Alignment with upcoming capital improvement projects such as water, sewer, road widening, and other undergrounding efforts can positively impact the costs to build infrastructure. Additionally, underground vs. aerial routes should be further analyzed to determine the best options for these routes. Opportunities to IRU or swap fiber with local providers should also be explored as these are great options to potentially reduce the overall capital investment of building a network.

Who Would Own and Operate It?

There are many options available for developing an ownership and operational model for the Yolo Community Broadband Network. These options range in organizational and operational complexity yet offer the cities and County the ability to manage as much or little of the asset as they deem appropriate. As an owner of the infrastructure assets, each City and Yolo County would have a direct ability to impact how broadband infrastructure is developed in the region. The participants will have to jointly decide how an organization is developed to oversee the deployment of future network resources and how the network is managed and operated.

Using simple dark fiber assets in an unlit network, the cities and County would have to dedicate a certain amount of fiber for their own communications needs while providing local capacity to the greater Yolo Community Broadband Network. This type of architecture is less efficient as it relates to the use of the dark fiber assets. Excessive use of fiber strands is required to interconnect facilities and sites because of the requirement to dedicate fiber strands for each connection. A lit model would allow the network to operate on the basis of network capacity instead of dark fiber strands. A lit network would require the provisioning of circuits at predetermined levels of bandwidth. This architecture allows for a much greater efficiency in the use of fiber strands as network traffic can be aggregated on the core backbone links throughout and between the Cities. Under either architecture, an agreement as to how the network will be operated and maintained must be reached.

The following questions must be answered:

- Who should operate the network? The County? The cities? A Consortium?
- How will the network be maintained from an outside plant perspective?
- How will operations be funded?

- Are there private partners that can participate?

What Must Be True to Develop a Community Broadband Network?

A number of key factors must be present for Yolo to develop a successful community broadband network.

1. *Community anchors must commit to utilizing the network*

Yolo's community anchors will be the largest beneficiaries of the network and must commit to using its resources. They must be willing to participate and subscribe to services from the network at agreed upon fees.

2. *Yolo's service providers must commit to utilizing the network*

Without the participation of Yolo's service providers, financial sustainability of the community broadband will be more challenging for Yolo. Secondly, without service provider participation, Yolo's businesses and potentially residents will not receive the benefits from the network in terms of more affordable rates and higher quality services. A key goal of the network is to make a new source of affordable next-generation broadband available to the community. If service providers do not utilize the network this goal may remain unachieved.

3. *Yolo must develop the right operational model for the network*

Development of a sound operations strategy for the network is important to ensure that network performance, reliability, and capacity is managed to the levels required by both service providers and end users. This includes determining the party that will provide management of the network and which components will be maintained by Yolo County, cities and/or outsourced network operators.

4. *Yolo must find ways to reduce costs for construction for the network*

Building the community broadband network without cost reducing construction methods will yield an expensive proposition for the community and one that may be challenging to sustain financially. A combination of joint trenching opportunities, companion capital projects, use of existing network assets, and wise investments in broadband infrastructure will help reduce the high costs of building significant fiber infrastructure throughout the County.

5. *The network must achieve an operating break-even and pay its debt service*

The network must achieve at minimum a breakeven scenario where incoming revenues from community anchor organizations and service providers cover all operating costs and repay debt service over the period of the project. Adequate financing structures will also need to be achieved to ensure the network's cash flows can support its debt service.

What Other Communities Have Built These Networks?

A significant number of communities across the country have built community broadband networks to provide reliable, high-capacity fiber infrastructure to their stakeholders. There are over 1,000 similar networks across all States, including California. Some of these include:

City of Palo Alto, CA

In 1996, Palo Alto built a 33-mile optical fiber ring routed within the City to enable better Internet connections. Since then, we have been licensing use of this fiber to businesses. For the past decade, this activity has shown substantial positive cash flow and is currently making in excess of \$2 million a year for the city. We now have that money in the bank earmarked for more fiber investments."

Santa Cruz County, CA

The Santa Cruz County board of supervisors in November 2013 approved an eight-month timeline to overhaul its broadband infrastructure plans and regulations. Specific areas of focus include permitting fee reductions and a proposed "dig once" ordinance that would make it easier to install new fiber optic cables during other work on area roads or utilities lanes. "The County will continue a focus on broadband infrastructure throughout the county to enable businesses to function in the digital era, and students and households to have high quality access to information and communication. The County will work with industry providers to develop a Broadband Master Plan in order to identify focus areas within the county that will be most suitable for gigabyte services, particularly as the Sunesys backbone line is constructed during 2014 and 2015. The County will work with service (last mile) providers to ensure that these focus areas are deemed a priority, in order to support streaming requirements, product development, job creation and online selling capability."

City of Palm Coast, FL

In 2006, the Palm Coast City Council approved a 5-Year fiber-optic deployment project funded at \$500,000 annually for a total investment of \$2.5 million. The network was developed to support growing municipal technology needs across all public organizations in the area, including city, county, public safety and education. It was also planned to support key initiatives such as emergency operations, traffic signalization, collaboration and video monitoring. The City utilized a phased approach to build its network using cost reducing opportunities to invest in new fiber-optic infrastructure. As each phase was constructed, the City connected its own facilities and coordinated with other public organizations to connect them; incrementally reducing costs for all organizations connected to the broadband network. Showing a reasonable payback from each stage of investment allowed the City to continue to fund future expansion of the network. Through deployment of this network, the City has realized a savings of nearly \$1 million since 2007 and projects further annual operating savings of \$350,000 annually. In addition to these savings, the City's network provides valuable new capabilities that enhance its mission of serving the residents and businesses of the community.

Seminole County, FL

Over the last 15 years, Seminole County, FL has developed its own fiber-optic network to serve the broadband needs of its municipal, public safety, education and utility needs. The 450-mile fiber network has connected 26 fire stations, 58 county buildings, 44 schools, 4 SCC campus, 41 city buildings and 17 water treatment plants to the fiber network and maintains and repairs over 375 traffic signals, 148 school flashers at 73 locations, 46 beacons and flashers and 29 VMS (variable message signs). The network saves taxpayers in the County millions of dollars a year and provides a significant backbone of high-speed broadband services to serve nearly all of Seminole's community functions.

12. Appendix D: Applicable Broadband Grant & Loan Programs

Federal Funding Programs

Connect America Fund - Rural Broadband Experiments

<http://www.fcc.gov/encyclopedia/connecting-america>

On January 31, 2014, the Commission released the Technology Transitions Order which, among other things, adopted targeted experiments to help learn more about the impact of technology transitions on rural America. In addition to furthering the Commission's goal to gain experience and data on how to ensure universal access as networks transition, this experiment is designed to help inform the policy decisions in various proceedings pending before the Commission. As part of these experiments, the Commission invited expressions of interest by March 7, 2014, from entities willing to deploy robust, scalable broadband to eligible high-cost areas with additional Connect America funding.

For Yolo County, the Rural Broadband Experiments portion of the Connect America Fund may provide an opportunity for local government organizations, private service providers, or partnerships between the two to apply for funding in the USF high cost census tracts throughout Yolo County. This fund would potentially enable areas within Yolo's most underserved and unserved communities to receive new broadband infrastructure. Whereas the USF dollars originally funded basic broadband infrastructure, the Rural Broadband Experiment dollars may fund more advanced types of infrastructure such as fiber and/or wireless. These dollars may also be utilized to fund not only unserved and underserved residents but also community anchors and potentially businesses in qualified census tracts.

Healthcare Connect Fund (HCF)

<http://www.usac.org/rhc/default.aspx>

The Healthcare Connect Fund (HCF) Program is the newest component of the Rural Health Care Programs. The HCF Program will provide a 65 percent discount on eligible expenses related to broadband connectivity to both individual rural health care providers (HCPs) and consortia which can include non-rural HCPs (if the consortium has a majority of rural sites). For new applicants, the filing window will open late summer 2013, with funding beginning on January 1, 2014. Starting in Funding Year 2014 (July 1, 2014 to June 30, 2015) all applicants will be on the same funding year schedule.

This program may be particularly applicable for Yolo County's rural healthcare organizations. In these cases, rural healthcare providers such as Winters Health Foundation and rural clinics throughout Yolo County may develop strategies to interconnect to broadband networks such as

California Telehealth Network at lower costs than they are doing so today. Currently, these rural healthcare providers maintain cable, DSL, and T1 infrastructure which limits their capabilities for telehealth and other electronic health applications. The HCF fund may be an opportunity for these organizations to build new fiber-based broadband infrastructure to reach other healthcare organizations, health information exchanges, and the Internet. In many cases, these organizations have partnered with private service providers to go after funding in a mutually beneficial way. For Yolo, a HCF-funded healthcare network could be used to expand healthcare services in Yolo County and enable new fiber capacity in rural communities that could be utilized to deliver expanded broadband services to businesses and residents.

State of California Funding Programs

Most states have recognized that broadband is a key aspect of long-term development of their regions and have developed State agencies to deal with these important issues. In 2009, the Department of Commerce's Broadband Technology Opportunities Program provided a pool of grant funding specifically designed for States called the State Broadband Initiative (SBI) to "implement the joint purposes of the Recovery Act and the Broadband Data Improvement Act which envisioned a comprehensive program, led by state entities or non-profit organizations, working at their direction to facilitate the integration of broadband and information technology into state and local economies."¹⁸

Many states have expanded on this initial program to develop state-funded broadband program offices that continue to deal with broadband policy, infrastructure, and adoption issues in their jurisdictions. States vary in terms of their participation in the broadband expansion process. Some focus on public policy measures that promote the expansion of broadband. Others take an active role in sourcing State funding for programs that build infrastructure.

In California, the California Public Utilities Commission ("CPUC") has taken an active role in shaping broadband policy and providing broadband grant funding programs to accelerate the deployment of broadband services across the State. The CPUC received \$7,981,304 in grant funding from the NTIA as part of the Broadband Data & Development Program to create California's statewide broadband map. The California Interactive Broadband Map is a tool for California citizens to find and investigate broadband services in their area. The map displays all of the broadband providers offering service within the area around a particular address. This map was created by the team efforts of the California Public Utilities Commission (CPUC) Video Franchise / Broadband Deployment Group and the California State University Chico Research Foundation through a grant from the State Broadband Initiative (SBI) Grant Program. This map was utilized as one of the data sources for determining broadband availability in Yolo County.

The CPUC manages and monitors broadband policy within the State as well as administers several State grant and loan funding programs that are focused on deployment of broadband infrastructure into the areas of greatest need. There are several programs that are pertinent for Yolo County. These programs provide grant and loan funding for the construction of broadband infrastructure to

¹⁸ State Broadband Initiative. <http://www2.ntia.doc.gov/SBDD>. Accessed April 2, 2014

serve unserved and underserved communities in Yolo County. Funding is also available for development of education and adoption programs for consortia organizations across the state. The following programs have been identified as strong opportunities for Yolo to pursue in its countywide broadband development program.

California Advanced Services Fund

<http://www.cpuc.ca.gov/PUC/Telco/Information+for+providing+service/CASF/>

California Advanced Services Fund (CASF) promotes deployment of high-quality advanced communications services to all Californians. Funding is allocated to four CASF accounts (please go to the linked page for a description of the account).

Broadband Infrastructure Grant and Loan Accounts

CASF grants and loans are designed to assist in the building and/or upgrading of broadband infrastructure in areas that are unserved or are underserved by existing broadband providers.¹⁹ CASF funding is available to entities with a Certificate of Public Convenience and Necessity (CPCN) that qualify as a “telephone corporation” as defined under P.U. Code section 234 or wireless carriers who are registered with the Commission (i.e., hold a WIR). Wireless carriers need not obtain a CPCN to qualify for CASF funding.

For Yolo, this program would not represent a direct grant or loan funding mechanism that could be received by a local government organization due to the CPCN eligibility requirement (service providers), however; Yolo could effectively work with its local providers to identify the areas of the community that are unserved and/or underserved as potential targets for funding.

