

YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION

Regular Meeting AGENDA

October 24, 2013
9:00 a.m.

BOARD OF SUPERVISORS CHAMBERS

625 COURT STREET, ROOM 206
WOODLAND, CALIFORNIA 95695

COMMISSIONERS

OLIN WOODS, CHAIR (PUBLIC MEMBER)
MATT REXROAD, VICE CHAIR (COUNTY MEMBER)
SKIP DAVIES (CITY MEMBER)
DON SAYLOR (COUNTY MEMBER)
BILL KRISTOFF (CITY MEMBER)

ALTERNATE COMMISSIONERS

ROBERT RAMMING (PUBLIC MEMBER)
JIM PROVENZA (COUNTY MEMBER)
CECILIA AGUIAR-CURRY (CITY MEMBER)

CHRISTINE CRAWFORD
EXECUTIVE OFFICER

ROBYN TRUITT DRIVON
COMMISSION COUNSEL

All persons are invited to testify and submit written comments to the Commission. If you challenge a LAFCo action in court, you may be limited to issues raised at the public hearing or submitted as written comments prior to the close of the public hearing. All written materials received by staff 72 hours before the hearing will be distributed to the Commission. If you wish to submit written material at the hearing, please supply 10 copies.

All participants on a matter to be heard by the Commission that have made campaign contributions totaling \$250 or more to any Commissioner in the past 12 months must disclose this fact, either orally or in writing, for the official record as required by Government Code Section 84308.

Any person, or combination of persons, who make expenditures for political purposes of \$1,000 or more in support of, or in opposition to, a matter heard by the Commission must disclose this fact in accordance with the Political Reform Act.

CALL TO ORDER

1. Pledge of Allegiance
2. Roll Call

3. Public Comment : Opportunity for members of the public to address the Yolo County Local Agency Formation Commission (LAFCo) on subjects not otherwise on the agenda relating to LAFCo business. The Commission reserves the right to impose a reasonable limit on time afforded to any topic or to any individual speaker.

CONSENT AGENDA

4. Approve LAFCo Meeting Minutes of September 26, 2013
5. Review and File Fiscal Year 2013/14 1st Quarter Financial Update

PUBLIC HEARINGS

6. Consider and Adopt the Final Combined Municipal Service Review/Sphere of Influence Update for the Yolo County Water Districts and Authorize the Executive Officer to Waive Fees for the Dissolution of the Yolo-Zamora Water District (LAFCo No. S-038)

REGULAR AGENDA

7. Presentation by David Morrison, County Planning Assistant Director, Regarding the Yolo County Zoning Code Update
8. Authorize the Chair to Execute an Agreement for \$46,200 with Magellan Advisors, LLC to Prepare a Yolo Broadband Strategic Plan
9. Consider and Adopt the Yolo LAFCo 2014 Meeting Calendar

EXECUTIVE OFFICER'S REPORT

10. A report by the Executive Officer on recent events relevant to the Commission and an update of Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.
 - Shared Services - Animal Services
 - Staff Activity Report - September 23 to October 18, 2013

COMMISSIONER COMMENTS

11. Opportunity for any Commissioner to comment on issues not listed on the agenda. No action will be taken on off-agenda items unless authorized by law.

ADJOURNMENT

12. Adjournment

The next scheduled meeting is December 5, 2013

I declare under penalty of perjury that the foregoing agenda was posted by 5:00 p.m. October 18, 2013, at the following places:

- On the bulletin board at the east entrance of the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California; and
- On the bulletin board outside the Board of Supervisors Chambers, Room 206 in the Erwin W. Meier Administration Building, 625 Court Street, Woodland, California.
- On the LAFCo website at: www.yololaftco.org.

Terri Tuck, Clerk
Yolo County LAFCo

NOTICE

If requested, this agenda can be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 and the Federal Rules and Regulations adopted in implementation thereof. Persons seeking an alternative format should contact the Commission Clerk for further information. In addition, a person with a disability who requires a modification or accommodation, including auxiliary aids or services, in order to participate in a public meeting should telephone or otherwise contact the Commission Clerk as soon as possible and at least 24 hours prior to the meeting. The Commission Clerk may be reached at (530) 666-8048 or at the following address:

Yolo County LAFCo
625 Court Street, Room 203
Woodland, CA 95695

Note: Audio for LAFCo meetings will be available directly following conclusion of the meeting at www.yololaftco.org.



Consent **4.**

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Approve LAFCo Meeting Minutes of September 26, 2013

Attachments

Item 4-Minutes

Form Review

Form Started By: Terri Tuck
Final Approval Date: 10/08/2013

Started On: 10/08/2013 01:38 PM

LOCAL AGENCY FORMATION COMMISSION of YOLO COUNTY

MEETING MINUTES

September 26, 2013

The Local Agency Formation Commission of Yolo County met on the 26th day of September 2013, at 9:00 a.m. in the Yolo County Board of Supervisors Chambers, 625 Court Street, Room 206, Woodland CA. Members present were Chair and Public Member Olin Woods, County Members Matt Rexroad and Don Saylor, and City Members Skip Davies and Bill Kristoff. Others present were Executive Officer Christine Crawford, Clerk Terri Tuck and Counsel Robyn Truitt Drivon.

Items № 1 and 2 Call to Order, Pledge of Allegiance and Roll Call

Chair Woods called the Meeting to order at 9:02 a.m.

Executive Officer Christine Crawford led the Pledge of Allegiance

PRESENT: Davies, Kristoff, Rexroad, Saylor, Woods ABSENT: None

Item № 3 Public Comments

None

CONSENT

Item № 4 Approve LAFCo Meeting Minutes of June 27, 2013

Item № 5 Review and File Correspondence

Item № 6 Review and File Fiscal Year 2012/13 4th Quarter Financial Update

Minute Order 2013-26: The recommended actions were approved on Consent.

Approved by the following vote:

MOTION: Kristoff SECOND: Rexroad

AYES: Davies, Kristoff, Rexroad, Saylor, Woods

NOES: None

ABSTAIN: None

ABSENT: None

PUBLIC HEARING

Item No 7 Continue the Public Hearing to Consider and Adopt the Final Combined Municipal Service Review (MSR)/Sphere of Influence (SOI) Update for the Yolo County Water Districts

Minute Order 2013-27: By consensus, the Commission approved the recommended action to continue the Public Hearing to October 24, 2013.

REGULAR

Item No 8 Consider and Adopt the Yolo County Animal Services Governance Study and Forward to the County/City Managers for Consideration

After a report by staff and the consultants from the UC Davis Koret Shelter Medicine Program (KSMP), public comments were received by Yolo County resident Evelyn Dale. Additionally, Ms. Dale read a letter on behalf of resident Lori Lubin.

During Commission discussion, the following concerns were brought forth: 1) Commissioner Davies indicated he was concerned about costs and that staffing models in the report were open-ended with a potential to exceed what's in the report; 2) Commissioner Rexroad stated that for a JPA to work all of the jurisdictions would have to come together; 3) Commissioner Kristoff stated he was concerned about staffing and cost containment. He wanted to know how the existing employees are treated and what will happen to them; and, 4) Chair Woods noted the absence of a private contractor component to the study.

Minute Order 2013-28: The recommended actions were approved with an additional recommendation to include a private sector component into the study before forwarding to the County/city managers.

Approved by the following vote:

- MOTION: Davies SECOND: Rexroad
- AYES: Davies, Kristoff, Rexroad, Saylor, Woods
- NOES: None
- ABSTAIN: None
- ABSENT: None

Item No 9 Authorize the Executive Officer to Hire a Part Time Analyst

Minute Order 2013-29: The recommended action was approved.

Approved by the following vote:

- MOTION: Davies SECOND: Saylor
- AYES: Davies, Kristoff, Rexroad, Saylor, Woods
- NOES: None

ABSTAIN: None
ABSENT: None

Item № 10 Executive Officer's Report

The Commission was given a report of the staff's activities for the period of June 24 through September 20, 2013 and was verbally updated on recent events relevant to the Commission.

Staff reported that eight (8) proposals were received from highly qualified firms for the Yolo Broadband Strategic Plan and that interviews would commence on October 4, 2014 for the top 3 chosen by the selection committee which was made up of representatives from each of the jurisdictions. Staff anticipates having a contract ready for approval at the October 24, 2013, meeting to hire and select a consultant for that process.

Staff stated that the Yolo Leaders Forum was held in West Sacramento on September 25th and was well attended. The event topic was the UC Davis World Food Center with Chancellor Katehi as the keynote speaker.

It was reported that staff and Commissioners Woods and Aguiar-Curry attended the annual CALAFCO Conference August 28-30 at the Resort at Squaw Creek and the Executive Officer and Clerk moderated individual sessions at the conference. Staff stated that Yolo LAFCo nominations of former Yolo LAFCo Commissioner Peter Faye and Amador LAFCo Executive Officer Roseanne Chamberlain were recipients of the Lifetime Achievement Award and Distinguished Service Award, respectively. Staff also took home a medal during the bi-annual wine & beer competition for its entry of a 2012 Rosé of Tempranillo from Matchbook Vineyards in the Dunnigan Hills.

Item № 11 Commissioner Comments

Commissioner Saylor commented that he appreciated the LAFCo interns work on the YCAS Governance Study.

After attending the Yolo Leaders Forum on the UC Davis World Food Center, Chair Woods directed staff to establish contact with staff from the Center to make sure they understand the importance of LAFCos role in agricultural land preservation.

Commissioner Saylor reported that the County has recently undertaken an update to its zoning ordinance and suggested that LAFCo receive a briefing from County staff on the key components of the proposed zoning changes that are relevant to LAFCo.

Commissioner Saylor reported that the Yolo Leaders Forum was well attended and that Chancellor Katehi made a very compelling case for the launching of the more thoughtful coherent World Food Center around the strength of the campus

and the region. He also stated that the responding panel did a very good job of stating what the roles would be of the region and local areas.

Chair Woods directed staff to send former Yolo LAFCo Executive Officer Elizabeth Kemper a copy of Roseanne Chamberlain's letter to the Commission as Ms. Chamberlain mentions Ms. Kemper as a career mentor in her letter.

Item No 12 Adjournment

Minute Order 2013-30: By order of the Chair, the meeting was adjourned at 9:53 a.m. to the next regular meeting to be held October 24, 2013.

Olin Woods, Chair
Local Agency Formation Commission
County of Yolo, State of California

ATTEST:

Terri Tuck
Clerk to the Commission



Consent **5.**

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Review and File Fiscal Year 2013/14 1st Quarter Financial Update

RECOMMENDED ACTION

Review and file the fiscal year (FY) 2013/14 - 1st Quarter Financial Update.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDED ACTION

The LAFCo FY 2013/14 budget was adopted on May 23, 2013. No substantive changes or budget adjustments have since been adopted by the Commission.

The intent of the quarterly financial report is to provide the Commission with an update of how LAFCo performed financially in the last quarter as compared to the adopted budget and to discuss any issues as appropriate. The practice came about during our last financial audit process because with only two staff members, additional review of LAFCo expenditures was recommended.

BACKGROUND

LAFCo's revenues through September do not reflect funding from the City of Winters or the County yet. However, the City of Winters' payment arrived this month and staff expects the County's payment to be transferred this month as well.

LAFCo's expenditures for the first quarter are on target. The total Salaries and Benefits accounts are 24.3% expended while the Services and Supplies accounts are 22.3% expended. Overall, LAFCo has expended 19.6% during the first quarter of the fiscal year.