Rural and Regional Urban Consortia Account

The Rural and Urban Regional Broadband Consortia Account (Consortia Grant program) is intended “to fund the cost of broadband deployment activities other than the capital cost of facilities as specified by the Commission.” Grant funds will be used to promote ubiquitous broadband deployment and to advance broadband adoption in unserved and underserved areas by:

- Increase sustainability of broadband infrastructure and projects.
- Promote broadband deployment (availability) for residences in California.
- Promote broadband access and adoption (knowledge of service options and ability to utilize services as well as subscription of services) for residences in California.

¹⁹ An “unserved” area is an area that is not served by any form of wireline or wireless facilities-based broadband, such that Internet connectivity is available only through dial up service. An “underserved” area is an area where broadband is available, but no wireline or wireless facilities-based provider offers service at advertised speeds of at least 6 Meg download and 1.5 Meg upload.

- Increase the rate of broadband adoption by facilitating the impact of consumer education, outreach, and training.
- Support those community-based parties, especially anchor institutions, who are working to increase deployment, access, and adoption.

Approximately \$2.75 million has been appropriated to regional consortia across the State under this program. For Yolo, this grant represents an important continuing funding source for broadband planning, access, and adoption activities that should follow the development of this Strategic Plan. The grant affords regional consortia such as the Connected Capital region (of which Yolo is a member) funding programs for community education, outreach, training, and related programs.

Broadband Public Housing Account

Up to \$20 million from the Broadband Public Housing Account ("BPHA") will be available for grants and loans to a publicly supported community as defined in the statute to finance a project to connect a broadband network to that publicly supported community. AB 1299 also authorizes up to \$5 million from the BPHA to be available for grants and loans to a publicly supported community to support programs designed to increase adoption rates for broadband services for residents in that publicly supported community.

Comments are currently being received by the CPUC for the scoping of this funding program. This grant would provide potential benefit to the Yolo Housing Authority to make improvements to public housing enabling residents to receive improved connectivity to broadband providers in the area. It may also provide opportunities for Yolo Housing Authority to upgrade internal infrastructure at public housing developments including wireless access points, in-building wiring, and related equipment to enable improved broadband service. Yolo should continue to track this grant as it develops with the CPUC.

California Emerging Technology Fund

<http://cetfund.org>

The mission of the California Emerging Technology Fund is to provide leadership statewide to minimize the Digital Divide by accelerating the deployment and adoption of broadband and other advanced communications services to underserved communities and populations. CETF is accomplishing this mission by making investments in programs and projects to improve access, applications, affordability, accessibility, and assistance - the "5As" requisite to achieve adoption and close the Digital Divide - and the essential components of Digital Inclusion. In addition, CETF has three priority consumer communities: Rural and Remote Areas; Urban Disadvantaged Neighborhoods, and People with Disabilities.

There are several funding programs that Yolo should target as funding becomes available in the region including the GetConnected Initiative, Telehealth Initiative, Digital Literacy Initiative, School2Home Initiative, and Smart Community Initiative. Funding programs are released at various intervals so it is important for Yolo to stay abreast of the latest news from the CETF as part of its long-term broadband development strategy.

13. Appendix E: Public Policy Implementation & Case Studies

Dig Once Policy Implementation

It is important for Yolo to develop and establish a Dig-Once policy to ensure an efficient mechanism is in place for the deployment of broadband infrastructure. A Dig-Once policy is a standard policy that is being adopted by many broadband savvy communities that maximizes excavation efforts through coordination of stakeholders mandated by the policy. Through the adoption of a Dig-Once policy, Yolo will have better opportunities to control the highest cost of broadband deployment; the burying of fiber-optic cables and conduit underground.

In order to effectively implement a Dig-Once policy, Yolo must reach out to and include all possible stakeholders to gather input and build support for the policy. Necessary stakeholders could include the following entities:

- Local Government IT Staff
- Local Government Planning & Zoning
- Local Government Public Works Staff
- County/City Attorney
- Broadband Providers
- Other Local Governments
- State Department of Transportation
- Selected Elected Officials

These primary stakeholders will be able to provide a solid foundation for drafting and finalizing a local Dig-Once policy and will be able to provide the technical expertise necessary to create the policy. Since the County and local municipalities will control the majority of the Rights of Way, it is important for those entities to take the lead when developing this policy. The policy should include language that provides a mechanism for communication between entities notifying them of planned excavations, incorporate Joint-Trench agreements (discussed later) that may already be in place, provisions for installation of empty conduit in ROW during excavations to prepare for future broadband requirements, and the use of trenchless technologies such as directional drilling and microtrenching. By assuming the leadership role, the local governments will be able to craft the primary language that will go into the policy and incorporate the appropriate sections from other stakeholders.

Since the ultimate purpose of the Dig-Once policy is to promote the development of broadband locally and making broadband more accessible to the community, it is important to structure the policy to not prevent or impede necessary excavations of the ROW and build a policy that strongly supports and encourages cooperation among stakeholders; creating a truly cooperative planning process. The County organization is in a prime position to take the leadership role in this endeavor since it is the agency that approves the utility permits to install and conduct work in the ROW and is usually responsible for the majority of the management and maintenance of the roadways. Therefore, it is essential that local governments implementing a Dig Once policy review their utility

permitting process to find gaps that may make their community “unfriendly” to expansion of local broadband infrastructure. To ensure that it is beneficial for telecommunications providers and developers to install conduit and fiber, local governments must address the following issues (at a minimum):

- The time needed to apply for and receive approval for a utility permit.
- If necessary, modify utility permit process to allow County staff to approve permits instead of an appointed land development board. This will give applicants a sort of “fast track” to move ahead.
- Adjust the fee structure associated with utility permit. Whenever possible, these fees should be reduced or waived to incentivize fiber and conduit installation.

As the policy is developed with input from the various stakeholder groups, it will be important for any fundamental changes to the policy be thoroughly vetted by County staff to ensure that modifications and revisions support the overall spirit of the policy and enhance the opportunities for broadband development within the community; rather than solely benefit the wishes or needs of a particular single stakeholder.

Once a consensus final draft of the policy has been developed, it is crucial that the policy is adopted by all stakeholders and it is incorporated into local building codes and adopted by the County's Board of Commissioners. Since all local governments differ somewhat in their processes and procedures, there will be some variation in the implementation of this process. Implementing a Dig-Once policy at the local level is preferable than at a higher level due to these differences in process and the complexities involved when creating a policy that will span multiple jurisdictions.

Joint-Trenching Policy Implementation

A Joint-Trench Agreement, often included as part of a larger Dig-Once Policy, is an agreement between two entities (usually two telecoms or a local government and a telecom) to share the cost of excavation and installation of underground conduit. These agreements typically include very specific details as to what costs will be shared between entities, who is responsible for performing specific tasks, adoption of a standard multi-utility installation design, and how the costs will be distributed among the Agreement's participants, and many other contractual responsibilities of the parties involved.

Just as the Dig-Once Policy involved several stakeholders' participation, the Joint-Trench Agreement will as well. Generally, the local government's Planning and Zoning or Public Works departments take the lead with Joint-Trench agreements as they are the entity that are most directly affected by these sorts of agreements. In addition to Planning and Zoning and Public Works, it will be necessary to gather the input from both County/City Attorney's office and the IT Department.

It will be important for the County to actively seek Joint-Trench Agreement opportunities between these types of organizations to bolster local infrastructure and avoid potential overbuild/overlap in the Yolo community. Critical to the success of this plan is the cooperation and participation of

service providers with stakeholders in the community. We believe that community infrastructure should be positioned to make service providers more effective in delivering advanced services to the community, not to compete against them. When properly implemented, the Joint-Trench Agreement will afford various benefits to the involved parties including:

- Fewer construction crews working in the area at any particular time, thus reducing the risk of worker injury and the risk of damaging other underground utilities.
- Savings of approximately 30% to 40% by jointly installing conduit and/or fiber facilities.
- Shortened construction timeline when utilizing a standard, multi-utility, installation design.
- Conservation of the Right-of-Way.
- Uniform design makes it easier to locate existing facilities in future excavations.

Through the implementation and adoption of Joint-Trench agreements with other local governments, incumbent telecom providers, and other local utilities, the community will stimulate broadband development while relieving undergoing congestion of utilities and reduce overall cost to implement broadband infrastructure. A sample Joint-Trench Agreement from the City of Burbank is provided in Appendix XX.

Comprehensive Broadband Standards Implementation

A Comprehensive Broadband Standards document will support both the Dig-Once Policy and Joint-Trench Agreements. The Comprehensive Broadband Standards will provide a solid foundation and technical guidelines with regard to how broadband infrastructure will be built in the Yolo community. By outlining technical specifications for conduit and fiber and specifying specific installation standards for multi-utility trench design, Yolo County will standardize and automate the process of broadband infrastructure deployment; thus ensuring that broadband infrastructure becomes a part of the design for all relevant capital projects.

Yolo County's Planning and Zoning or Land Development Department must take the lead and develop Comprehensive Broadband Standards that are adopted and codified into the County's Land Development Code. This process will require the input of the County's IT Department, the County Attorney's Office, and potentially local stakeholders such as incumbent telecom providers, developers and builders, and potentially the local Chamber of Commerce to refine community needs. These Standards will outline construction materials, installation guidelines and design, and other broadband technical standards and will require all future broadband infrastructure deployments to adhere to the standards defined by the County with the ultimate goal of ensuring uniformity of design and implementation of requirements ensuring broadband components (at a minimum conduit installation) are installed every time excavation or new development occurs.

We will work with Yolo County to identify the requirements for infrastructure components that will support the broadband needs of the community both today and in the future. These Standards should include engineering and design standards for both new construction and excavation of existing utility infrastructure as well as a standard, multi-utility, installation design to be utilized in all future builds. By adopting and codifying a Comprehensive Broadband Standards document, Yolo

County will be ensuring that broadband infrastructure will be installed whenever excavation or new development occurs just as power, water, and sewer utilities are deployed. The Comprehensive Broadband Standards document should be developed as a living document that can be modified if needed to incorporate future broadband intensive application needs such as smart home/building technology which then could be implemented into the community's building standards.

Cases and Success Stories

Local governments across the country have successfully implemented the previously mentioned policies to varying degrees and with much success. Although it is a rare community that has implemented all of these strategies, examples of communities that have implemented select policies abound including Riverside, CA, San Francisco, CA, Portland, OR, and Loma Linda, CA.

Joint Use Success Story

In an effort to address the lack of broadband infrastructure in their communities, several organizations have entered into Joint-Build or Joint-Use agreements or ordinances. These sorts of agreements lead to better planning, coordination, and efficient use of conduit and fiber infrastructure but often times do not require the actual deployment of fiber. Although these agreements do not require the actual deployment of fiber, the high cost of conduit installation is shared between the municipality and the service provider; lowering the cost for all parties involved in the Joint Use agreement. These types of agreements are in place currently in Riverside, CA and Merced County, CA. By establishing this type of ordinance, the municipality, is ensuring that it will have access to and use of any conduit that is constructed in the right-of-way.

Another potential approach to the Joint Use and Dig Once policies is to require that telecommunications organizations integrate construction of infrastructure into the planning process of the municipality. This is the approach that is currently being proposed in San Francisco, CA. Although this approach would require greater coordination of projects between municipal organizations and telecom providers up to and through the excavation process, this approach will ensure that all parties are given the opportunity to install their infrastructure during the excavation process.

Comprehensive Broadband Planning Success Story

In 2004, the City of Loma Linda adopted a comprehensive broadband plan, *the Connected Community Program*, which included policies to promote the deployment of a citywide fiber optic network and made modifications to its building codes to ensure that development will be designed to meet the needs of future telecommunications technologies. For their efforts, Loma Linda has received international recognition for its ordinance which states:

"In recognition of the need to provide local residents and businesses within the community with additional options to meet their telecommunications needs, as adopted by city council resolution, all new development projects within the city, regardless of whether such new development falls within the fiber- optic master plan area, and additions that exceed more than fifty percent of the

original structure that fall within the fiber- optic master plan area, will be required to participate in, and will be bound by, the connected community program.” (Ord. 629 § 1, 2004)

By adopting this local ordinance, the City of Loma Linda has secured its broadband future by ensuring that fiber-optic infrastructure will be installed anytime new development or major renovations are completed within the City.

Dig Once Policy Success Story

In 2011, the City of Portland, Oregon’s City Council unanimously adopted Portland’s Broadband Strategic Plan (BSP) by bringing together City officials and community partners. The plans was a result of the recognition and foresight of City leaders that high-speed affordable broadband to every home and business was a requirement if the community was to thrive in the twenty-first century. The success of the BSP will have important benefits for the City’s economic development strategy, climate change strategy, and to the continuing impact of the economic recession. Included in the BSP is a formal Dig Once policy; an excerpt is included below:

“Implement a ‘dig once’ policy that cost-effectively enables gradual deployment of infrastructure. In this model, a community implements a policy mandating installation of conduit (or fiber) any time a trench or road is open in the public rights-of-way, thus enabling build--up of a critical mass of infrastructure at relatively low incremental cost. Ideally, the conduit and fiber are specified in advance and, of course, they must be impeccably mapped and recorded. Such a policy is most effective where there exists extensive planning and coordination among the various departments responsible for infrastructure and construction (public works, transportation, IT, permitting authorities, and utilities). It also helps to coordinate the construction timelines of various departments so as to facilitate cost-effective placement of conduit and fiber. This strategy enables deployment of infrastructure for backhaul and middle-mile fiber that can be leased to the private sector and stimulate offering of services. It can also enable placement of conduit directly to wireless facilities sites, thus facilitating not only deployment of next--generation wireless services but also reducing the cost for new competitors to enter the market. This strategy recognizes that certain sections of our city are rich with fiber infrastructure such as in the Central Business District. If moved to the work plan stage, the ‘dig once’ strategy will be planned for the sections of Portland that are currently deficient in fiber infrastructure.”

Frequently Asked Questions

If I have a companion project going on, water, sewer or other, how am I going to manage installing conduit on top of this other infrastructure, similar separation issue?

It is imperative that as the local government, you adopt a detailed multi-utility installation design for the right-of-way. These design specifications should be codified in your organizations Land Development Code, thus ensuring that separation of infrastructure is preserved.

Where’s the money going to come from to fund installation of new infrastructure by the county and cities?

Although many times installation is paid for through general fund dollars, there are opportunities to reduce the burden through various federal and state grant programs. Also, through the adoption of Joint-Trench and Dig-Once policies, opportunities will become available to share costs with telecommunications providers and developers resulting in lower expenses to the local government.

Why would service providers be interested in joint trenching?

With regard to service providers, a dig once policy could be extremely beneficial. Just as it is the local government's desire to deploy broadband infrastructure in the most effective and efficient manner, this also applies to service providers. Advantages of joint-trenching and dig once agreements to service providers include:

- Lower frequency of construction in the right of way
- Lower instances of damaging existing infrastructure
- Lower installation costs
- Increased access to new markets
- Decreased time to deploy fiber infrastructure

Who needs to be involved from the County and city perspective?

Since these policies and ordinances will have an effect on several departmental functions, it is very important that the local government assemble a team that includes members from:

- Leadership (City/County Manager or representative)
- City/County Attorney's Office
- Land Development/Planning and Zoning
- Information Technology
- Public Works
- Economic Development

By including team members from all of the departments mentioned above, you will ensure that there are representatives available to answer any questions that may arise and will be able to address any technical, legal or policy issues.

14. Appendix F: Yolo Broadband Statistics & Datasets

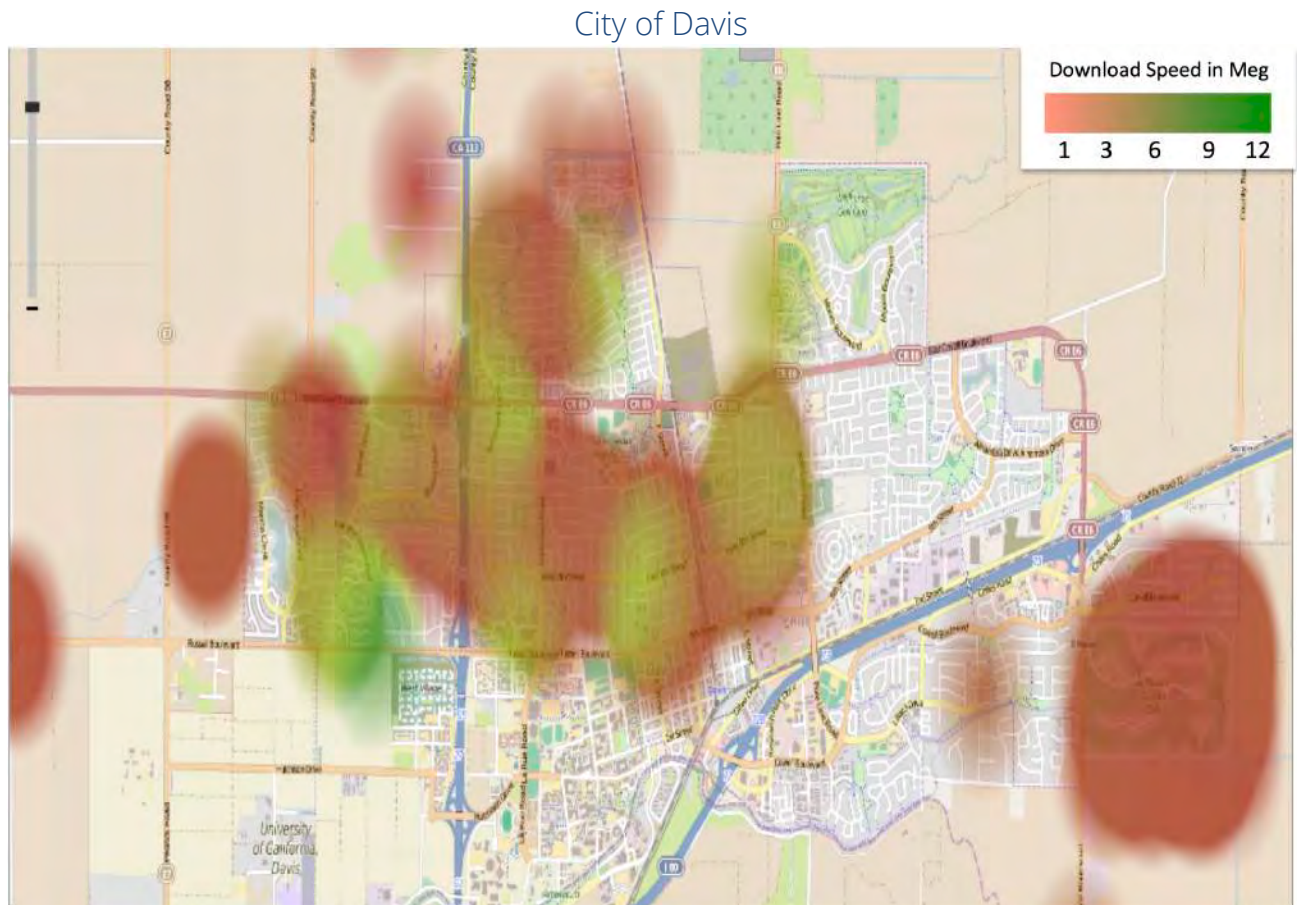
Figure 16.1: Broadband Penetration Per Census Tract in Yolo

Census Tract Name	Total Household	Occupied	Vacant	Average Penetration	Households with Broadband
Census Tract 101.01	2,628	2,219	409	50%	1,110
Census Tract 101.02	2,468	2,321	147	50%	1,161
Census Tract 102.01	1,213	1,114	99	70%	780
Census Tract 102.03	2,293	2,014	279	30%	604
Census Tract 102.04	2,233	2,173	60	50%	1,087
Census Tract 103.02	2,663	2,432	231	90%	2,189
Census Tract 103.10	1,843	1,819	24	90%	1,637
Census Tract 103.12	2,023	1,852	171	90%	1,667
Census Tract 104.01	1,921	1,790	131	70%	1,253
Census Tract 104.02	1,249	1,173	76	90%	1,056
Census Tract 105.01	1,127	1,093	34	30%	328
Census Tract 105.05	1,779	1,627	152	70%	1,139
Census Tract 105.08	1,064	983	81	70%	688
Census Tract 105.09	1,330	1,330	-	70%	931
Census Tract 105.10	2,104	2,068	36	70%	1,448
Census Tract 105.11	1,255	1,204	51	70%	843
Census Tract 105.12	1,182	1,182	-	90%	1,064
Census Tract 105.13	1,201	1,150	51	90%	1,035
Census Tract 106.02	2,606	2,360	246	70%	1,652
Census Tract 106.05	1,202	1,138	64	90%	1,024
Census Tract 106.06	2,831	2,728	103	70%	1,910
Census Tract 106.07	1,650	1,580	70	90%	1,422
Census Tract 106.08	2,045	1,909	136	90%	1,718
Census Tract 107.01	2,076	1,939	137	70%	1,357
Census Tract 107.03	1,878	1,711	167	90%	1,540
Census Tract 107.04	914	864	50	70%	605
Census Tract 108	1,457	1,370	87	50%	685
Census Tract 109.01	1,907	1,881	26	50%	941
Census Tract 109.02	2,581	2,368	213	50%	1,184
Census Tract 110.01	2,612	2,441	171	50%	1,221
Census Tract 110.02	1,439	1,375	64	70%	963
Census Tract 111.01	1,213	1,063	150	50%	532
Census Tract 111.02	1,635	1,560	75	50%	780
Census Tract 111.03	1,144	1,124	20	70%	787
Census Tract 112.03	1,074	994	80	70%	696
Census Tract 112.04	1,759	1,731	28	70%	1,212
Census Tract 112.05	2,645	2,427	218	90%	2,184
Census Tract 112.06	2,287	2,037	250	70%	1,426
Census Tract 113	2,634	2,606	28	70%	1,824
Census Tract 114	1,515	1,372	143	10%	137
Census Tract 115	1,959	1,738	221	50%	869
Totals	74,639	69,860	4,779		46,684