Attachments

Item 5-ATTs A-E/1st QTR Financials

Form Review

Inbox	Reviewed By	Date
Christine Crawford	Christine Crawford	10/15/2013 11:58 AM
Christine Crawford	Christine Crawford	10/15/2013 12:04 PM
Form Started By: Christine Crawford		Started On: 10/14/2013 10:02 AM
Final Approval Date: 10/15/2013		

Fund	BU	CC	Account	Account Name	Adopted Estimated Revenue	Adjusted Estimated Revenue	Revenue Realized	Unrealized	Percent Revenues Realized
368	3681		824100	INVESTMENT EARNINGS	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	0%
368	3681		8240	Total REVENUE FR USE OF MONEY & PROP	\$1,500.00	\$1,500.00	\$0.00	\$1,500.00	0.0%
368	3681		825820	OTHER GOVT AGENCY-OTH CO-CITYS	\$182,070.00	\$182,070.00	\$0.00	\$182,070.00	0%
368	3681		825821	OTHER GOVT AGENCY-WEST SAC	\$59,589.00	\$59,589.00	(\$59,589.00)	\$0.00	100%
368	3681		825822	OTHER GOVT AGCY-WOODLAND	\$54,488.00	\$54,488.00	(\$54,488.00)	\$0.00	100%
368	3681		825823	OTHER GOVT AGCY-WINTERS	\$5,874.00	\$5,874.00	\$0.00	\$5,874.00	0%
368	3681		825824	OTHER GOVT AGCY-DAVIS	\$62,120.00	\$62,120.00	(\$62,120.00)	\$0.00	100%
368	3681		8252	Total INTERGOVT REV-OTHER	\$364,141.00	\$364,141.00	(\$176,197.00)	\$187,944.00	48.4%
368	3681		826225	LAFCO FEES	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	0%
368	3681		8260	Total CHARGES FOR SERVICES	\$6,000.00	\$6,000.00	\$0.00	\$6,000.00	0.0%
368	3681			Total LOCAL AGENCY FORMATION COMM	\$371,641.00	\$371,641.00	(\$176,197.00)	\$195,444.00	47.4%

Fund	BU	CC	Acct	Account Name	Adopted Appropriation	Adjusted Appropriation	Expenditures	Outstanding Encumbrance	Unencumbered Balance	Percent Approp Used
368	3681		861101	REGULAR EMPLOYEES	\$155,826.00	\$155,826.00	\$35,158.12	\$0.00	\$120,667.88	23%
368	3681		861102	EXTRA HELP	\$0.00	\$0.00	\$3,063.00	\$0.00	(\$3,063.00)	0%
368	3681		861201	RETIREMENT	\$29,705.00	\$29,705.00	\$6,702.20	\$0.00	\$23,002.80	23%
368	3681		861202	O A S D I	\$11,044.00	\$11,044.00	\$2,831.65	\$0.00	\$8,212.35	26%
368	3681		861203	FICA/MEDICARE	\$2,682.00	\$2,682.00	\$662.24	\$0.00	\$2,019.76	25%
368	3681		861400	UNEMPLOYMENT INSURANCE	\$1,500.00	\$1,500.00	\$0.00	\$0.00	\$1,500.00	0%
368	3681		861500	WORKERS COMPENSATION INSURANCE	\$1,500.00	\$1,500.00	\$500.00	\$0.00	\$1,000.00	33%
368	3681		861600	CO CONT-OTHER FRINGE BENEFITS	\$39,576.00	\$39,576.00	\$9,894.00	\$0.00	\$29,682.00	25%
368	3681		8610	Total SALARIES AND EMPLOYEE BENEFITS	\$241,833.00	\$241,833.00	\$58,811.21	\$0.00	\$183,021.79	24.3%
368	3681		862090	COMMUNICATIONS	\$3,000.00	\$3,000.00	\$409.16	\$0.00	\$2,590.84	14%
368	3681		862130	FOOD	\$500.00	\$500.00	\$33.29	\$0.00	\$466.71	7%
368	3681		862202	INSURANCE-PUBLIC LIABILITY	\$1,000.00	\$1,000.00	\$500.00	\$0.00	\$500.00	50%
368	3681		862271	MAINT-EQUIPMENT	\$500.00	\$500.00	\$0.00	\$400.00	\$100.00	80%
368	3681		862330	MEMBERSHIPS	\$2,900.00	\$2,900.00	\$2,300.00	\$0.00	\$600.00	79%
368	3681		862360	MISCELLANEOUS EXPENSE	\$500.00	\$500.00	\$0.00	\$0.00	\$500.00	0%
368	3681		862390	OFFICE EXPENSE	\$1,000.00	\$1,000.00	\$50.35	\$44.50	\$905.15	9%
368	3681		862391	OFFICE EXP-POSTAGE (OPTIONAL)	\$750.00	\$750.00	\$21.32	\$0.00	\$728.68	3%
368	3681		862392	OFFICE EXP-PRINTING (OPTIONAL)	\$750.00	\$750.00	\$0.00	\$0.00	\$750.00	0%
368	3681		862417	IT SERVICES-DPT SYS MAINT	\$970.00	\$970.00	\$0.00	\$0.00	\$970.00	0%
368	3681		862418	IT SERVICES-ERP	\$1,242.00	\$1,242.00	\$0.00	\$0.00	\$1,242.00	0%
368	3681		862419	IT SERVICES-CONNECTIVITY	\$2,696.00	\$2,696.00	\$0.00	\$0.00	\$2,696.00	0%
368	3681		862421	AUDITING & FISCAL SERVICES	\$6,000.00	\$6,000.00	\$0.00	\$0.00	\$6,000.00	0%
368	3681		862422	INFORMATION TECHNOLOGY SERVICE	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00	0%
368	3681		862423	LEGAL SERVICES	\$10,500.00	\$10,500.00	\$0.00	\$0.00	\$10,500.00	0%
368	3681		862429	PROFESSIONAL & SPECIALIZED SRV	\$80,000.00	\$80,000.00	\$18,901.25	\$0.00	\$61,098.75	24%
368	3681		862460	PUBLICATIONS & LEGAL NOTICES	\$1,500.00	\$1,500.00	\$219.97	\$0.00	\$1,280.03	15%
368	3681		862491	RENTS & LEASES-EQUIPMENT	\$1,500.00	\$1,500.00	\$331.35	\$1,128.65	\$40.00	97%
368	3681		862495	RECORDS STORAGE "ARCHIVES"	\$400.00	\$400.00	\$0.00	\$0.00	\$400.00	0%
368	3681		862548	TRAINING EXPENSE	\$10,000.00	\$10,000.00	\$3,347.73	\$0.00	\$6,652.27	33%
368	3681		862610	TRANSPORTATION & TRAVEL	\$1,500.00	\$1,500.00	\$725.96	\$0.00	\$774.04	48%
368	3681		8620	Total SERVICES AND SUPPLIES	\$127,608.00	\$127,608.00	\$26,840.38	\$1,573.15	\$99,194.47	22.3%
368	3681		863102	PAYMENTS TO OTH GOVT INSTIT	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0%
368	3681		8630	Total OTHER CHARGES	\$1,000.00	\$1,000.00	\$0.00	\$0.00	\$1,000.00	0.0%
368	3681		866110	OPER TRANS OUT-EQUIP PRE-FUND	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$1,200.00	0%
368	3681		8660	Total OPERATING TRANSFERS OUT	\$1,200.00	\$1,200.00	\$0.00	\$0.00	\$1,200.00	0.0%
368	3681		869900	APPROP FOR CONTINGENCY	\$74,328.00	\$74,328.00	\$0.00	\$0.00	\$74,328.00	0%
368	3681		8690	Total PROVISIONS FOR CONTINGENCIES	\$74,328.00	\$74,328.00	\$0.00	\$0.00	\$74,328.00	0.0%
368				Total LOCAL AGENCY FORMATION COMM	\$445,969.00	\$445,969.00	\$85,651.59	\$1,573.15	\$358,744.26	19.6%

County of Yolo Auditor Controller General Ledger							
July 1 - 31, 2013							
Account	Date	Program	Description	Document	Debit	Credit	Balance
01-0000	07/01/2013	*****	CASH IN TREASURY		\$0.00	\$0.00	\$276,962.81
01-0000	07/01/2013		RECLASS 6/30 AP WTS	JE000219	\$0.00	\$11,834.21	\$265,128.60
01-0000	07/03/2013		YCPARMIA INV 5840/5865 FY13/14	JE000043	\$0.00	\$1,000.00	\$264,128.60
01-0000	07/03/2013		WARRANTS	WA070313	\$0.00	\$2,311.20	\$261,817.40
01-0000	07/05/2013		06/29/13 Payroll	PR000004	\$0.00	\$7,276.25	\$254,541.15
01-0000	07/10/2013		RECEIVED OF WEST SACRAMENTO	DP202792	\$59,589.00	\$0.00	\$314,130.15
01-0000	07/10/2013		WARRANTS	WA071013	\$0.00	\$2,219.00	\$311,911.15
01-0000	07/12/2013		WARRANTS	WA071213	\$0.00	\$108.09	\$311,803.06
01-0000	07/19/2013		07/13/13 Payroll	PR000011	\$0.00	\$10,074.35	\$301,728.71
01-0000	07/22/2013		RECEIVED OF CITY OF DAVIS FOR	DP203004	\$62,120.00	\$0.00	\$363,848.71
01-0000	07/24/2013		WARRANTS	WA072413	\$0.00	\$122.85	\$363,725.86
01-0000	07/25/2013		RECEIVE OF CITY OF WINTERS FOR	DP203091	\$150.00	\$0.00	\$363,875.86
01-0000	07/30/2013		RECEIVED OF CITY OF WOODLAND	DP203181	\$54,488.00	\$0.00	\$418,363.86
01-0000	07/31/2013		185-1 07/13 INTERNAL TELEPHONE	JE000384	\$0.00	\$126.25	\$418,237.61
			Ending Balance:		\$176,347.00	\$35,072.20	\$418,237.61
40-0500	07/01/2013	*****	FUTURE LONG TERM DEBT REQUIRE		\$0.00	\$0.00	\$7,131.00
			Ending Balance:		\$0.00	\$0.00	\$7,131.00
51-0000	07/01/2013	*****	ACCRUED PAYROLL		\$0.00	\$0.00	(\$7,276.25)
51-0000	07/01/2013		0616-0629 PAYROLL ACCRUAL	JE000196	\$7,276.25	\$0.00	\$0.00
			Ending Balance:		\$7,276.25	\$0.00	\$0.00
52-0000	07/01/2013	*****	ACCOUNTS PAYABLE		\$0.00	\$0.00	(\$7,953.50)
52-0000	07/01/2013		RECLASS 6/30 AP WTS	JE000219	\$7,834.21	\$0.00	(\$119.29)
52-0000	07/01/2013		CO-PO CLAIMS TO 7/26/13	JE000598	\$119.29	\$0.00	\$0.00
			Ending Balance:		\$7,953.50	\$0.00	\$0.00
57-0000	07/01/2013	*****	DUE TO OTHER GOVERNMENTS		\$0.00	\$0.00	(\$4,000.00)
57-0000	07/01/2013		RECLASS 6/30 AP WTS	JE000219	\$4,000.00	\$0.00	\$0.00
			Ending Balance:		\$4,000.00	\$0.00	\$0.00
60-0600	07/01/2013	*****	ACCRUED COMPENSATION ABSENCES		\$0.00	\$0.00	(\$7,131.00)
			Ending Balance:		\$0.00	\$0.00	(\$7,131.00)
71-0000	07/31/2013	*****	RESERVE FOR ENCUMBRANCES		\$0.00	\$0.00	(\$1,797.15)
			Ending Balance:		\$0.00	\$0.00	(\$1,797.15)
75-0000	07/01/2013	*****	FUND BALANCE AVAILABLE		\$0.00	\$0.00	(\$257,733.06)