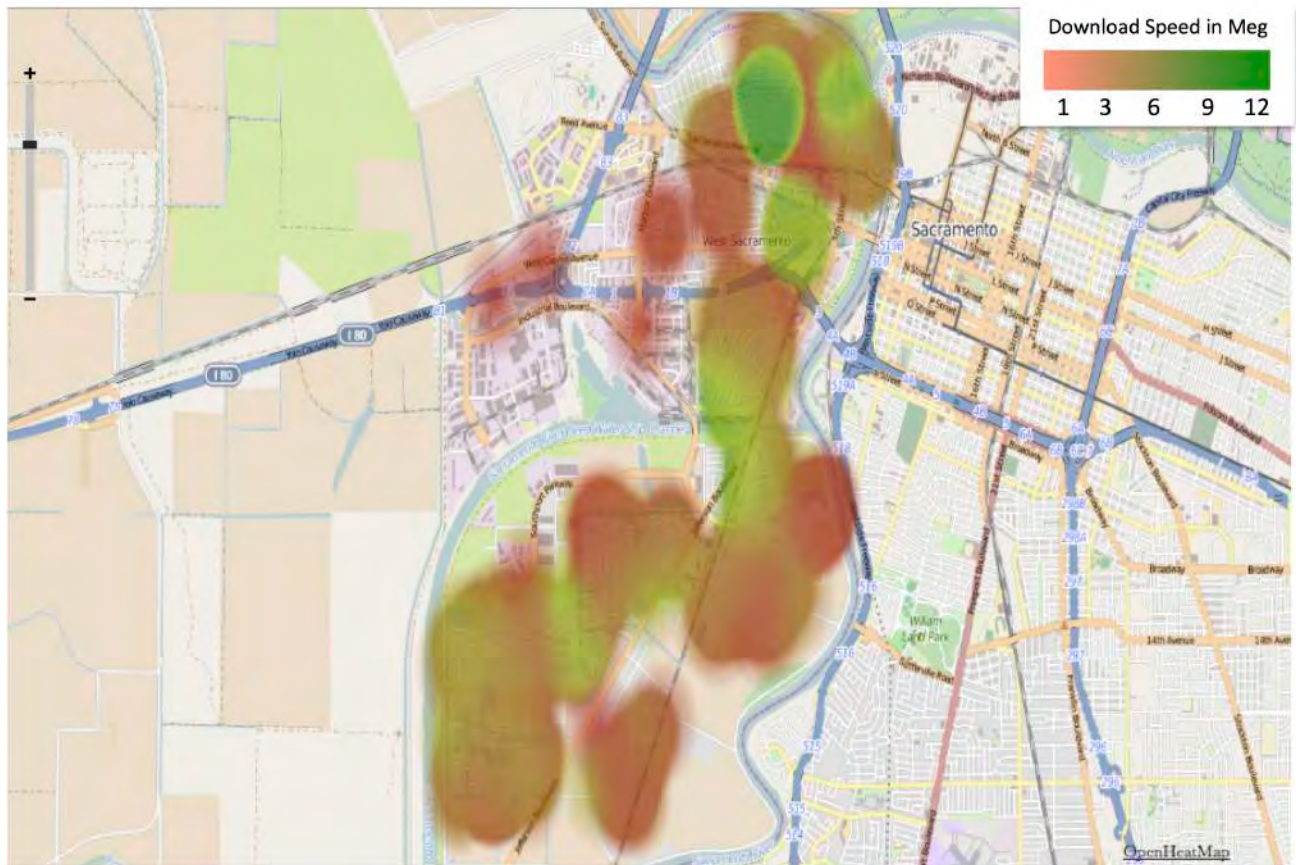
Source: 2010 Census Data Reported Through American FactFinder and the FCC Form 477 Report for July 2013

15. Appendix G: Yolo Broadband Speed Test Heat Maps

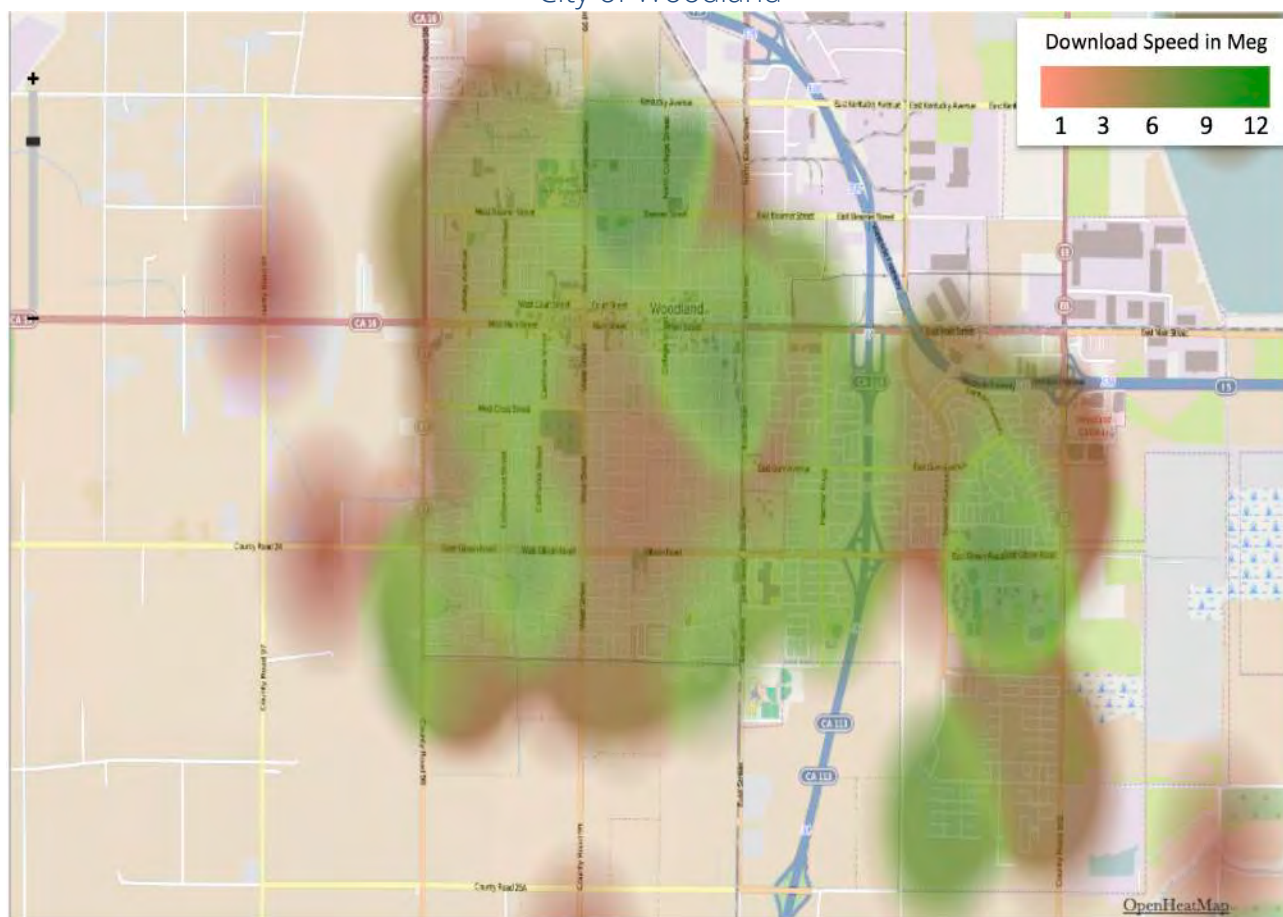
This series of heatmaps illustrates the concentration of broadband download speeds in each City within Yolo County. It provides a visual illustration of the concentration of broadband speeds, based on speedtest results reported in the project. Areas in green illustrate higher speeds of up to and above 12 megabits down. Areas in red illustrate lower speeds of not greater than 1 megabit down.



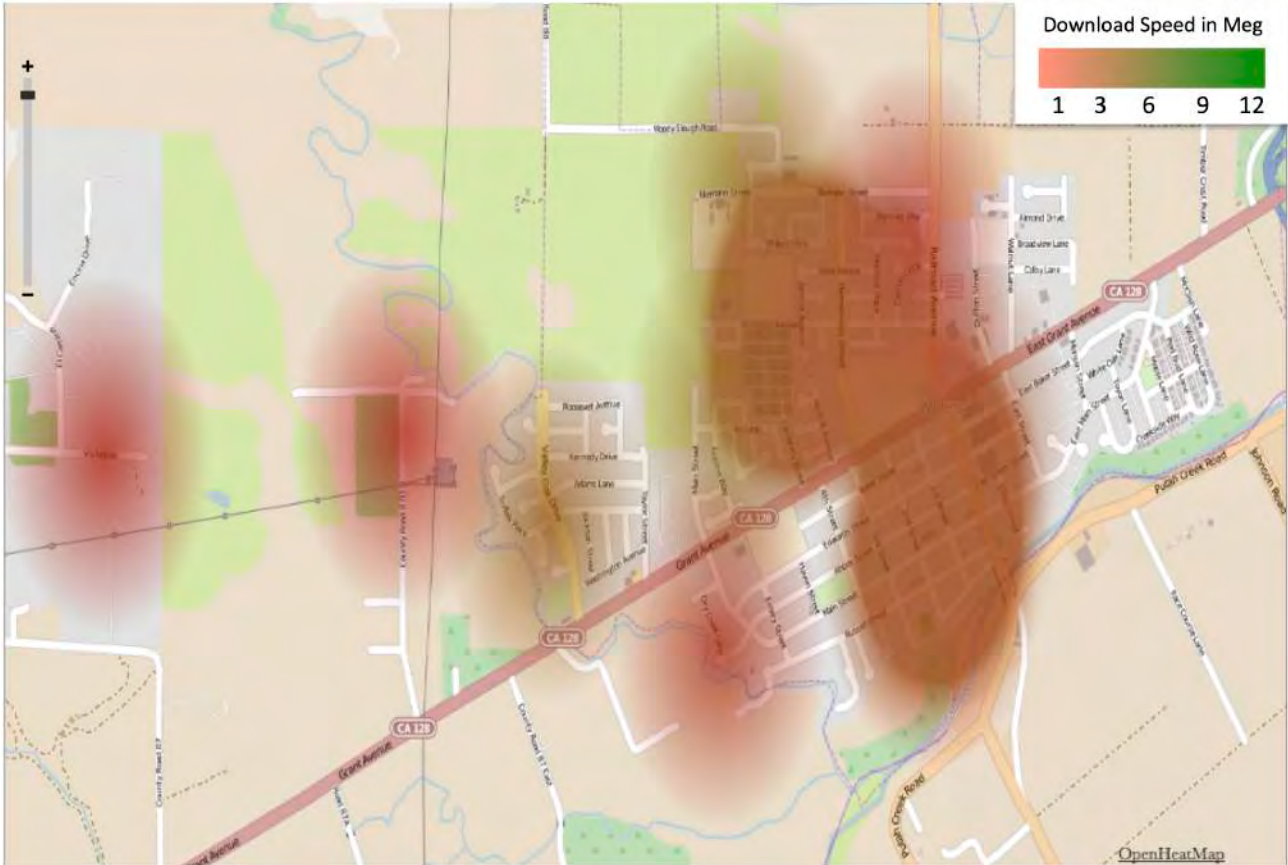
City of West Sacramento



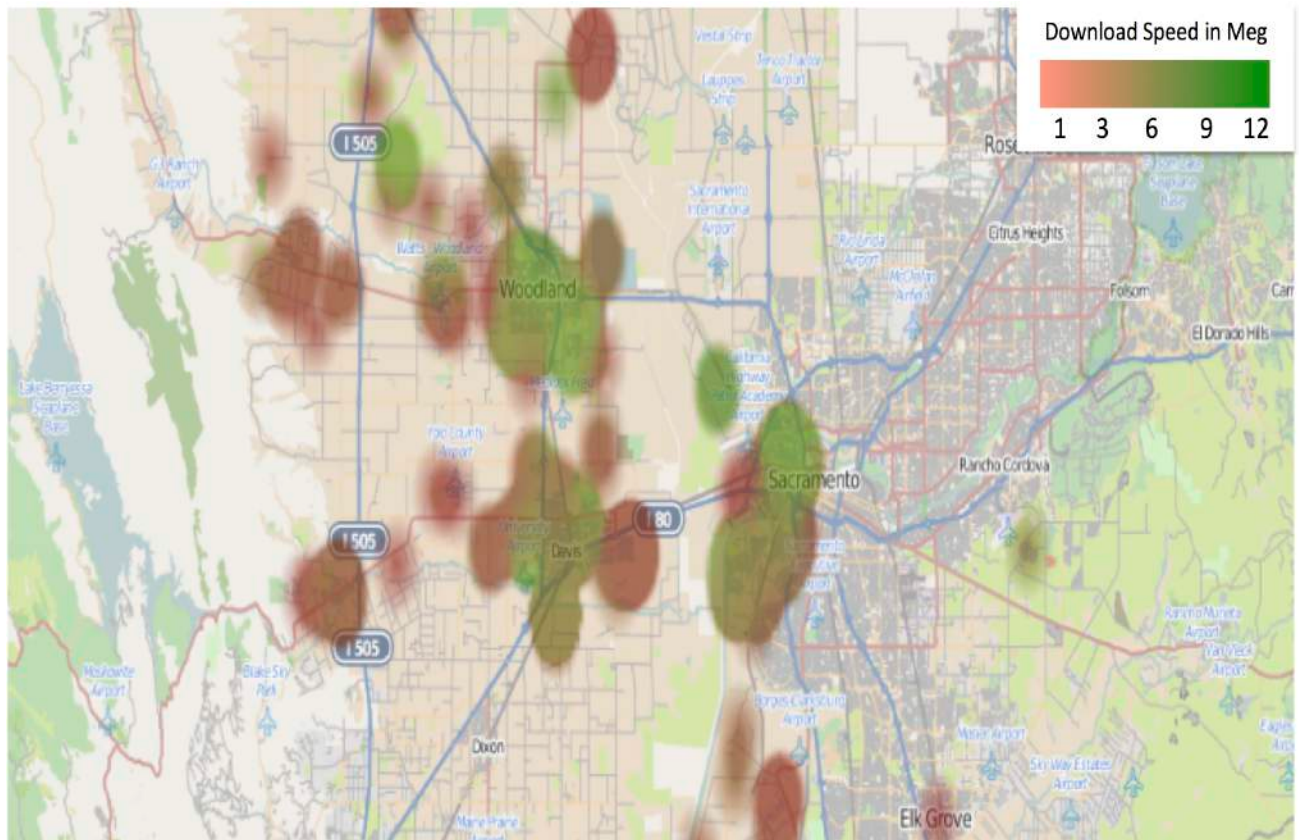
City of Woodland



City of Winters



Yolo County (Countywide Heat Map)



6. Broadband Community Profiles Woodland



A. Residential

The residential broadband market in Woodland is served by two primary providers, AT&T of California, the incumbent local exchange carrier and Wave Broadband, the local cable provider. Fixed wireless providers also provide coverage in Woodland, including DigitalPath and Winters Broadband. 184 residential responses were received in the survey. Initial data collected from surveys indicates that 85% of residential customers utilize either the local exchange carrier or the cable company for their broadband Internet services. Approximately 15% of residential customers utilize fixed wireless, satellite and other competitive providers. From the research conducted, it appears that all wireline residential broadband services are provided via copper broadband infrastructure, either through copper cable plant owned by the local exchange carrier or coaxial cable plant owned by the local cable company. Wireless services are provided through terrestrial fixed wireless systems and 3G and 4G mobile wireless carriers¹⁶.

Broadband Internet download and upload speeds reported by the majority of residents surveyed were commensurate with cable and DSL services in the region. Samples were collected from residential broadband subscribers across Woodland. A total of 47% of respondents reported download speeds greater than 10Meg. These speeds were generally reported in the most urbanized areas that had a high density of single-family or multi-dwelling units. Some 40% of respondents reported download speeds less than 6Meg. Upload speeds were found to be considerably lower than download



Of Residents Responding to the Survey Utilize AT&T DSL Internet Services



Of Residents Responding to the Survey Utilize Wave Cable-Based Internet Services



Of Residents Responding to the Survey Utilize Other Providers' Internet Services

¹⁶ AT&T Mobility, Verizon Wireless, T-Mobile, MetroPCS and Sprint

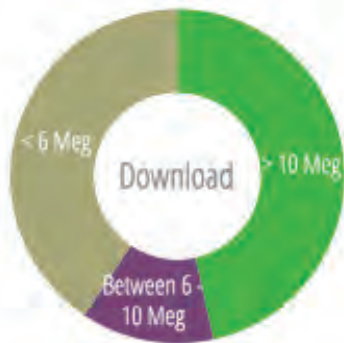
speeds, consistent with asymmetrical DSL and cable broadband services. Some 45% of respondents reported speeds of less than 1.5Meg and another 35% reported upload speeds of less than 3Meg. Respondents reported general satisfaction with the speed and reliability of their broadband Internet services, however, many residents felt that speeds were inconsistent and at certain times of the day, services were considerably slower than others.

A total of 59% of the respondents reported that their services were moderately to highly reliable while 50% felt that their services had sufficient speed. Some 30% reported that services were unreliable and 34% reported that they were not fast enough. Measuring the pricing for services against the speeds of services that residents received indicated that there was a direct correlation between the prices paid for services and the amount of bandwidth, ("speed"), received by residents. The chart below illustrates the price of services residents in Woodland pay for services and the corresponding download and upload speeds for these services. It is important to note that the speeds reported are actual speeds recorded, which may be different from the speeds residents buy from service providers in the area. In general, DSL and cable broadband services are sold with speed increments that define a maximum speed for the service, such as "Up to 10 megabits down and up to 1.5 megabits up." Actual speeds vary, depending on the physical location of the service and how many subscribers are concurrently on the system. The "maximum advertised speed" should not be construed to mean a sustained maximum but instead the top speed of the service, which may be considerably lower over long periods of time.

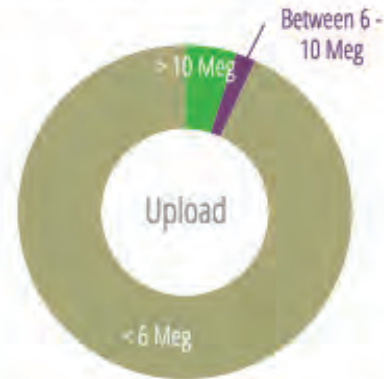
The majority of the urban areas in Woodland are served by DSL and cable infrastructure supporting speeds between 10Meg and 25Meg download and 3Meg and 6Meg upload. These are the maximum advertised wireline speeds offered in the area. Results of the survey data validated speeds up to 25Meg in areas reported where these services were offered; however, the majority of survey respondents recorded significantly lower speeds, as shown in the chart below. This issue was evident in respondents' answers to many of the survey questions as well. Many residents reported significant issues with speed and overall reliability of their home Internet services citing daily "slowdowns" and "drops" in their service. A recurring comment described the lack of consistency in service during certain times of the day, mainly afternoons and evenings.

Residential Broadband Services - Woodland Survey Data

Residential Broadband Download Speed Test Results



Residential Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services

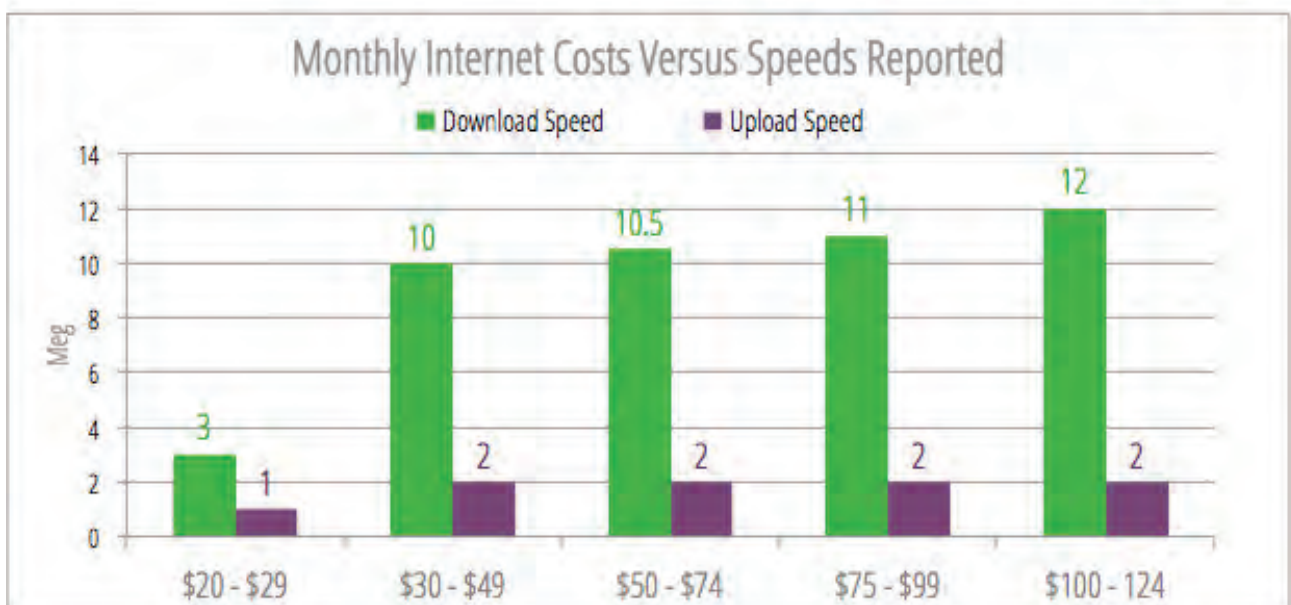


Figure 6.1: Residential Wireline Broadband Availability By Speed (Download Speeds)

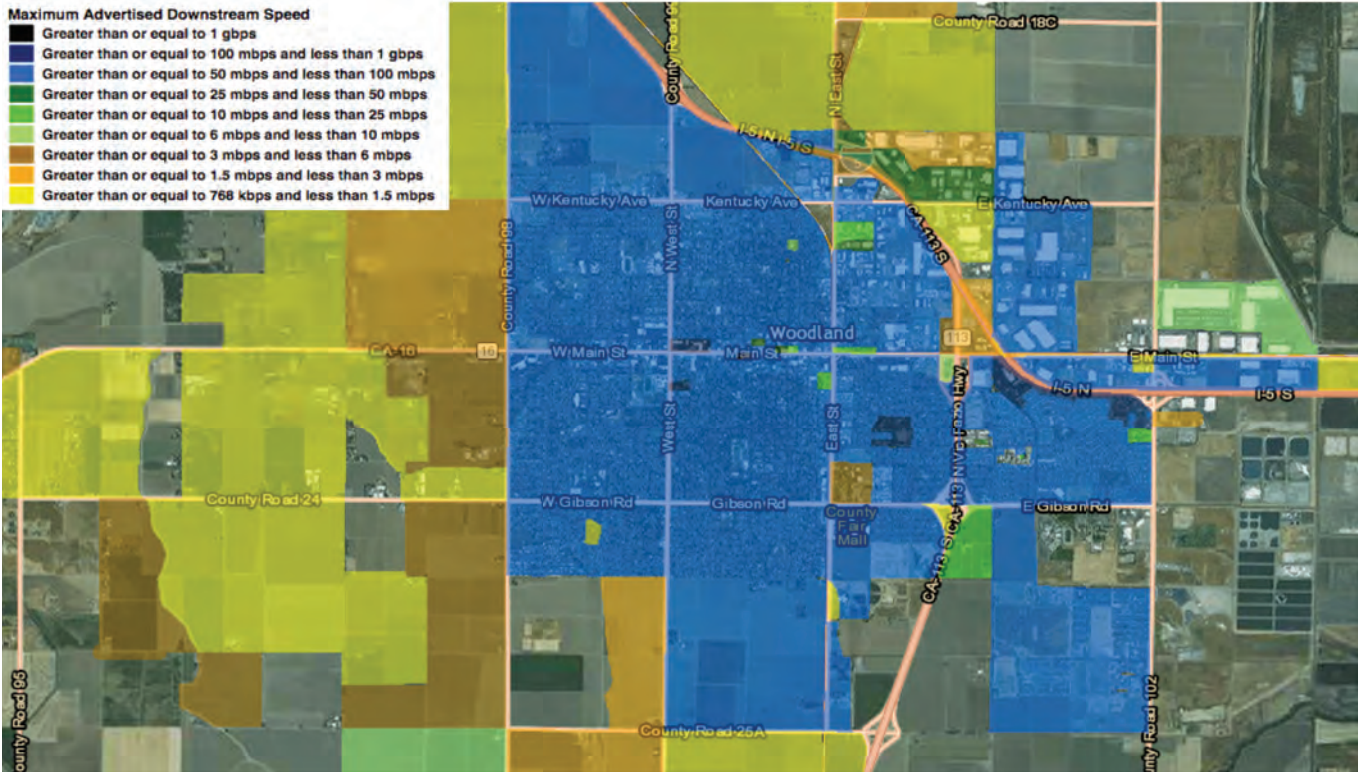


Figure 6.2: Residential Wireline Speed Test Results (Download Speeds)