Yolo LAFCo			County of Yolo Auditor Controller General Ledger					
			July 1 - 31, 2013					
75-0000	07/01/2013		APPROPRIATION	JE000002	\$445,969.00	\$0.00	\$188,235.94	
75-0000	07/01/2013		ESTIMATED REVENUE	JE000003	\$0.00	\$371,641.00	(\$183,405.06)	
			Ending Balance:		\$445,969.00	\$371,641.00	(\$183,405.06)	
82-0000	07/31/2013	*****	REVENUE		\$0.00	\$0.00	(\$176,197.00)	
			Ending Balance:		\$0.00	\$0.00	(\$176,197.00)	
86-0000	07/31/2013	*****	EXPENDITURES		\$0.00	\$0.00	\$15,692.45	
			Ending Balance:		\$0.00	\$0.00	\$15,692.45	
91-0000	07/31/2013	*****	ESTIMATED REVENUES		\$0.00	\$0.00	\$371,641.00	
			Ending Balance:		\$0.00	\$0.00	\$371,641.00	
93-0000	07/31/2013	*****	APPROPRIATIONS		\$0.00	\$0.00	(\$445,969.00)	
			Ending Balance:		\$0.00	\$0.00	(\$445,969.00)	
95-0000	07/31/2013	*****	ENCUMBRANCES		\$0.00	\$0.00	\$1,797.15	
			Ending Balance:		\$0.00	\$0.00	\$1,797.15	

County of Yolo Auditor Controller General Ledger							
August 1 - 31, 2013							
Account	Date	Program	Description	Document	Debit	Credit	Balance
01-0000	08/01/2013	*****	CASH IN TREASURY		\$0.00	\$0.00	\$418,237.61
01-0000	08/01/2013		07/13 CAL CARD LAFCO-CCRAWFORD	JE000325	\$0.00	\$33.29	\$418,204.32
01-0000	08/01/2013		07/13 CAL CARD LAFCO-TTUCK	JE000325	\$0.00	\$1,185.32	\$417,019.00
01-0000	08/01/2013		185-1 07/13 INTERNAL TELEPHONE	JE000891	\$0.00	\$6.64	\$417,012.36
01-0000	08/02/2013		07/27/13 Payroll	PR000018	\$0.00	\$9,542.38	\$407,469.98
01-0000	08/16/2013		08/10/13 Payroll	PR000021	\$0.00	\$9,529.46	\$397,940.52
01-0000	08/21/2013		WARRANTS	WA082113	\$0.00	\$19,011.70	\$378,928.82
01-0000	08/30/2013		08/24/13 Payroll	PR000038	\$0.00	\$9,661.88	\$369,266.94
			Ending Balance:		\$0.00	\$48,970.67	\$369,266.94
40-0500	08/01/2013	*****	FUTURE LONG TERM DEBT REQUIRE		\$0.00	\$0.00	\$7,131.00
			Ending Balance:		\$0.00	\$0.00	\$7,131.00
60-0600	08/01/2013	*****	ACCRUED COMPENSATION ABSENCES		\$0.00	\$0.00	(\$7,131.00)
			Ending Balance:		\$0.00	\$0.00	(\$7,131.00)
71-0000	08/31/2013	*****	RESERVE FOR ENCUMBRANCES		\$0.00	\$0.00	(\$1,686.70)
			Ending Balance:		\$0.00	\$0.00	(\$1,686.70)
75-0000	08/01/2013	*****	FUND BALANCE AVAILABLE		\$0.00	\$0.00	(\$183,405.06)
			Ending Balance:		\$0.00	\$0.00	(\$183,405.06)
82-0000	08/31/2013	*****	REVENUE		\$0.00	\$0.00	(\$176,197.00)
			Ending Balance:		\$0.00	\$0.00	(\$176,197.00)
86-0000	08/31/2013	*****	EXPENDITURES		\$0.00	\$0.00	\$64,663.12
			Ending Balance:		\$0.00	\$0.00	\$64,663.12
91-0000	08/31/2013	*****	ESTIMATED REVENUES		\$0.00	\$0.00	\$371,641.00
			Ending Balance:		\$0.00	\$0.00	\$371,641.00
93-0000	08/31/2013	*****	APPROPRIATIONS		\$0.00	\$0.00	(\$445,969.00)
			Ending Balance:		\$0.00	\$0.00	(\$445,969.00)
95-0000	08/31/2013	*****	ENCUMBRANCES		\$0.00	\$0.00	\$1,686.70
			Ending Balance:		\$0.00	\$0.00	\$1,686.70

County of Yolo Auditor Controller General Ledger							
September 1 - 30, 2013							
Account	Date	Program	Description	Document	Debit	Credit	Balance
01-0000	09/01/2013	*****	CASH IN TREASURY		\$0.00	\$0.00	\$369,266.94
01-0000	09/01/2013		185-1 08/13 INTERNAL TELEPHONE	JE001005	\$0.00	\$126.27	\$369,140.67
01-0000	09/03/2013		08/13 CAL CARD LAFCo-TTUCK	JE000936	\$169.00	\$0.00	\$369,309.67
01-0000	09/03/2013		08/13 CAL CARD LAFCo-CCRAWFORD	JE000936	\$0.00	\$8.00	\$369,301.67
01-0000	09/12/2013		WARRANTS	WA091213	\$0.00	\$383.24	\$368,918.43
01-0000	09/13/2013		09/07/13 Payroll	PR000048	\$0.00	\$9,810.42	\$359,108.01
01-0000	09/18/2013		WARRANTS	WA091813	\$0.00	\$881.37	\$358,226.64
01-0000	09/25/2013		WARRANTS	WA092513	\$0.00	\$105.45	\$358,121.19
01-0000	09/27/2013		09/21/13 Payroll	PR000058	\$0.00	\$9,842.72	\$348,278.47
			Ending Balance:		\$169.00	\$21,157.47	\$348,278.47
40-0500	09/01/2013	*****	FUTURE LONG TERM DEBT REQUIRE		\$0.00	\$0.00	\$7,131.00
			Ending Balance:		\$0.00	\$0.00	\$7,131.00
60-0600	09/01/2013	*****	ACCRUED COMPENSATION ABSENCES		\$0.00	\$0.00	(\$7,131.00)
			Ending Balance:		\$0.00	\$0.00	(\$7,131.00)
71-0000	09/30/2013	*****	RESERVE FOR ENCUMBRANCES		\$0.00	\$0.00	(\$1,573.15)
			Ending Balance:		\$0.00	\$0.00	(\$1,573.15)
75-0000	09/01/2013	*****	FUND BALANCE AVAILABLE		\$0.00	\$0.00	(\$183,405.06)
			Ending Balance:		\$0.00	\$0.00	(\$183,405.06)
82-0000	09/30/2013	*****	REVENUE		\$0.00	\$0.00	(\$176,197.00)
			Ending Balance:		\$0.00	\$0.00	(\$176,197.00)
86-0000	09/30/2013	*****	EXPENDITURES		\$0.00	\$0.00	\$85,651.59
			Ending Balance:		\$0.00	\$0.00	\$85,651.59
91-0000	09/30/2013	*****	ESTIMATED REVENUES		\$0.00	\$0.00	\$371,641.00
			Ending Balance:		\$0.00	\$0.00	\$371,641.00
93-0000	09/30/2013	*****	APPROPRIATIONS		\$0.00	\$0.00	(\$445,969.00)
			Ending Balance:		\$0.00	\$0.00	(\$445,969.00)
95-0000	09/30/2013	*****	ENCUMBRANCES		\$0.00	\$0.00	\$1,573.15
			Ending Balance:		\$0.00	\$0.00	\$1,573.15

Item 5
ATT C - Revenue Detail

Date	FD	B/U	C/C	Account	Program	Vendor	Vendor Name	Description	Warrant Number	DOC #	Amount
07/10/2013	368	3681		825821		0	WEST SACRAMENTO	2013/14 BUDGET		DP202792	(\$59,589.00)
07/30/2013	368	3681		825822		0	WOODLAND	2013/14 BUDGET		DP203181	(\$54,488.00)
07/22/2013	368	3681		825824		0	DAVIS	DAVIS-13/14 BUDG		DP203004	(\$62,120.00)
											(\$176,197.00)

Item 5
ATT D - Expense Detail by Date

Date	FD	BU	CC	ACCT	Vendor	Vendor Name	Description	WT #	DOC #	Amount
07/01/13	368	3681		861101	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$5,561.02)
07/01/13	368	3681		861102	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$276.00)
07/01/13	368	3681		861201	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$992.70)
07/01/13	368	3681		861202	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$361.89)
07/01/13	368	3681		861203	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$84.64)
07/01/13	368	3681		862271	0	UNASSIGNED VENDOR	CO-PO CLAIMS INLAND PO130140	00000001	JE000598	(\$108.09)
07/01/13	368	3681		862390	0	UNASSIGNED VENDOR	CO-PO CLAIMS DSW PO130089	00000001	JE000598	(\$6.20)
07/01/13	368	3681		862491	0	UNASSIGNED VENDOR	CO-PO CLAIMS DSW PO130089	00000001	JE000598	(\$5.00)
07/03/13	368	3681		861500	2449	YCPARMIA	YCPARMIA INV#5840 WKRS COMP	00000001	JE000043	\$500.00
07/03/13	368	3681		862202	2449	YCPARMIA	YCPARMIA INV#5865 GEN/AUTO	00000001	JE000043	\$500.00
07/03/13	368	3681		862330	6029	CALIFORNIA ASSOCIATION FOR	INV 2013-57 07/01/13 YRLY DUES	09404732	CL074672	\$2,300.00
07/03/13	368	3681		862390	29920	DSW HOLDINGS INC	INV 9951047 061313 PO130089	09404733	PO130089	\$6.20
07/03/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 061313 PO130089	09404733	PO130089	\$5.00
07/05/13	368	3681		861101	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$5,561.02
07/05/13	368	3681		861102	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$276.00
07/05/13	368	3681		861201	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$992.70
07/05/13	368	3681		861202	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$361.89
07/05/13	368	3681		861203	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$84.64
07/10/13	368	3681		862548	6029	CALIFORNIA ASSOCIATION FOR	2013 CALAFCO CONFERENCE REG.	09405058	CL075025	\$2,219.00
07/12/13	368	3681		862271	3351	INLAND BUSINESS SYSTEMS INC	INV 03Y876 07/10/13 PO130140	09405330	PO130140	\$108.09
07/19/13	368	3681		861101	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$6,154.32
07/19/13	368	3681		861102	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$471.00
07/19/13	368	3681		861201	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$1,173.20
07/19/13	368	3681		861202	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$487.76
07/19/13	368	3681		861203	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$114.07
07/19/13	368	3681		861600	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$1,649.00
07/19/13	368	3681		862090	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$25.00
07/24/13	368	3681		862390	29920	DSW HOLDINGS INC	INV 9951047 071113 PO140083	09405905	PO140083	\$12.40
07/24/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 071113 PO140083	09405905	PO140083	\$5.00
07/24/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 232551903 7/13/13 PO140255	09405924	PO140255	\$105.45