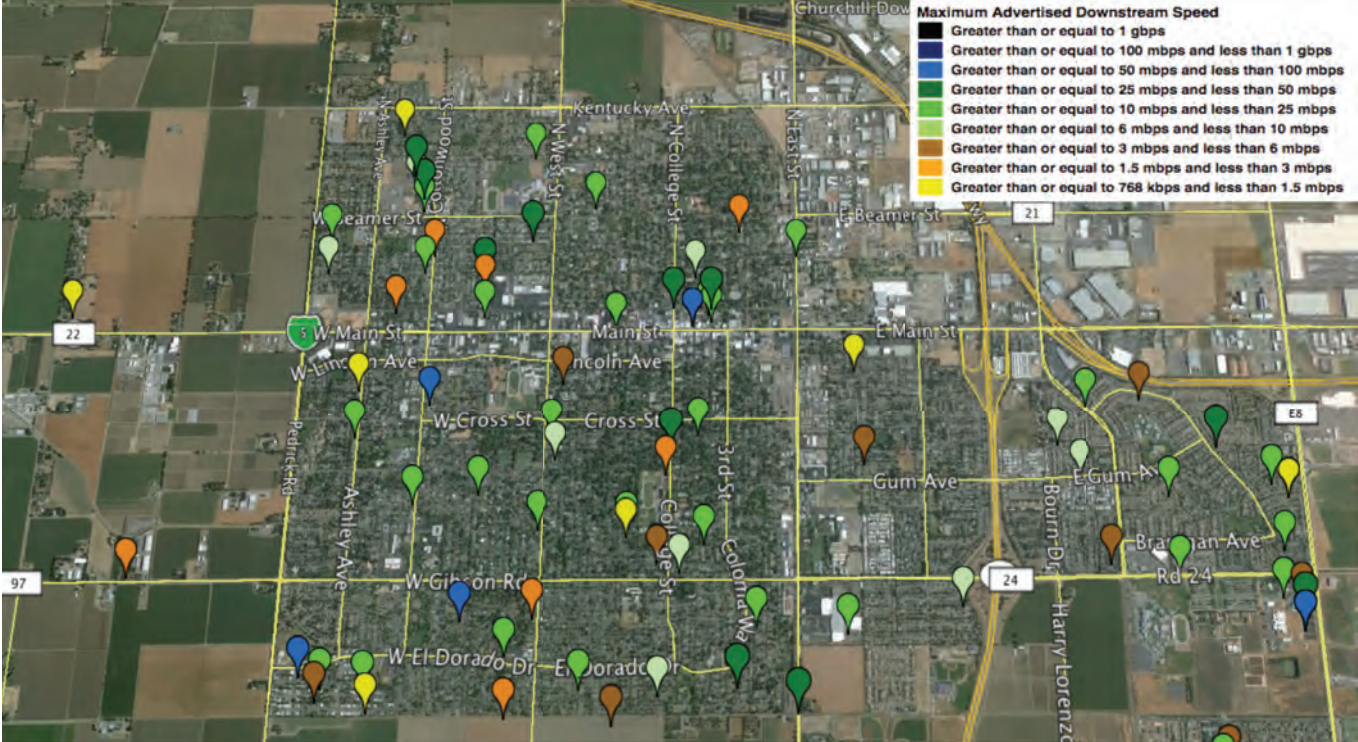


Figure 6.3: Underserved Wireline Residential Broadband



1

Northwest Woodland – Population – 621, Households - 158

Small segments of underserved households in a residential area. No reported residential cable provider although residents reported available Wave Broadband services. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

2

Southwest Woodland – Population – 1,044, Households - 418

Moderately sized residential underserved area. No reported residential cable provider however residents reported available Wave Broadband services. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3.0Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

3

Southeast Woodland – Population – 100, Households - 33

Small residential underserved area. No reported residential cable provider. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg download.

4

Northeast Woodland – Population – 120, Households - 35

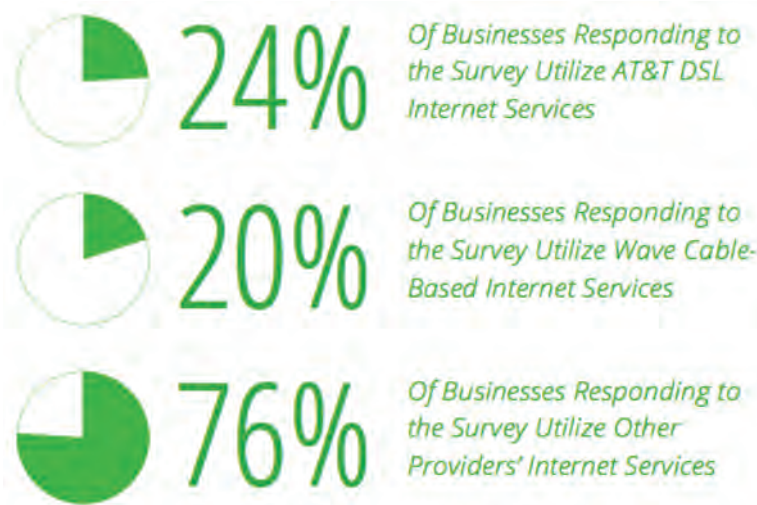
Moderately sized residential underserved area. No reported residential cable provider. Maximum advertised download speed greater than or equal to 1.5Meg and less than 3Meg. Maximum advertised upload speed greater than or equal to 200K and less than 768K. Fixed wireless available via DigitalPath, Inc. greater than or equal to 6Meg and less than 10Meg.

B. Business

Businesses in Woodland subscribe to a mix of wireline providers and resellers, including AT&T of California, Wave Broadband, AFES Wireless Network Services, and Omsoft. A few businesses also reported utilizing fixed wireless providers including Winters Broadband and DigitalPath, Inc. 25 businesses responded to the business survey. A total of 24% of respondents reported utilizing AT&T DSL services for their businesses while 20% of respondents reported utilizing Wave Broadband cable services. The remaining businesses utilize alternative wireline providers, fixed wireless providers or 3G/4G providers. In general, these services are branded as “business class” and come with a higher quality of service that prioritizes business services over residential services that run across the same physical infrastructure. In general, pricing for DSL and cable based services ranges from \$49.99, for the lowest speed service to \$199.99 for the highest speed service in the DSL and cable business broadband services.

For businesses included in the assessment, 13% reported receiving download speeds of 10Meg or above. Some 87% reported download speeds of less than 6Meg. Upload speeds were commensurate with DSL and cable broadband services, with the majority of businesses, 76%, reporting less than 6Meg upload. Businesses reported key issues with their current broadband Internet services, as 47% of respondents indicated that their current services were not sufficient to meet their business needs. The majority of businesses cited speed and reliability of their current services as challenges to their daily operations. Some 60% of businesses reported speed as the key issue with their current service and cited access to online applications such as cloud data storage, videoconferencing, security monitoring, online video training and scientific research (specifically noted by the seed technology and agricultural businesses) as critical applications that are often affected by their broadband Internet services.

Several of the seed technology and agricultural businesses provided information on their broadband services as well. Most of the respondents utilized DSL or cable services and two of the organizations utilized satellite Internet. All of these organizations reported that their services were insufficient for their current needs and that unreliable service was the number one issue. When asked why they haven't upgraded their services to something that meets their business needs, each organization reported that services were not available in their area. None reported costs as a significant factor of why they



had not upgraded their service.

Only two businesses reported utilizing fiber-optic broadband services in Woodland. Based on an infrastructure analysis of Woodland's key business corridors, limited fiber broadband services are available to businesses at reasonable costs. In these corridors, providers do maintain fiber-optic cable plants that connect end users; however, these plants are not typically utilized for providing a low-cost option to the majority of businesses in Woodland. If a business wants fiber, a provider will build off of its existing fiber-optic cable plant to the subscriber using an "Individual Case Basis," or ICB pricing model. Each fiber connection built by the provider will result in a different cost to the end user, depending on the proximity of the provider's existing cable plant to the subscriber. In these cases, costs for fiber broadband are very often high and for most small businesses, unaffordable. Pricing for fiber was found to be over \$1,000 for a 50 Meg connection in Woodland, from survey data collected. In cases where fiber broadband service is available, affordability is a key issue and as a result, businesses utilize lower costs DSL and cable broadband. Some 40% of businesses surveyed report that their current services are insufficient for their business needs yet they have no alternative to their current services due to a lack of affordable options.

Comments from Businesses in Woodland:

Agricultural Business – "Costs are extreme for reliable services and we cannot afford it."

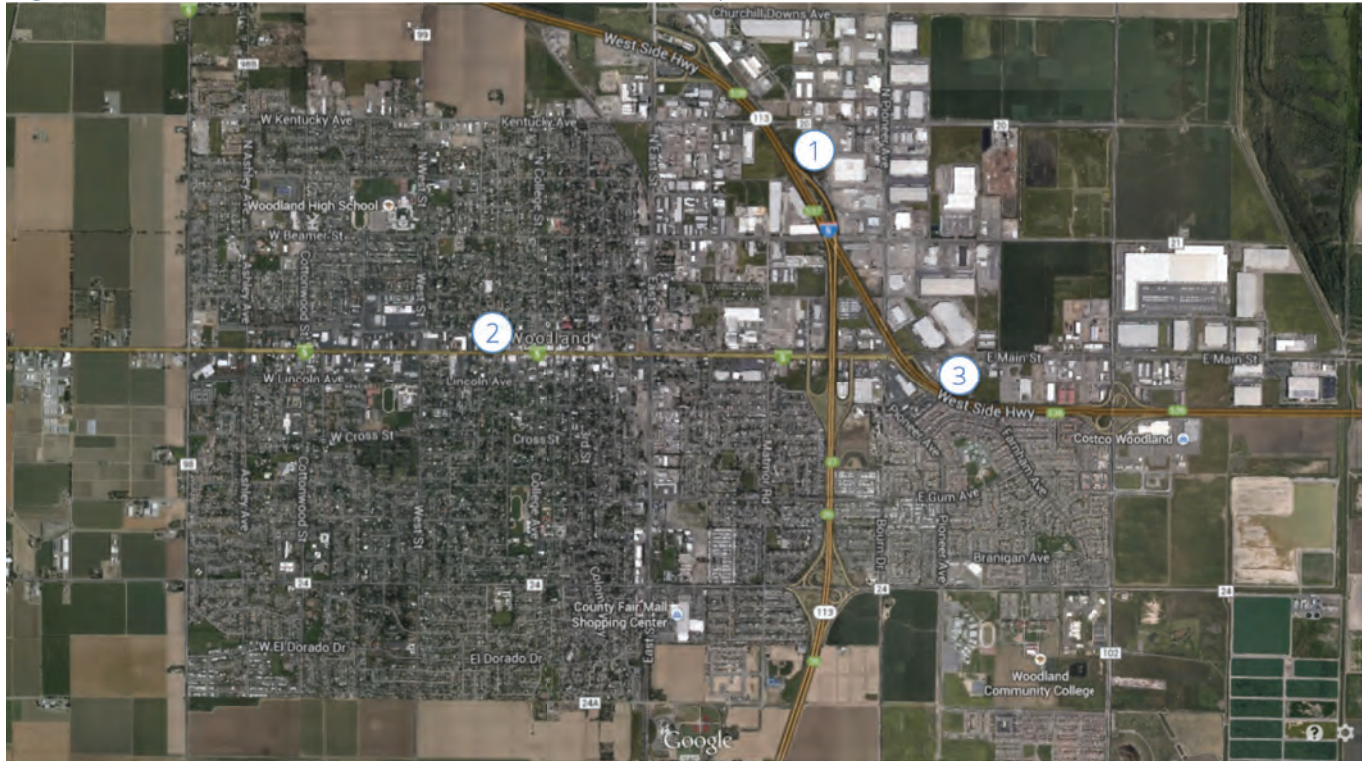
Manufacturing Business – "Severe disruptions hinder our ability to update database systems in the cloud."