Item 5
ATT D - Expense Detail by Date

Date	FD	BU	CC	ACCT	Vendor	Vendor Name	Description	WT #	DOC #	Amount
07/25/13	368	3681		862548	0	UNASSIGNED VENDOR	REIMBURSEMENT	00000002	DP203091	(\$150.00)
07/31/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 07/13 INTERNAL TELEPHONE	00000001	JE000384	\$126.25
08/01/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 07/13 INTERNAL TELEPHONE	00000001	JE000891	\$6.64
08/01/13	368	3681		862130	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-CCRAWFORD	00000001	JE000325	\$33.29
08/01/13	368	3681		862391	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$21.32
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$150.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/02/13	368	3681		861101	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$5,800.76
08/02/13	368	3681		861102	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$393.00
08/02/13	368	3681		861201	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$1,105.80
08/02/13	368	3681		861202	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$461.01
08/02/13	368	3681		861203	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$107.81
08/02/13	368	3681		861600	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$1,649.00
08/02/13	368	3681		862090	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$25.00
08/16/13	368	3681		861101	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$5,800.76
08/16/13	368	3681		861102	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$381.00
08/16/13	368	3681		861201	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$1,105.80
08/16/13	368	3681		861202	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$460.25
08/16/13	368	3681		861203	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$107.65
08/16/13	368	3681		861600	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$1,649.00
08/16/13	368	3681		862090	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$25.00
08/21/13	368	3681		862429	27214	ROSENOW SPEVACEK GROUP INC	INV 0029317 07/31/13	09407460	CL076933	\$18,901.25
08/21/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 080813 PO140083	09407537	PO140083	\$5.00
08/21/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 234647295 08/13/13 PO1402	09407566	PO140255	\$105.45
08/30/13	368	3681		861101	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$5,800.76
08/30/13	368	3681		861102	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$504.00

Item 5
ATT D - Expense Detail by Date

Date	FD	BU	CC	ACCT	Vendor	Vendor Name	Description	WT #	DOC #	Amount
08/30/13	368	3681		861201	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$1,105.80
08/30/13	368	3681		861202	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$467.89
08/30/13	368	3681		861203	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$109.43
08/30/13	368	3681		861600	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$1,649.00
08/30/13	368	3681		862090	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$25.00
09/01/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 08/13 INTERNAL TELEPHONE	00000001	JE001005	\$126.27
09/03/13	368	3681		862548	0	UNASSIGNED VENDOR	08/13 CAL CARD LAFCO-TTUCK	00000001	JE000936	(\$169.00)
09/03/13	368	3681		862610	0	UNASSIGNED VENDOR	08/13 CAL CARD LAFCO-CCRAWFORD	00000001	JE000936	\$8.00
09/12/13	368	3681		862610	27645	TERRI TUCK	CALAFCO CONF-TRAVEL-TTUCK	09408563	CL078029	\$212.12
09/12/13	368	3681		862610	29232	ROBYN TRUITT DRIVON	CALAFCO CONF-TRAVEL-RDRIVON	09408562	CL078057	\$171.12
09/13/13	368	3681		861101	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$5,800.76
09/13/13	368	3681		861102	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$642.00
09/13/13	368	3681		861201	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$1,105.80
09/13/13	368	3681		861202	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$476.44
09/13/13	368	3681		861203	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$111.42
09/13/13	368	3681		861600	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$1,649.00
09/13/13	368	3681		862090	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$25.00
09/18/13	368	3681		862390	29920	DSW HOLDINGS INC	INV9951047 090513 PO140083	09409212	PO140083	\$3.10
09/18/13	368	3681		862390	33557	STAPLES CONTRACT & COMMERCIAL	INV 8026856905 8/31/13	09409142	CL078131	\$34.85
09/18/13	368	3681		862460	2213	THE DAVIS ENTERPRISE INC	AD#03544320-001 08/12/13	09409141	CL078361	\$219.97
09/18/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 090513 PO140083	09409212	PO140083	\$5.00
09/18/13	368	3681		862548	26630	J O WOODS	CALAFCO CONF-TRAVEL-OWOODS	09409143	CL078596	\$208.73
09/18/13	368	3681		862548	6029	CALIFORNIA ASSOCIATION FOR	CALAFCO U COURSE-CCRAWFORD	09409139	CL078592	\$75.00
09/18/13	368	3681		862610	35585	CHRISTINE CRAWFORD	CALAFCO CONF-TRAVEL-CCRAWFORD	09409140	CL078032	\$178.78
09/18/13	368	3681		862610	36411	CECILIA M AGUIAR-CURRY	CALAFCO CONF-TRAVEL-CACURRY	09409138	CL078676	\$155.94
09/25/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 236706123 9/12/13 PO140255	09409722	PO140255	\$105.45
09/27/13	368	3681		861101	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$5,800.76
09/27/13	368	3681		861102	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$672.00
09/27/13	368	3681		861201	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$1,105.80

Item 5
ATT D - Expense Detail by Date

Date	FD	BU	CC	ACCT	Vendor	Vendor Name	Description	WT #	DOC #	Amount
09/27/13	368	3681		861202	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$478.30
09/27/13	368	3681		861203	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$111.86
09/27/13	368	3681		861600	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$1,649.00
09/27/13	368	3681		862090	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$25.00
							Total Budget Year Expenditures:			\$85,651.59
							Grand Total:			\$85,651.59

For Fiscal Year 2014					County of Yolo					
From 7/1/2013 To 9/30/2013					Expenditure Detail with Account Totals					
Date	FD	BU	CC	Acct	Vendor	Vendor Name	Description	WT #	DOC #	Amount
07/01/13	368	3681		861101	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$5,561.02)
07/05/13	368	3681		861101	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$5,561.02
07/19/13	368	3681		861101	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$6,154.32
08/02/13	368	3681		861101	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$5,800.76
08/16/13	368	3681		861101	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$5,800.76
08/30/13	368	3681		861101	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$5,800.76
09/13/13	368	3681		861101	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$5,800.76
09/27/13	368	3681		861101	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$5,800.76
							Account 3683681 861101		Total:	\$35,158.12
07/01/13	368	3681		861102	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$276.00)
07/05/13	368	3681		861102	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$276.00
07/19/13	368	3681		861102	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$471.00
08/02/13	368	3681		861102	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$393.00
08/16/13	368	3681		861102	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$381.00
08/30/13	368	3681		861102	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$504.00
09/13/13	368	3681		861102	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$642.00
09/27/13	368	3681		861102	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$672.00
							Account 3683681 861102		Total:	\$3,063.00
07/01/13	368	3681		861201	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$992.70)
07/05/13	368	3681		861201	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$992.70
07/19/13	368	3681		861201	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$1,173.20
08/02/13	368	3681		861201	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$1,105.80
08/16/13	368	3681		861201	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$1,105.80
08/30/13	368	3681		861201	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$1,105.80
09/13/13	368	3681		861201	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$1,105.80
09/27/13	368	3681		861201	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$1,105.80
							Account 3683681 861201		Total:	\$6,702.20
07/01/13	368	3681		861202	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$361.89)
07/05/13	368	3681		861202	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$361.89
07/19/13	368	3681		861202	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$487.76
08/02/13	368	3681		861202	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$461.01
08/16/13	368	3681		861202	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$460.25

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ATT E - Expense by Account

Date	FD	BU	CC	Acct	Vendor	Vendor Name	Description	WT #	DOC #	Amount
08/30/13	368	3681		861202	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$467.89
09/13/13	368	3681		861202	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$476.44
09/27/13	368	3681		861202	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$478.30
							Account 3683681 861202		Total:	\$2,831.65
07/01/13	368	3681		861203	99999	VARIOUS VENDORS	0616-0629 PAYROLL ACCRUAL	00000001	JE000196	(\$84.64)
07/05/13	368	3681		861203	99999	VARIOUS VENDORS	06/29/13 Payroll	00000003	PR000004	\$84.64
07/19/13	368	3681		861203	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$114.07
08/02/13	368	3681		861203	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$107.81
08/16/13	368	3681		861203	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$107.65
08/30/13	368	3681		861203	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$109.43
09/13/13	368	3681		861203	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$111.42
09/27/13	368	3681		861203	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$111.86
							Account 3683681 861203		Total:	\$662.24
07/03/13	368	3681		861500	2449	YCPARMIA	YCPARMIA INV#5840 WKRS COMP	00000001	JE000043	\$500.00
							Account 3683681 861500		Total:	\$500.00
07/19/13	368	3681		861600	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$1,649.00
08/02/13	368	3681		861600	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$1,649.00
08/16/13	368	3681		861600	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$1,649.00
08/30/13	368	3681		861600	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$1,649.00
09/13/13	368	3681		861600	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$1,649.00
09/27/13	368	3681		861600	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$1,649.00
							Account 3683681 861600		Total:	\$9,894.00
07/19/13	368	3681		862090	99999	VARIOUS VENDORS	07/13/13 Payroll	00000003	PR000011	\$25.00
07/31/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 07/13 INTERNAL TELEPHONE	00000001	JE000384	\$126.25
08/01/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 07/13 INTERNAL TELEPHONE	00000001	JE000891	\$6.64
08/02/13	368	3681		862090	99999	VARIOUS VENDORS	07/27/13 Payroll	00000003	PR000018	\$25.00
08/16/13	368	3681		862090	99999	VARIOUS VENDORS	08/10/13 Payroll	00000003	PR000021	\$25.00
08/30/13	368	3681		862090	99999	VARIOUS VENDORS	08/24/13 Payroll	00000003	PR000038	\$25.00
09/01/13	368	3681		862090	0	UNASSIGNED VENDOR	185-1 08/13 INTERNAL TELEPHONE	00000001	JE001005	\$126.27
09/13/13	368	3681		862090	99999	VARIOUS VENDORS	09/07/13 Payroll	00000003	PR000048	\$25.00
09/27/13	368	3681		862090	99999	VARIOUS VENDORS	09/21/13 Payroll	00000003	PR000058	\$25.00
							Account 3683681 862090		Total:	\$409.16
08/01/13	368	3681		862130	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-CCRAWFORD	00000001	JE000325	\$33.29
							Account 3683681 862130		Total:	\$33.29
07/03/13	368	3681		862202	2449	YCPARMIA	YCPARMIA INV#5865 GEN/AUTO	00000001	JE000043	\$500.00
							Account 3683681 862202		Total:	\$500.00

Date	FD	BU	CC	Acct	Vendor	Vendor Name	Description	WT #	DOC #	Amount
07/01/13	368	3681		862271	0	UNASSIGNED VENDOR	CO-PO CLAIMS INLAND PO130140	00000001	JE000598	(\$108.09)
07/12/13	368	3681		862271	3351	INLAND BUSINESS SYSTEMS INC	INV 03Y876 07/10/13 PO130140	09405330	PO130140	\$108.09
							Account 3683681 862271		Total:	\$0.00
07/03/13	368	3681		862330	6029	CALIFORNIA ASSOCIATION FOR	INV 2013-57 07/01/13 YRLY DUES	09404732	CL074672	\$2,300.00
							Account 3683681 862330		Total:	\$2,300.00
07/01/13	368	3681		862390	0	UNASSIGNED VENDOR	CO-PO CLAIMS DSW PO130089	00000001	JE000598	(\$6.20)
07/03/13	368	3681		862390	29920	DSW HOLDINGS INC	INV 9951047 061313 PO130089	09404733	PO130089	\$6.20
07/24/13	368	3681		862390	29920	DSW HOLDINGS INC	INV 9951047 071113 PO140083	09405905	PO140083	\$12.40
09/18/13	368	3681		862390	29920	DSW HOLDINGS INC	INV9951047 090513 PO140083	09409212	PO140083	\$3.10
09/18/13	368	3681		862390	33557	STAPLES CONTRACT & COMMERCIAL	INV 8026856905 8/31/13	09409142	CL078131	\$34.85
							Account 3683681 862390		Total:	\$50.35
08/01/13	368	3681		862391	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$21.32
							Account 3683681 862391		Total:	\$21.32
08/21/13	368	3681		862429	27214	ROSENOW SPEVACEK GROUP INC	INV 0029317 07/31/13	09407460	CL076933	\$18,901.25
							Account 3683681 862429		Total:	\$18,901.25
09/18/13	368	3681		862460	2213	THE DAVIS ENTERPRISE INC	AD#03544320-001 08/12/13	09409141	CL078361	\$219.97
							Account 3683681 862460		Total:	\$219.97
07/01/13	368	3681		862491	0	UNASSIGNED VENDOR	CO-PO CLAIMS DSW PO130089	00000001	JE000598	(\$5.00)
07/03/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 061313 PO130089	09404733	PO130089	\$5.00
07/24/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 071113 PO140083	09405905	PO140083	\$5.00
07/24/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 232551903 7/13/13 PO140255	09405924	PO140255	\$105.45
08/21/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 080813 PO140083	09407537	PO140083	\$5.00
08/21/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 234647295 08/13/13 PO1402	09407566	PO140255	\$105.45
09/18/13	368	3681		862491	29920	DSW HOLDINGS INC	INV 9951047 090513 PO140083	09409212	PO140083	\$5.00
09/25/13	368	3681		862491	33922	LYON FINANCIAL SVC UNDERWRITER	INV 236706123 9/12/13 PO140255	09409722	PO140255	\$105.45
							Account 3683681 862491		Total:	\$331.35
07/10/13	368	3681		862548	6029	CALIFORNIA ASSOCIATION FOR	2013 CALAFCO CONFERENCE REG.	09405058	CL075025	\$2,219.00
07/25/13	368	3681		862548	0	UNASSIGNED VENDOR	REIMBURSEMENT	00000002	DP203091	(\$150.00)
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$150.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00

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Date	FD	BU	CC	Acct	Vendor	Vendor Name	Description	WT #	DOC #	Amount
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	07/13 CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
08/01/13	368	3681		862548	0	UNASSIGNED VENDOR	CAL CARD LAFCO-TTUCK	00000001	JE000325	\$169.00
09/03/13	368	3681		862548	0	UNASSIGNED VENDOR	08/13 CAL CARD LAFCO-TTUCK	00000001	JE000936	(\$169.00)
09/18/13	368	3681		862548	26630	J O WOODS	CALAFCO CONF-TRAVEL-OWOODS	09409143	CL078596	\$208.73
09/18/13	368	3681		862548	6029	CALIFORNIA ASSOCIATION FOR	CALAFCO U COURSE-CCRAWFORD	09409139	CL078592	\$75.00
							Account 3683681 862548		Total:	\$3,347.73
09/03/13	368	3681		862610	0	UNASSIGNED VENDOR	08/13 CAL CARD LAFCO-CCRAWFORD	00000001	JE000936	\$8.00
09/12/13	368	3681		862610	27645	TERRI TUCK	CALAFCO CONF-TRAVEL-TTUCK	09408563	CL078029	\$212.12
09/12/13	368	3681		862610	29232	ROBYN TRUITT DRIVON	CALAFCO CONF-TRAVEL-RDRIVON	09408562	CL078057	\$171.12
09/18/13	368	3681		862610	35585	CHRISTINE CRAWFORD	CALAFCO CONF-TRAVEL-CCRAWFORD	09409140	CL078032	\$178.78
09/18/13	368	3681		862610	36411	CECILIA M AGUIAR-CURRY	CALAFCO CONF-TRAVEL-CACURRY	09409138	CL078676	\$155.94
							Account 3683681 862610		Total:	\$725.96
									Total Budget Year Expenditures:	\$85,651.59
									Grand Total:	\$85,651.59



Public Hearings 6.

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Consider and Adopt the Final Combined Municipal Service Review/Sphere of Influence Update for the Yolo County Water Districts and Authorize the Executive Officer to Waive Fees for the Dissolution of the Yolo-Zamora Water District (LAFCo No. S-038)

RECOMMENDED ACTION

1. Receive staff and consultant presentations on the Yolo County Water Districts MSR/SOI.
2. Open the Public Hearing for public comments on the item.
3. Close the Public Hearing.
4. Consider the information presented in the staff report and during the public hearing. Discuss and direct staff to make any changes deemed appropriate.
5. Find that the project is exempt from environmental review pursuant to CEQA Guidelines Section 15061(b)(3).
5. Move to adopt Resolution No. 2013-04 adopting the Combined MSR/SOI for the Yolo County Water Districts (LAFCo No S-038) , approving updated SOIs for the Dunnigan Water District, Yolo County Flood Control and Water Conservation District and the Yolo-Zamora Water District as illustrated in Maps 1, 2 and 3 to the resolution, and authorizing the Executive Officer to waive fees for future dissolution of the Yolo-Zamora Water District.

FISCAL IMPACT

Yolo LAFCo contracted with RSG, Inc. to prepare the Combined MSR/SOI for the Yolo County Water Districts in an amount not to exceed \$42,090. This amount was already budgeted for in the FY 2012/13 LAFCo budget and no further costs associated with the study itself are anticipated.

Staff recommends that LAFCo waive the application fees to dissolve the Yolo-Zamora Water District because the District is depleted of sufficient funds to pay for this process. If the District initiates the dissolution process instead of LAFCo, the Cortese-Knox-Hertzberg Act provides for an expedited process omitting protest proceedings, which would save staff time and resources.

REASONS FOR RECOMMENDED ACTION

The Cortese-Knox-Hertzberg Reorganization Act of 2000 (CKH Act) requires the Commission develop and determine spheres of influence for cities and special districts in the County. The CKH Act also requires the Commission, as necessary, to review and update each SOI every five years. The last MSR/SOI for these districts was completed in 2005. Staff combined these water districts into one MSR/SOI because the review is being utilized as a reorganization study to provide a road map for potential dissolution of the Yolo-Zamora Water District at its request.

BACKGROUND

A MSR is conducted prior to, or in conjunction with, the update of a SOI. A MSR evaluates the structure and operation of district services and includes a discussion of the capability and capacity of the district to ensure the provision of municipal services to future growth of the district's boundaries. The SOI indicates the probable physical boundaries and service area of a district and lays the groundwork for potential future annexations.

Municipal Service Review (MSR)

Municipal Service Reviews are designed to equip LAFCo with information to guide decision making regarding agency boundaries and the provision of efficient government services. LAFCo has broad discretion regarding the scope of the study including geographic/agency focus and alternatives for improving the efficiency, cost-effectiveness, accountability and reliability of public services.

This MSR looks at three of our water districts: Dunnigan Water District, Yolo County Flood Control and Water Conservation District (YCFWCWD) and the Yolo-Zamora Water District, all of which provide water for agricultural irrigation purposes. The MSR was scoped to focus on two issue areas:

- Dissolution of the Yolo-Zamora Water District (at their request) providing a "road map" for this process and any potential issues; and
- The proposed Dunnigan Specific Plan and any resulting issues for the Dunnigan Water District.

The Cortese-Knox-Hertzberg (CKH) Act requires that MSRs make determinations regarding population growth, any disadvantaged unincorporated communities, capacity and adequacy of facilities and services, agency financial ability, shared service opportunities, public accountability and effective/efficient service delivery. These determinations are addressed in detail on pages 48-52 of the study. The MSR generally finds the Dunnigan Water District and YCFWCWD to be effective agencies and meet these standards listed above. The Yolo-Zamora Water District never acquired water rights to the Tehama-Colusa Canal as anticipated when it was formed in 1955 and was recommended for dissolution in LAFCo's 2005 MSR. This 2013 MSR recommends that LAFCo waive dissolution application fees for the Yolo-Zamora Water District given the District's lack of resources.

The proposed Dunnigan Specific Plan proposes to obtain water from the Dunnigan Water District, however it remains unclear how that may financially impact the District in terms of water sales and revenues. The County's application for the Specific Plan is not yet complete and a finance plan has not yet been submitted. This issue will need to be addressed during the Specific Plan process.

Sphere of Influence (SOI)

The SOI indicates the probable physical boundaries and service area of the District and defines an area where future annexations could occur. The Cortese-Knox-Hertzberg (CKH) Act requires that SOIs make determinations regarding planned land uses including agricultural and open space, need for public services, present capacity to provide services, existing communities and the existence of any disadvantaged unincorporated communities. These determinations are addressed in detail on pages 54-57 of the study, which generally finds that the recommended SOIs for each water district is appropriate considering their capacity and need to provide services.

Considering the recommendation to dissolve the Yolo-Zamora Water District, this SOI update recommends dividing the current District boundary area putting roughly two-thirds of it into the SOI for the YCFCWCD and one-third into the SOI for the Dunnigan Water District. The demarcation line corresponds to topography, some existing canal systems and the potential for each district to provide agricultural water via a gravity flow system in the future. The SOI for the Yolo-Zamora Water District is recommended to effectively be deleted, or what's termed as a "zero" SOI.

Dissolution

The Yolo-Zamora Water District board president approached staff last year regarding its need to be dissolved. It never acquired water rights to provide service and is depleted of the financial resources to continue to perform basic administrative functions. This MSR/SOI was prepared in order to study potential dissolution, create a "road map" and resolve any issues that may result.

Since the District does not have the staff resources and financial ability to submit an application to LAFCo for dissolution, staff recommends LAFCo waive the fees. If the District initiates the dissolution process instead of LAFCo, the Cortese-Knox-Hertzberg Act provides for an expedited process without protest proceedings, saving significant staff time and resources. The MSR estimates the District has a population of 846 people but staff does not expect dissolution to be significantly contested.

Agency/Public Involvement

This MSR/SOI has been prepared in close coordination with the three water districts and their staff. The draft MSR/SOI was released for public review on August 9, 2013. We have correspondence from Dunnigan Water District and YCFCWCD indicating they have no issues with the study. Staff has also attended three board meetings of the Yolo-Zamora Water District to answer any questions/concerns and coordinate District dissolution. No public comments have been received.

CEQA

The approval of the MSR/SOI and adopting the expanded SOI boundaries for two districts is considered a project under CEQA. However, considering the project will not result in any land use changes or physical improvements or construction (i.e. the land would remain in its current agricultural production and would potentially reduce sole reliance on groundwater pumping in the future), staff recommends the project is not subject to CEQA per Section 15061 (b)(3).

FINDINGS

1. Finding: The Project does not have the potential to cause a significant effect on the environment, and is therefore not subject to CEQA in accordance with CEQA Guidelines Section 15061(b)(3). A Notice of Exemption will be filed with the County Recorder.

Evidence: The project includes adoption of a Municipal Services Review and Sphere of Influence expansion for the Yolo County Flood Control and Water Conservation District and the Dunnigan Water District. The SOI could provide for future annexation of additional territory into each District, however, this additional territory will not change the existing agricultural use of the subject property and may reduce the reliance on groundwater in the future. No significant construction or other improvements are anticipated at this time.

2. Finding: Approval of the Combined Municipal Service Review and Sphere of Influence Study for the Yolo County Water Districts is consistent with all applicable state law and local LAFCo policies.

Evidence: The project was prepared consistent with the requirements in the Cortese-Knox-Hertzberg Act for a MSR/SOI and all applicable Yolo LAFCo policies and adopted Standards for Evaluation. The dissolution promotes public access and accountability for community services needs and financial resources. The Yolo-Zamora Water District has never provided water services and no longer collects property tax revenue.