One potential reason for these high prices is the lack of available distribution fiber infrastructure in the Woodland area. In many communities, providers are beginning to equip business and residential areas with fiber-to-the-premise ("FTTP") infrastructure, overbuilding existing copper cable plants. This fiber distribution infrastructure is specifically designed to deliver high-speed, reliable fiber broadband services to businesses at costs similar to DSL and cable broadband prices. This study did not find any fiber distribution infrastructure in the Woodland area that was available to business customers. When asked why these businesses haven't upgraded their services, a significant amount of businesses cited price as the number one reason, accounting for 47% of respondents. A total of 30% of the businesses stated that other services are not available in their area.

Demand for higher speed, higher reliability service necessitates a less costly solution than is currently available. Businesses from various geographic locations in the city all report the same issue. They desire higher speed and higher reliability services, their options too costly. The only fiber broadband customers identified in the Woodland area included a few large businesses, city and county facilities

and the school district. In some cases, businesses could utilize a fixed wireless solution instead of fiber; however, only 2 businesses in Woodland reported using this service currently.

Figure 6.4: Demand Areas for Fiber Broadband Expansions in Woodland



1

Northeast Woodland

Adjacent to Interstate 5 is a heavy concentration of warehousing, transportation, logistics and several seed tech/agricultural businesses. Businesses in this area reported issues with current services and may benefit from upgraded broadband infrastructure. This area is a focal point for larger organizations in Woodland who may require significantly more broadband capacity in the future. If future development occurs in this area, it could also facilitate low cost construction of broadband infrastructure in conjunction with capital projects. It could also become a tool for economic development to utilize to attract more business to the area, in conjunction with the City's current service providers.

2

Downtown Corridor

The downtown corridor houses a large concentration of businesses across most sectors and is a key focus for next-generation broadband services. Some 70% of Woodland businesses that responded were located in this area and currently utilize either DSL or cable broadband services. A significant number expressed the need for more speed and reliability. This area contains a high concentration of "power users," among the professional, scientific and technical business sector. It also contains a high concentration of multi-dwelling unit commercial parcels that could benefit from direct fiber broadband connectivity.

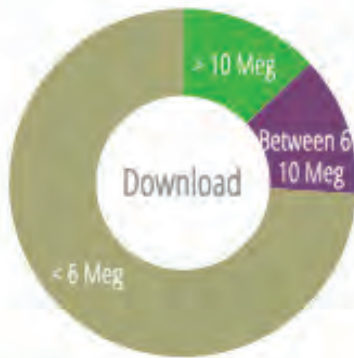
3

East Woodland

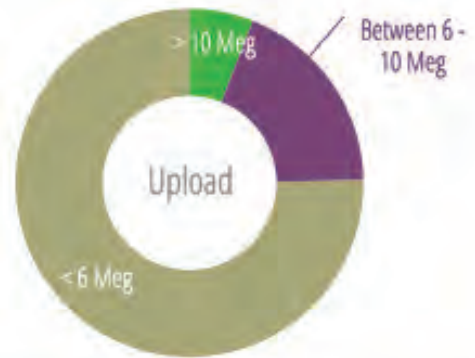
Adjacent to Interstate 5 is a heavy concentration of warehousing, transportation, logistics and several seed tech/agricultural businesses. Several businesses in this area reported issues with current services and may benefit from upgraded broadband infrastructure. Similar to the Northeast area, this area could be utilized to deploy lower cost broadband to current and prospective businesses, in conjunction with the City's economic development strategies.

Business Broadband Services - Woodland Survey Data

Business Broadband Download Speed Test Results



Business Broadband Upload Speed Test Results



Reliability of Current Broadband Services



Speed of Current Broadband Services



Why Haven't Businesses Upgraded



C. Community Anchors

Education

Woodland's schools are interconnected to one another through fiber-optic connectivity provided by AT&T. Generally these schools are equipped with the high-speed, reliable services they need to deliver online educational programs to their students. Several of the school district's sites are not connected to this network though, and may require upgraded connectivity to ensure that their students receive the same educational experiences as the schools connected through AT&T fiber. As school systems move toward more blended curricula, meaning traditional learning, online programs and self-study, broadband becomes a critical foundation to ensure that students receive the best educational experience across all three types of curricula. For Woodland's schools, it is important that students have access to high-speed broadband in the classroom and also at home. In many cases, the student's experience is not effective across classroom and remote learning because they do not have access to high-speed broadband at home. Therefore, broadband in the educational realm is a community-wide issue that impacts residents directly.

Woodland Community College uses CENIC (Corporation for Education Network Initiatives in California) and has access to the bandwidth and services needed to support current operations. Woodland Community College did not report any specific needs for additional broadband services.

Healthcare

Healthcare organizations in Woodland could derive significant benefit from expanded broadband capabilities. Woodland Memorial is a critical healthcare resource in the County and maintains connectivity to other hospitals and clinics throughout California. The hospital currently maintains fiber connectivity through AT&T OptiMan service for transport back to the main data center in Rancho Cordova and for local Internet service. The hospital utilizes MobileMD as its health information exchange and does not currently maintain connectivity to the California Telehealth Network (CTN). The Hansen Family Health Center, a member of the CommuniCare clinics utilizes T1s to CTN for connectivity to telehealth services. CommuniCare has been working to upgrade these low-speed links to fiber.

CTN has expressed significant access and cost obstacles in upgrading their services to local Yolo healthcare facilities. CTN utilizes last-mile providers, including local exchange carriers and cable companies to extend their network to these customers. Due to the high cost of doing so, several healthcare providers in Yolo remain on low-speed T1 connections to CTN; such is the case with the Hansen Family Health Center.

Local doctors' offices and clinics reported several issues with existing broadband services. As healthcare organizations move more of their operations online, broadband becomes a critical part of their daily business. Electronic health records, Telehealth and virtual imaging all require high-speed,

reliable broadband services. Organizations that utilize standard broadband connections provided through DSL and cable infrastructure may experience issues where this infrastructure is not robust enough to support high-bandwidth applications. Reports from local several local healthcare organizations have indicated that they are using these types of applications in Woodland.

Local Government

The City utilizes a combination of fiber and wireless connections for its municipal operations. These services provide connectivity between municipal facilities to connect departmental resources to a common network. The City maintains a small amount of its own fiber segments throughout the community and continues to build new fiber in conjunction with other capital projects that allow conduit to be installed for low costs. As more of these projects are completed, it allows the City to connect segments to one another to form a larger municipal network that can be utilized to interconnect its facilities. Doing so permits the City to reduce its telecommunications costs and expand the bandwidth as its connectivity needs grow. The City would benefit from developing a master plan for this fiber network in conjunction with the Yolo Community Broadband Network. This would allow the City to continue to build out local infrastructure in targeted areas, which could be used to reduce costs, create new opportunities for government collaboration and provide a new source of fiber to local service providers. These activities would assist Woodland in promoting the expansion of broadband and potentially wireless services in key areas of the community, including the downtown corridor.

Yolo County maintains many sites within the City of Woodland, including County Administration Building, Department of Agriculture, County Courts, District Attorney, Public Defender, Department of Employment and Social Services, General Services, County Health, Planning, Public Works & Environmental Health, Library, Sheriff-Coroner and County Jail. The County maintains fiber connectivity to these sites through the County's fiber-optic network that traverses downtown Woodland.

D. Strategies & Action Items

Recommendation 1: The City should continue to develop its broadband infrastructure to reduce internal costs, expand capabilities and protect against future cost increases by:

- i) Developing a GIS-based map that identifies the City locations that should be interconnected including the City's current infrastructure;
- j) Installing conduit with all public projects;
- k) Expanding the City's capability in negotiating agreements for private providers to utilize the City's infrastructure for public benefit; and
- l) Coordinating with other local public agencies (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) as potential users of the City's infrastructure.

Timing: The City should begin the process of identifying areas for direct and joint investment in broadband infrastructure with other public agencies over the next 12 months.

Recommendation 2: The City needs to work with local broadband providers to ensure business corridors are equipped with the necessary broadband services to support the City's economic development needs as follows:

- f) Actively market and make any City-owned infrastructure available for use by broadband providers;
- g) Coordinate with Yolo County to identify infrastructure to serve agricultural businesses surrounding Woodland, potentially using wireless to reach these organizations;
- h) Equip business corridors with City-owned broadband infrastructure in the areas identified in the Demand Areas for Expanded Broadband Services, as detailed in the Woodland Community Profile;
 - (1) Developing relationships with broadband providers who will utilize City-owned infrastructure; and,
 - (2) Making this infrastructure available to broadband providers on a non-discriminatory basis.

Timing: The City should work internally to institute the processes to incorporate broadband infrastructure into its planning over the next 12 months.

Common Action Items

Recommendation 3: Adopt General Plan policies that incorporate broadband as a public utility and create a policy framework to promote its deployment in public and private projects as appropriate. This includes:

- o) Tailoring the sample policies and standards (included in the appendix) to the City's specific needs and adopt them into local policy, codes and standards (including policies, dig-once, joint trenching, engineering standards, etc.);
- p) Incorporating broadband in the City's Development Impact Fee program and the City's Capital Improvement Plan (CIP) as appropriate and make a commitment to fund broadband infrastructure;
- q) Identifying opportunities to install broadband infrastructure in conjunction with public and private construction projects as appropriate;
- r) Developing a process so that Planning and Public Works coordinate with IT to identify projects that could install this infrastructure at reduced costs;
- s) As the City builds out its network, maintaining broadband infrastructure in the City's GIS system, requiring GIS-based as-builts and implement any other means for accurate documentation;
- t) Evaluating ways to streamline the broadband permitting processes within public rights of way to ensure broadband providers do not face unnecessary obstacles to building infrastructure; and
- u) Evaluating fees levied to broadband providers for constructing broadband infrastructure to ensure they do not discourage broadband investment.

Timing: The City should adopt General Plan policies and implementing codes and standards over the next 12 months. Implementation should be ongoing.

Recommendation 4: Coordinate with other agencies with facilities in the City (i.e. WJUSD, Woodland Community College, YCTD, Yolo County, Yolo County Housing, Yolo County Office of Education, etc.) on a regular basis to leverage opportunities to reduce broadband construction costs by:

- e) Reviving the regular Utility Coordination Meeting attended by the cities/County (and potentially add the public agencies listed above) to facilitate the long-term planning of broadband infrastructure; and
- f) Coordinating on a regular basis to identify opportunities for joint construction, use and broadband infrastructure sharing between local agencies to lower costs and maximize public benefit.

Timing: The City should develop these collaborative programs with other public agencies over the next 3 months.

Legislation Details (With Text)

File #: 14-600 Version: 1 Name:
Type: Report of the City Manager Status: Agenda Ready
File created: 2/17/2015 In control: City Council
On agenda: 3/3/2015 Final action:
Title: SUBJECT: National Mayor's Challenge for Water Conservation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ supporting participation in the National Mayor's Challenge for Water Conservation.

Sponsors:

Indexes:

Code sections:

Attachments: [Mayor's Water Challenge Resolution](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: National Mayor's Challenge for Water Conservation

Recommendation for Action: Staff recommends that the City Council adopt Resolution No. _____ supporting participation in the National Mayor's Challenge for Water Conservation.

Staff Contact

Dawn Calciano, Conservation Coordinator - 661-2067, dawn.calciano@cityofwoodland.org

Council Goal

Support of the National Mayor's Challenge for Water Conservation is consistent with the City Council goal to support sustainability efforts within Woodland.

Fiscal Impact

This action will have no fiscal impact.