Attachments

Item 6-ATT 1-Reso2013-04 w/Maps & MSR/SOI

Item 6-ATT 2-DWD Response

Item 6-ATT 3-YCFCWCD Response

Form Review

Inbox

Christine Crawford

Christine Crawford

Form Started By: Christine Crawford

Final Approval Date: 10/15/2013

Reviewed By

Christine Crawford

Christine Crawford

Date

10/15/2013 12:03 PM

10/15/2013 12:04 PM

Started On: 09/11/2013 12:08 PM

Yolo LAFCo Resolution No. 2013-04

A Resolution Approving the Combined Municipal Service Review and Sphere of Influence Study for the Yolo County Water Districts (Exhibit A) and Approving Updated Spheres of Influence for the Dunnigan Water District, Yolo County Flood Control and Water Conservation District and the Yolo-Zamora Water District as illustrated in Exhibits B, C and D

and

Authorizes the Executive Officer to Waive LAFCo Application Fees for the Yolo-Zamora Water District Board to Request Dissolution

LAFCo Proceeding S-038

WHEREAS, the Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000 set forth in Government Code Sections 56000 et seq. governs the organization and reorganization of cities and special districts by local agency formation commissions established in each county, as defined and specified in Government Code Sections 56000 et seq. (unless otherwise indicated all statutory references are to the Government Code); and,

WHEREAS, Section 56425 et seq. provides that the local agency formation commission in each county shall develop and determine the sphere of influence of each local governmental agency within the county, and enact policies designed to promote the logical and orderly development of areas within the spheres of influence, as more fully specified in Sections 56425 et seq.; and,

WHEREAS, Section 56430 requires that local agency formation commissions conduct a municipal service review (MSR) prior to, or in conjunction with, consideration of actions to establish or update a sphere of influence (SOI) in accordance with Sections 56076 and 56425; and,

WHEREAS, in 2012, the Yolo County Local Agency Formation Commission (LAFCo) undertook to conduct a combined review and update of the existing Spheres of Influence for the Yolo County Public Water Districts; and,

WHEREAS, in February 2013, LAFCo hired Rosenow Spevacek Group, Inc. (RSG), to assist the Commission with this project; and,

WHEREAS, the Districts reviewed include the Dunnigan Water District, the Yolo County Flood Control and Water Conservation District and the Yolo-Zamora Water District; and,

WHEREAS, in connection therewith, RSG subsequently prepared a combined draft MSR and SOI Study for the Combined Yolo County Water Districts (hereafter collectively referred to as the "Spheres of Influence"); and,

WHEREAS, staff has reviewed the Spheres of Influence update pursuant to the California Environmental Quality Act (CEQA) and determined that it does not have the

potential to cause a significant effect on the environment, and is therefore not subject to CEQA in accordance with CEQA Guidelines Section 15061(b)(3); and, based thereon, the Executive Officer prepared a Notice of Exemption; and

WHEREAS, staff set a public hearing for September 26, 2013 for consideration of the environmental review and the draft Spheres of Influence and caused notice thereof to be posted, published and mailed at the times and in the manner required by law at least twenty-one (21) days in advance of the date; and,

WHEREAS, on September 26, 2013, the public hearing was continued to the next regularly scheduled LAFCo meeting to allow sufficient time for District review; and,

WHEREAS, on October 24, 2013, the draft Spheres of Influence update came on regularly for hearing before LAFCo, at the time and place specified in the Notice; and,

WHEREAS, at said hearing, LAFCo reviewed and considered the Notice of Exemption, the draft Spheres of Influence, and the Executive Officer's Report and Recommendations; each of the policies, priorities and factors set forth in Government Code Sections 56425 et seq.; LAFCo's Guidelines and Methodology for the Preparation and Determination of Spheres of Influence; and all other matters presented as prescribed by law; and,

WHEREAS, at that time, an opportunity was given to all interested persons, organizations, and agencies to present oral or written testimony and other information concerning the proposal and all related matters; and,

WHEREAS, the Commission received, heard, discussed, and considered all oral and written testimony related to the sphere update, including but not limited to protests and objections, RSG and the Executive Officer's report and recommendations, the environmental document and determinations and the service reviews; and

WHEREAS, the Spheres of Influence for the Dunnigan Water District, the Yolo County Flood Control and Water Conservation District and the Yolo-Zamora Water District is attached hereto as Exhibit A, including the proposed Sphere boundary for each District as set forth therein.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED AND ORDERED that the Yolo County Local Agency Formation Commission hereby:

1. States that each of the foregoing recitals is true and correct.
2. Determines that the project is exempt from CEQA pursuant to Section 15061(b)(3) pursuant to the following findings and evidence and directs staff to prepare and file a Notice of Exemption with the County Recorder, subject to the findings below.
3. Adopts Resolution 2013-04 approving the Combined Municipal Service Review and Sphere of Influence Study for the Yolo County Water Districts (Exhibit A) and approving updated Spheres of Influence for the Dunnigan Water District, Yolo

County Flood Control and Water Conservation District and the Yolo-Zamora Water District as illustrated in Maps 1, 2 and 3 to this resolution, subject to the findings below.

4. Authorizes the Executive Officer to waive LAFCo application fees for the Yolo-Zamora Water District Board to request dissolution.

FINDINGS:

1. Finding: The Project does not have the potential to cause a significant effect on the environment, and is therefore not subject to CEQA in accordance with CEQA Guidelines Section 15061(b)(3). A Notice of Exemption will be filed with the County Recorder.

Evidence: The project includes adoption of a Municipal Services Review and Sphere of Influence expansion for the Yolo County Flood Control and Water Conservation District and the Dunnigan Water District. The SOI could provide for future annexation of additional territory into each District, however, this additional territory will not change the existing agricultural use of the subject property and may reduce the reliance on groundwater in the future. No significant construction or other improvements are anticipated at this time.

2. Finding: Approval of the Combined Municipal Service Review and Sphere of Influence Study for the Yolo County Water Districts is consistent with all applicable state law and local LAFCo policies.

Evidence: The project was prepared consistent with the requirements in the Cortese-Knox-Hertzberg Act for a MSR/SOI and all applicable Yolo LAFCo policies and adopted Standards for Evaluation. The dissolution promotes public access and accountability for community services needs and financial resources. The Yolo-Zamora Water District has never provided water services and no longer collects property tax revenue.

PASSED AND ADOPTED by the Local Agency Formation Commission, County of Yolo, State of California, this 24th day of October, 2013, by the following vote:

Ayes: Davies, Kristoff, Rexroad, Saylor and Woods
Noes: None
Abstentions: None
Absent: None

Olin Woods, Chair
Yolo County Local Agency Formation Commission

Attest:

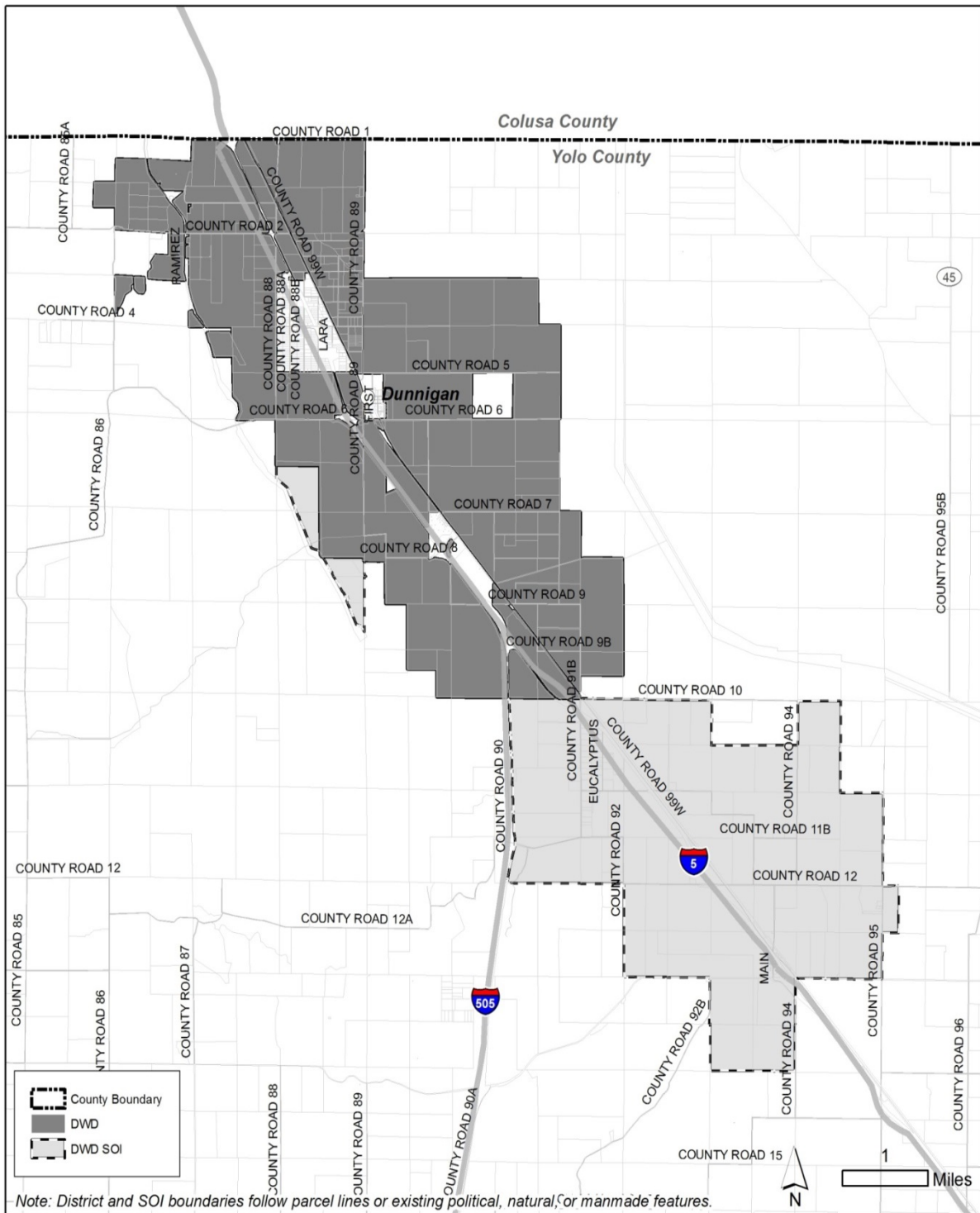
Christine Crawford, Executive Officer
Yolo County Local Agency Formation Commission

Approved as to form:

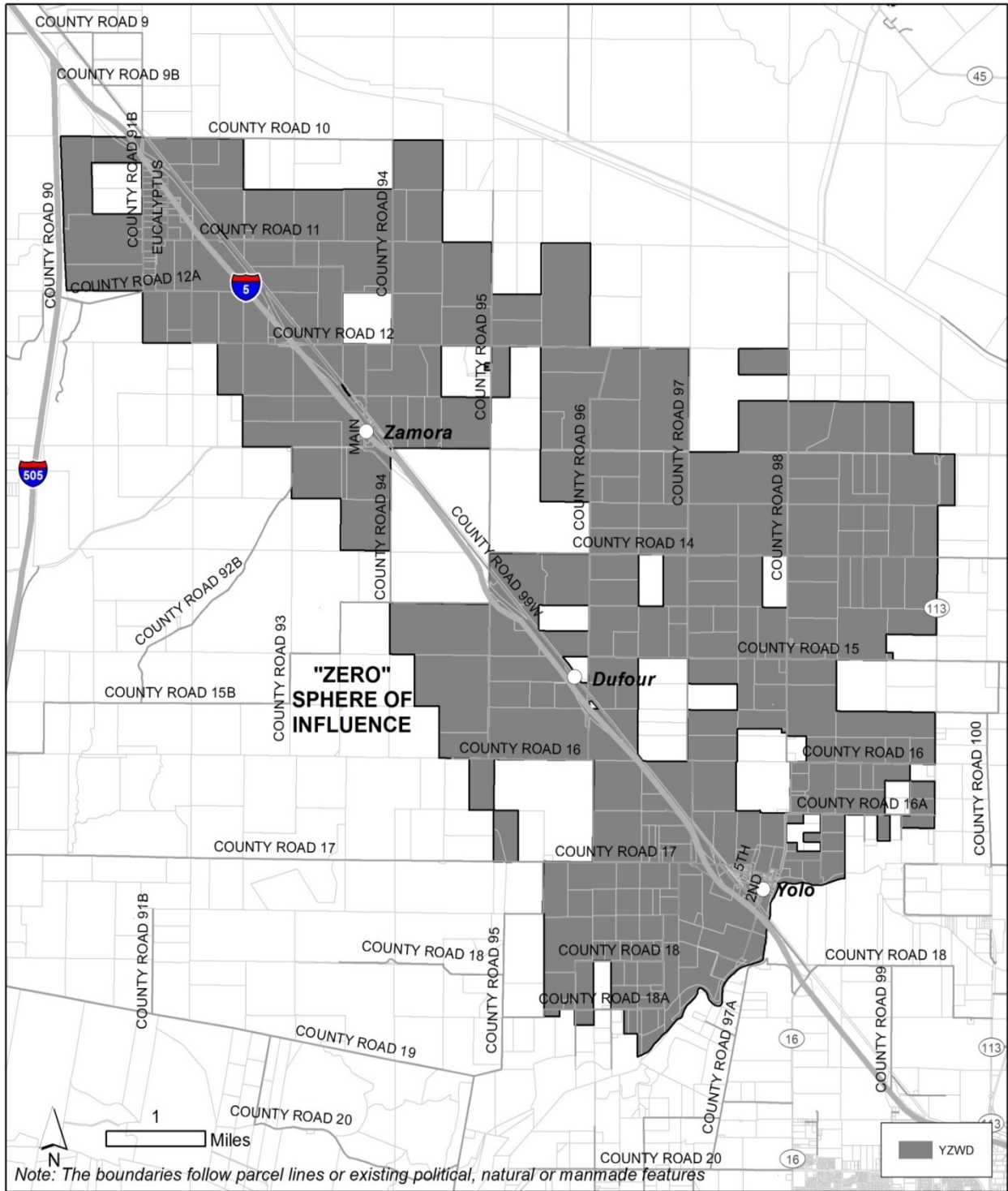
Robyn Drivon, Commission Counsel

Water 2013 SOI Resolution (Final)

DUNNIGAN WATER DISTRICT SPHERE OF INFLUENCE (ADOPTED 10/24/2013)



YOLO-ZAMORA WATER DISTRICT "ZERO" SPHERE OF INFLUENCE (ADOPTED 10/24/2013)





625 COURT STREET, SUITE 203
WOODLAND, CA 95695

EXHIBIT A



YOLO COUNTY WATER DISTRICTS

**COMBINED MUNICIPAL SERVICE
REVIEW AND SPHERE OF
INFLUENCE STUDY**

PUBLIC HEARING DRAFT

October 24, 2013

PREPARED FOR:

LOCAL AGENCY FORMATION COMMISSION



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YOLO-ZAMORA WATER DISTRICT

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I. INTRODUCTION

In 2005, the Yolo County Local Agency Formation Commission (“LAFCo” or “Commission”) adopted the first Municipal Service Review (“MSR”) and Sphere of Influence (“SOI”) Study (“MSR-SOI Study”) for Yolo County’s three principal water districts: (1) Dunnigan Water District (“DWD”); (2) Yolo County Flood Control and Water Conservation District (“YCFCWCD”); and (3) Yolo-Zamora Water District (“YZWD”). This report presents to the Commission the second combined MSR-SOI Study for the three water districts. Eight years have passed since the last MSR-SOI Study, and while some significant population growth has occurred in Yolo County (primarily in West Sacramento) during that time, real estate development activities, population shifts, and land use changes were not significant enough to create a major increase in regional water supply demand or groundwater pumping. Looking forward, however, this MSR-SOI Study contemplates several probable and/or planned organizational changes and land use shifts that warrant a focused review of the role that each of the three water districts plays in delivery of surface water and ground water supplies to agricultural and municipal and industrial (“M&I”) uses in the county. As such, this MSR/SOI Study does not seek to assemble and present a comprehensive data inventory and analysis for the Commission, as was already appropriately prepared through the 2005 study, as intended. Instead, it provides a platform for the Commission to review and consider new and different factors and criteria related to water service delivery, and to facilitate a thoughtful and informed discussion about ensuring reliable, efficient, and cost-effective water services for affected landowners, local agencies, residents, and other end users.

Several key topics reviewed in this report, and addressed in the draft MSR and SOI determinations, include:

- Economic and fiscal health of the three water districts, including long-term market trends to monitor
- Proposed dissolution of YZWD, including:
 - Required “Plan for Services” (Government Code Section 56653)
 - LAFCo terms and conditions (Government Code Section 56886)
 - Future governance options
- Proposed Dunnigan Specific Plan
 - DWD capacity and ability to serve (e.g., physical, financial, governance)
 - Roles of federal, state, and local agencies in ensuring future reliable water supply
- Other regional service needs in the county, and YCFCWCD’s current and future role

CORTESE-KNOX-HERTZBERG ACT

The Cortese-Knox-Hertzberg Local Government Reorganization Act of 2000, as amended (“CKH Act”) (California Government Code §§56000 et seq.)¹, is LAFCo’s governing law and outlines the requirements for preparing MSRs for periodic SOI updates. MSRs and SOIs are tools created to empower LAFCo to satisfy its legislative charge of “discouraging urban sprawl, preserving open-space and prime agricultural lands, efficiently providing government services, and encouraging the orderly formation and development of local agencies based upon local conditions and circumstances (§56301). CKH Act Section 56301 further establishes that “one of the objects of the commission is to make studies and to obtain and furnish information which will contribute to the logical and reasonable development of local agencies in each county and to shape the development of local agencies so as to advantageously provide for the present and future needs of each county and its communities.”

Based on that legislative charge, LAFCo serves as an arm of the State, preparing and reviewing studies and analyzing independent data to make informed, quasi-legislative decisions that guide the physical and

¹ All further citations are to the Government Code unless otherwise specified.

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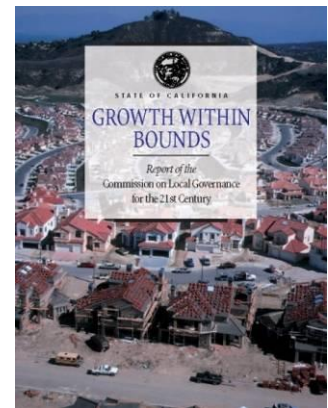
economic development of the state (including agricultural uses) and the efficient, cost-effective, and reliable delivery of services to residents, landowners, and businesses. While SOIs are required to be updated every five years, they are not time-bound as planning tools by the statute, but are meant to address the “probable physical boundaries and service area of a local agency” (§56076). SOIs therefore guide both the near-term and long-term physical and economic development of local agencies their broader county area, and MSRs provide the near-term and long-term time-relevant data to inform LAFCo’s SOI determinations. This MSR-SOI Study therefore endeavors to provide relevant information and data about the three water districts and their service territories both for near-term and long-term planning purposes.

SPHERES OF INFLUENCE

SOI BACKGROUND

In 1972, LAFCos were given the power to establish SOIs for all local agencies under their jurisdiction. As defined by the CKH Act, “‘sphere of influence’ means a plan for the probable physical boundaries and service area of a local agency, as determined by the commission” (§56076). SOIs are designed to both proactively guide and respond to the need for the extension of infrastructure and delivery of municipal services to areas of emerging growth and development. Likewise, they are also designed to discourage urban sprawl and the premature conversion of agricultural and open space resources to urbanized uses.

The role of SOIs in guiding the State’s growth and development was validated and strengthened in 2000 when the Legislature passed Assembly Bill (“AB”) 2838 (Chapter 761, Statutes of 2000), which was the fruit of two years of labor by the Commission on Local Governance for the 21st Century. The commission traveled up and down the State taking testimony from a variety of local government stakeholders and assembled an extensive set of recommendations to the Legislature to strengthen the powers and tools of LAFCos to promote logical and orderly growth and development, and the efficient, cost-effective, and reliable delivery of public services to California’s residents, businesses, landowners, and visitors. The requirement for LAFCos to conduct MSRs was established by AB 2838 as an acknowledgment of the importance of SOIs and recognition that regular periodic updates of SOIs should be conducted on a five-year basis (§56425(g)) with the benefit of better information and data through MSRs (§56430(a)).



The importance of SOIs in discouraging urban sprawl and agricultural land conversions in Yolo County is clear given the fact that more than 92 percent of the County’s unincorporated area is designated for agricultural uses in their General Plan² and, in 2009, farmers in Yolo County sold \$462 million worth of farm products on 330,000 acres of cultivated cropland³. SOIs and other planning tools (e.g., Countywide General Plan) can guide growth away from valuable agricultural resources and direct them toward more appropriate locations near existing infrastructure and services.

² County of Yolo, 2009. *2030 Countywide General Plan*. Woodland, CA: LU-21.

³ University of California Davis, July 2012. *Adaptation Strategies for Agricultural Sustainability in Yolo County, California*, prepared for California Energy Commission. Davis, CA: 18.

SOI DETERMINATIONS

LAFCo is required to make five written determinations when establishing, amending, or updating an SOI for any local agency that address the following (§56425(e)):

1. The present and planned land uses in the area, including agricultural and open-space lands.
2. The present and probable need for public facilities and services in the area.
3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.
4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.
5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.

Disadvantaged Unincorporated Communities

SB 244 (Chapter 513, Statutes of 2011) made changes to the CKH Act related to “disadvantaged unincorporated communities,” including the addition of SOI determination #5 listed above. Disadvantaged unincorporated communities, or “DUCs,” are inhabited territories (containing 12 or more registered voters) where the annual median household income is less than 80 percent of the statewide annual median household income.

On March 26, 2012, LAFCo adopted a “Policy for the Definition of ‘Inhabited Territory’ for the Implementation of SB 244 Regarding Disadvantaged Unincorporated Communities” (Exhibit #1), which identified 21 inhabited unincorporated communities for purposes of implementing SB 244. Many of those communities are located in the service territories of the three water districts. Unincorporated communities addressed in this report include Dunnigan, Yolo, and Zamora. Median household income statistics for these communities are provided below.

Table I-1

	Statewide*	80% of Statewide	Dunnigan CDP**	DWD Boundaries**	YZWD Boundaries**
Median Household Income	\$ 69,600	\$ 55,680	\$ 50,516	\$ 50,272	\$ 52,611
DUC?			Yes	Yes	Yes

* U.S. Department of Housing and Urban Development (HUD) – FY 2013 Estimated Median Family Incomes for States. Nonmetropolitan Median Family Income for California is \$57,300; however, SB 244 since SB 244 does not specify, the statewide median applies.