Background

The non-profit Wyland Foundation, along with the National League of Cities and the U.S. Environmental Protection Agency, invited Mayor Stallard and the City of Woodland to participate in the 4th Annual National

Mayor's Challenge for Water Conservation during April 1-30, 2015. The Wyland Foundation indicates that the Challenge is established as one of the nation's most engaging water conservation programs and is a no-cost, non-profit program. For the Challenge, mayors from around the country challenge their residents to conserve water and energy through simple, easy-to-use online pledges throughout the month of April. Numerous prizes, including a Toyota Prius, will be awarded to residents in cities across the United States who pledge to make conservation a priority.

The tools needed to participate are provided by the Wyland Foundation and include templates for press releases, digital artwork, text for social media, and more. Additionally, national and local promotion is provided by the foundation and its partners. These include display ads in USA Today, television promotions, and live events.

Discussion

With California entering the fourth year of drought conditions, it is important to remind water users of the need for continued conservation. The Mayor's Challenge for Water Conservation will serve as a reminder of the importance of water and energy conservation, and serve as a fun challenge to residents. The Woodland community has shown a strong commitment to water conservation, realizing an 18% average reduction in use in 2014. Through the online pledges in the Challenge, residents will be eligible to win prizes for their continued efforts.

The Challenge supports the achievement of sustained water and energy conservation savings, which are key to meeting the goals of Woodland's Preliminary 2020 Climate Action Plan, and to meeting state and national conservation and greenhouse gas reduction goals. Residents participate in the Challenge online by making simple pledges to decrease their water use and to reduce pollution for the period of one year. These reductions can help the City meet water and energy conservation goals as well as targeted mandates.

(In conjunction with Council's consideration of this item, staff will provide an update on the results of community-wide water conservation efforts over the past year, as reported to the State Department of Water Resources, as well as information related to the City's water consumption for irrigation of city parks, landscaping, and street medians).

Commission/Committee Recommendation

The Challenge was described at the February 10 meeting of the City Council Sustainability Committee. Attendees were supportive of participation.

Conclusion

Staff recommends that the City Council adopt Resolution No. _____ supporting participation in the National Mayor's Challenge for Water Conservation.

Prepared by: Dawn Calciano, Conservation Coordinator

Reviewed by: Roberta Childers, Environmental Resource Analyst
Gregor G. Meyer, Public Works Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal stroke extending to the right.

Paul Navazio, City Manager

Attached: Resolution

RESOLUTION NO. ____

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WOODLAND
IN SUPPORT OF THE NATIONAL MAYOR'S CHALLENGE
FOR WATER CONSERVATION**

WHEREAS, California is in the fourth year of drought conditions, and the City of Woodland continues to explore ways to manage residential consumption of water and power and to inspire its residents to care for our natural resources; and

WHEREAS, the Woodland community has shown a strong commitment to water conservation, realizing an 18% average reduction in use in 2014; and

WHEREAS, achievement of sustained water and energy conservation savings is key to meeting the goals of Woodland's Preliminary 2020 Climate Action Plan and to meeting state and national conservation and greenhouse gas reduction goals; and

WHEREAS, cities can engage in efforts to inspire their own communities, as well as their neighboring cities, to become better environmental stewards; and

WHEREAS, the fourth annual National Mayor's Challenge for Water Conservation presented by the Wyland Foundation and Toyota, with support from the U.S EPA's Office of Water, National League of Cities, U.S. Forest Service, The Toro Company, Wondergrove Kids, Bytelaunch, and WaterSmart Software, is a healthy, non-profit competition for cleaner communities and a water use and pollution reduction competition between cities; and

WHEREAS, with the encouragement of their Mayors, residents may register their participation in their city's Challenge, online, by making simple pledges to decrease their water use and to reduce pollution for the period of one year, thereby assisting their cities to apply state and federal water conservation strategies and to target mandated reductions; and

WHEREAS, during April 1-30, 2015, the City of Woodland wishes to inspire its residents and its neighboring communities to take the National Mayor's Challenge for Water Conservation by making a series of online pledges at www.mywaterpledge.com to reduce their impact on the environment and to potentially see savings in their water and electricity bills.

NOW, THEREFORE, BE IT RESOLVED THAT: The City Council of the City of Woodland supports participation in the National Mayor's Challenge for Water Conservation occurring April 1-30, 2015.

PASSED AND ADOPTED this 3rd day of March 2015, by the following vote:

AYES:

NOES:

ABSENT:

ABSTAIN:

Tom Stallard, Mayor

APPROVED AS TO FORM:

Kara Ueda, City Attorney

ATTEST:

Ana B. Gonzalez, City Clerk

Legislation Details (With Text)

File #: 14-601 Version: 1 Name:

Type: Report of the City Manager Status: Agenda Ready

File created: 2/17/2015 In control: City Council

On agenda: 3/3/2015 Final action:

Title: SUBJECT: Review of Fiscal Year 2015-16 Community Development Block Grant Funding and Preliminary Comments on CDBG Funding Priorities

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Receive a briefing from staff on the FY 2015-16 Community Development Block Grant (CDBG) funding.
2. Provide staff with preliminary comments on CDBG funding priorities for FY 2015-16.

Sponsors:

Indexes:

Code sections:

Attachments: [FY 2014-15 Funding Final Amounts](#)

Date	Ver.	Action By	Action	Result
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TO: THE HONORABLE MAYOR AND CITY COUNCIL

DATE: March 3, 2015

SUBJECT: Review of Fiscal Year 2015-16 Community Development Block Grant Funding and Preliminary Comments on CDBG Funding Priorities

Recommendation for Action: Staff recommends that the City Council take the following actions.

1. Receive a briefing from staff on the FY 2015-16 Community Development Block Grant (CDBG) funding.
2. Provide staff with preliminary comments on CDBG funding priorities for FY 2015-16.

Staff Contact

Dan Sokolow, Senior Planner - (530) 661-5927, dan.sokolow@cityofwoodland.org

Fiscal Impact

There is no impact to the General Fund.

Background

As a CDBG entitlement recipient, the City receives an annual CDBG funding allocation. For FY 2015-16, the City's allocation is \$421,755 which represents a reduction of 5.5 percent from the current fiscal year funding of \$446,268. With the revenue from the repayment of CDBG loans during FY 2014-15, the City is expected to have a total of \$450,000 in CDBG resources (funding allocation + repaid loan revenue) available for FY 2015-16.

Discussion

City staff last month released a notice of funding available (NOFA) through email for the City's Fiscal Year 2015-16 CDBG program to approximately 30 nonprofit organizations and other entities. Staff also included application forms and a schedule for the CDBG program. These materials were also posted to the City's website. A workshop for potential applicants was held on February 23 and applications are due March 5.

CDBG regulations allow the City to expend up to 15 percent of its allocation on public service activities (programs) and up to 20 percent on administration of the CDBG program. The City has used the remaining 65 percent to fund construction activities (projects).

Within these HUD/CDBG guidelines, the City's policy direction has further included:

- Reserve a minimum of 40 percent of all public service funds for food and shelter programs.
- Award a minimum of \$6,000 per eligible public service program.
- Because of a legal settlement, the City is required to annually provide Legal Services of Northern California with CDBG funding of \$10,000 for fair housing services.
- Public service grants are used to provide services to lower-income residents of Woodland (including seniors and children), provide food and shelter to homeless residents, prevent homelessness, and offer other public services eligible under HUD guidelines

Each year the City receives CDBG funding requests that exceed the amount of funds available. For the current year, FY 2014-15, the City received 11 public service applications in the total amount of \$129,500 and funded 9 applications with the \$76,239 available funding. For projects, applicants submitted 9 applications requesting \$936,559 in funds and the City funded 4 projects with the \$330,376 available funding.

Tonight is the first opportunity for the City Council to provide comments on CDBG funding for FY 2015-16. Staff will update the City Council on the funding recommendations of the CDBG Review Panel which is expected to meet later this month. Final City Council action on the funding of CDBG programs and projects for FY 2015-16 will occur when the City Council considers the CDBG Annual Action Plan in May 2015.

Conclusion

Staff recommends that the City Council take the following actions.

1. Receive a briefing from staff on the FY 2015-16 Community Development Block Grant (CDBG)

estimated funding.

2. Provide staff with preliminary comments on CDBG funding priorities for FY 2015-16.

Prepared by: Dan Sokolow
Senior Planner

Reviewed by: Christine Engel
CSD Director

A handwritten signature in dark ink, appearing to read "Paul Navazio", with a long, sweeping horizontal line extending to the right.

Paul Navazio, City Manager

Attachment: Summary of CDBG-Funding Programs and Projects for FY 2014-15

CDBG Funding for FY 2014-2015

TOTAL CDBG FUNDS FY 14-15		\$508,268			
Public Services (15%)		\$76,239			
Food/Shelter (At least 40% of Public Services)		\$30,495			
Fair Housing (required FY 14-15)		\$10,000			
Other Public Services		\$35,744			
Public Infrastructure (65%)		\$330,376			
Administration (20%)		\$101,653			
PUBLIC INFRASTRUCTURE (65%)					
Applicant	Project Title	Funding Request	Panel Recommendation	Council Approved	Project Code
City of Woodland (NOTE 1)	CDBG Section 108 Loan Repayment	\$103,000	\$103,000	\$103,000	cd1401-320-403
Friends of the Mission	Walter's House Paint & Volunteer Project	\$34,571	\$0		
Friends of the Mission	Affordable Hsng Project - Interior Rehab	\$40,250	\$0		
GRID Alternatives	Woodland Solar Affordable Housing Proj	\$20,000	\$0		
Yolo County Housing	Abate/Demo 1224 Lemen Ave Building	\$95,952	\$0	\$94,033	cd1402-320-403
Yolo County Housing	Cottonwood Meadows Re-Roof	\$90,786	\$90,786		
Yolo Family Services Agency	Paint+Re-Roof+Landscape Project	\$19,000	\$0		
St. John's Retirement Village Inc.	Backflow	\$33,000	\$33,000	\$33,000	cd1403-320-403
City of Woodland	ADA Accessibility Project	\$500,000	\$100,343	\$100,343	c15009-101/102
TOTAL		\$936,559	\$327,129	\$330,376	
	PUBLIC SERVICES (15%) (NOTE 2)				
Applicant	Project Title	Funding Request	Panel Recommendation	Council Approved	
Yolo Community Care Continuum	New Dimensions Supported Housing	\$15,000	\$10,000	\$10,249	cd1404-320-404
Planned Parenthood Mar Monte	Teen Success	\$15,000	\$0	\$6,000	cd1405-320-404
City of Woodland	Utility Assistance Program	\$15,000	\$10,000	\$10,000	Managed by Finance
Yolo Family Resource Center	Homeless Rapid Re-housing	\$15,000	\$7,000	\$7,000	cd1406-320-404
Legal Services of Northern California	Fair Housing Services	\$10,000	\$10,000	\$10,000	cd1407-320-404
Yolo Wayfarer Center - DBA Fourth and Hope	Emergency Shelter Services	\$15,000	\$10,000	\$10,250	cd1408-320-404
CommuniCare Health Centers	Health Care Uninsured Youth & Adults	\$10,000	\$0		
Northern California Children's Therapy Center	Project Hope for Children	\$6,000	\$6,000	\$6,000	cd1409-320-404
City of Woodland	Summertime Fun Club Camperships	\$7,500	\$6,000	\$0	
Elderly Nutrition	Home Delivered Meals to Low Inc Seniors	\$15,000	\$10,491	\$10,740	cd1410-320-404
Yolo County CASA	CASA - AmeriCorps Partnership	\$6,000	\$6,000	\$6,000	cd1411-320-404
TOTAL		\$129,500	\$75,491	\$76,239	

NOTE 1 - The funds will be used to repay a \$1,000,000 CDBG Section 108 loan (advance draw on CDBG entitlement) used for Casa del Sol housing project.