** ESRI Business Analyst – 2012 Median Household Incomes (based on 2010 Census). Dunnigan CDP includes tracts within Dunnigan County Service Area #11 that are not in DWD’s current jurisdictional boundaries.

CKH Act Section 56375(a)(8)(A) prohibits LAFCo from approving a city annexation of more than 10 acres if a DUC is contiguous to the annexation territory but not included in the proposal, unless an application to annex the DUC has been filed with LAFCo. The legislative intent is to prohibit “cherry picking” by cities of tax-generating land uses while leaving out under-served, inhabited areas with infrastructure deficiencies and lack of access to reliable potable water and wastewater services. The statute is not intended or written to address the extension of infrastructure for, or the delivery of, non-potable, agricultural water to farm lands. The statute

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is also silent about annexations of DUCs to special districts. In fact, pursuant to Section 56857, special districts possess “veto” authority over annexations, if justified by a financial or service related concern. The DUCs are recognized as social and economic communities of interest for purposes of recommending SOI determinations pursuant to Section 56425(e). Other than that, the existence of the DUCs is not a significant discussion topic in this MSR-SOI Study.

MUNICIPAL SERVICE REVIEWS

MSR BACKGROUND

As described earlier, MSRs are designed to equip LAFCo with relevant information and data necessary for the Commission to make informed decisions on SOIs. The CKH Act, however, gives LAFCo broad discretion in deciding how to conduct MSRs, including geographic focus, scope of study, and the identification of alternatives for improving the efficiency, cost-effectiveness, accountability, and reliability of public services.

AB 2838 took effect on January 1, 2000 and gave LAFCos until January 1, 2006 to complete SOI updates for all of their local agencies under CKH Act Section 56425(g). This deadline was later extended to January 1, 2008. Given the broad discretion in the law for conducting MSRs, each LAFCo conducted them differently. Some used them as an opportunity to collect, assemble, synthesize, and make available large amounts of information and data about the local agencies in their counties. In many cases, the local agencies themselves found the creation of a central repository of countywide municipal service data to be rewarding and valuable for their elected officials, staffs, and constituents. Other more rural LAFCos with little activity on a year-to-year basis lacked sufficient resources and overall need to conduct extensive studies. Yolo County LAFCo took a proactive yet balanced approach in using the first round of MSRs as a unique opportunity to collect and build an information repository that offered important data about how a broad range of services are delivered in Yolo County, from public safety to water reclamation.

Additional discussion about the approach and methodology used in preparing this second MSR-SOI Study for the three water districts is provided in the following chapter of this report.

MSR DETERMINATIONS

LAFCo is required to make the following seven written determinations when conducting MSRs (§56430(a)):

1. Growth and population projections for the affected area.
2. The location and characteristics of any DUCs within or contiguous to the SOI(s).
3. Present and planned capacity of public facilities, adequacy of public services, and infrastructure needs or deficiencies including needs or deficiencies related to sewers, municipal, and industrial water, and structural fire protection in any DUCs within or contiguous to the SOI(s).
4. Financial ability of agencies to provide services.
5. Status of, and opportunities for, shared facilities.
6. Accountability for community service needs, including governmental structure and operational efficiencies.
7. Any other matter related to effective or efficient service delivery, as required by commission policy.

Consistent with the SOI determinations, SB 244 also amended the MSR determinations to address DUCs, as provided in MSR Determination #3 above.

ORGANIZATION OF THIS REPORT

This report has been organized to provide LAFCo staff and Commissioners a comprehensive discussion that:

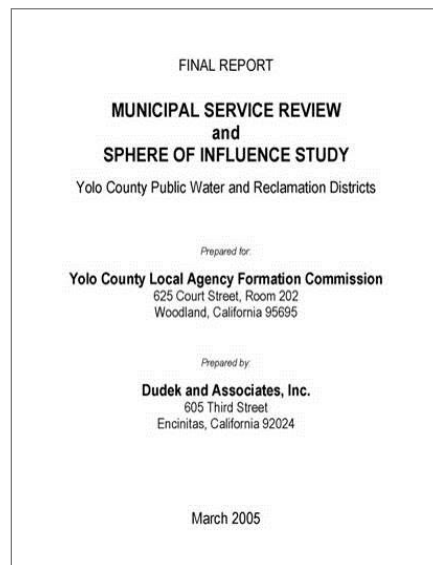
- Provides a background overview of SOIs and MSRs;
- Reviews the outputs and outcomes of the 2005 MSR-SOI Study and defines the purpose and objectives of the 2013 MSR-SOI Study;
- Provides a detailed profile of each water district with a focus on the fiscal health of the agencies based on current trends impacting revenue stability;
- Provides information that can be used as a basis for preparing a Plan for Services involving potential changes of organization including, but not limited to, dissolution of YZWD and expansion of the service territory of YCFCWCD;
- Identifies issues that the Commission should consider as the entitlement process for the Dunnigan Specific Plan progresses as they relate to DWD's current and future powers and responsibilities under its principal act;
- Identifies other longer-term service delivery issues or needs involving the three water districts;
- Provides recommended draft MSR determinations;
- Provides recommended SOI boundaries for the three water districts consistent with LAFCo's "Methodology Guidelines for the Preparation of Municipal Service Reviews and Determination of Sphere of Influence Reports," or "MSR-SOI Guidelines" (updated June 24, 2002); and
- Provides recommended draft SOI determinations.

II. APPROACH & METHODOLOGY

2005 & 2013 MSR-SOI STUDIES

The 2005 MSR-SOI Study included the three water districts plus 15 reclamation districts across four reaches in the county – Northern Reach, Central Reach, West Sacramento Reach, and Southern Reach. The scope of the 2013 MSR-SOI Study is limited to the three water districts. Also, as described earlier in this report, the 2005 study collected and assembled an extensive and in-depth level of information and data about the 18 local agencies and synthesized the information into a comprehensive report.

Since 2005, legislative changes have been made to the CKH Act related to MSRs, including changes to the mandatory MSR determinations and the new requirement to address DUCs. It should also be noted that, while more than eight years have passed since the preparation of the 2005 MSR-SOI Study, there have not been significant changes in land uses, demographics, public facilities and infrastructure, or overall water demand. As such, the 2013 MSR-SOI Study takes a more streamlined approach and specifically focuses resources and attention on key issue areas that the Commission should consider when updating the three water districts' SOIs.



The 2013 MSR-SOI Study should be reviewed as a successive analysis that builds on the 2005 study, rather than replacing or superseding the 2005 study. As such, the 2013 MSR-SOI Study incorporates the technical information and data from the 2005 study, updates key data necessary to make the MSR and SOI determinations, and expands on the assessment of governance and service delivery alternatives involving the three water districts. The 2013 MSR-SOI Study also incorporates the 2012 YCFWCWD Reorganization (LAFCO No. 914) approved by the Commission on December 3, 2012, involving the annexation of 58 parcels totaling approximately 8,400 acres to YCFWCWD.

KEY ISSUE AREAS AND GOVERNANCE ALTERNATIVES

The 2005 MSR-SOI Study addressed a number of key issue areas for countywide water reliability and identified governance alternatives for possible changes to water services and facilities in the county, including: (1) Dissolve the Yolo-Zamora Water District; (2) Maintain the existing governmental structure of the three agencies; and (3) Consolidate the agencies.⁴ This 2013 MSR-SOI Study addresses a similar but expanded set of issue areas and governance alternatives based on both near-term and long-term demand for water services and facilities.

YZWD DISSOLUTION

Dissolution of YZWD continues to be a focal point for this MSR-SOI Study. Based on discussions with YZWD Board President Twyla Thompson and LAFCo staff, there appears to be general consensus that YZWD should dissolve in the near-term, and that proceedings for dissolution should be initiated soon after completion of the MSR-SOI Study. According to Board President Thompson, there are two primary issues that should be addressed as part of the dissolution: (1) ongoing promotion of the interests of landowners in

⁴ See page 118 of the 2005 MSR-SOI Study

the YZWD boundaries, including potential future access to surface water supplies; and (2) subsidence impacts in the YZWD boundaries due to over-drafting of groundwater supplies by landowners through private wells. The “Plan for Services” required by CKH Act Section 56653 for any LAFCo reorganization application can be used to address these questions or issues, along with the broad authority of LAFCo to apply terms and conditions under Section 56886. While the Plan for Services typically addresses the extension of services to new territory, the LAFCo Executive Officer has broad authority to include or require additional information, including service delivery information related to the designation of a successor agency to a dissolving district, or the annexation of affected dissolution territory to another local agency.

Dissolution of a special district can be initiated by: (1) YZWD or another affected agency by resolution of application (§§56650 and 56654); (2) landowners by petition (§§56650, 56700, and 56870(b)); or (3) LAFCo by resolution of application (§56375(a)(2)(B)). LAFCo may initiate dissolution only if it is consistent with a recommendation or conclusion of a study, including an MSR. The Commission must also make specified determinations prescribed by CKH Act Section 56881(b):

1. Public service costs resulting from dissolution are likely to be less than or substantially similar to the costs of another service delivery alternative; and
2. The dissolution promotes public access and accountability for community services needs and financial resources.

Since YZWD does not currently provide water services, does not have access to a surface water supply, and does not incur any costs for delivery of water services, making the above determinations should not be problematic. If representation of YZWD landowners’ water interests at the regional level is important, public access and accountability for those interests can be met through other forums and grassroots platforms.

A more detailed discussion of the dissolution of YZWD is provided later in this report.

DUNNIGAN SPECIFIC PLAN

The 2030 Countywide General Plan Update was getting under way at the time the 2005 MSR-SOI Study was being prepared. The anticipated growth and development of the Dunnigan area as a “new town” was emerging and DWD stated concerns during the MSR-SOI Study process about the District’s long-term financial stability, due to the potential removal of land from agricultural production and the resulting reduction of water demand and sales. In 2009, the County of Yolo (“County”) adopted the 2030 Countywide General Plan which included a Specific Plan designation for Dunnigan encompassing 2,254 acres, and which would allow development of more than 8,100 new homes and 546 acres of new commercial/industrial growth, including retail and employment generating uses.

Dunnigan Specific Plan Rendering



DWD provides limited municipal and industrial (“M&I”) water services (25 acre-feet per year on average) to local businesses in its service area for irrigation of landscaped areas. Its agricultural water sales represent a significant portion of DWD’s revenue sources and the conversion of agricultural land in DWD’s service territory would be financially crippling to the District if agricultural water revenues are not replaced with M&I or other revenues. These issues are further obfuscated by the intergovernmental relationships at the federal, state, regional, and local levels involving water rights and cost allocation, including the U.S. Bureau of Reclamation’s (“USBR”) oversight of the Central Valley Project (“CVP”) Sacramento Canals Unit, which

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encompasses the Tehama-Colusa Canal, DWD's sole source of surface water. Further discussion of water stakeholders in the DWD service territory is provided later in this report.

In 2009, following adoption of the 2030 Countywide General Plan, Elliot Homes, a major landowner in Dunnigan, initiated the specific plan application process with the Yolo County Planning and Public Works Department. In December 2011, Elliot Homes submitted a draft Dunnigan Specific Plan and recently submitted a revised version in April 2013 that is currently available on the County's website.⁵ An overview of the draft Specific Plan is provided later in this report, including a review of the water/recycled water technical analysis contained in Appendix D of the Specific Plan.

⁵ County of Yolo, July 2013, <<http://www.yolocounty.org/Index.aspx?page=1827>>.

III. BACKGROUND

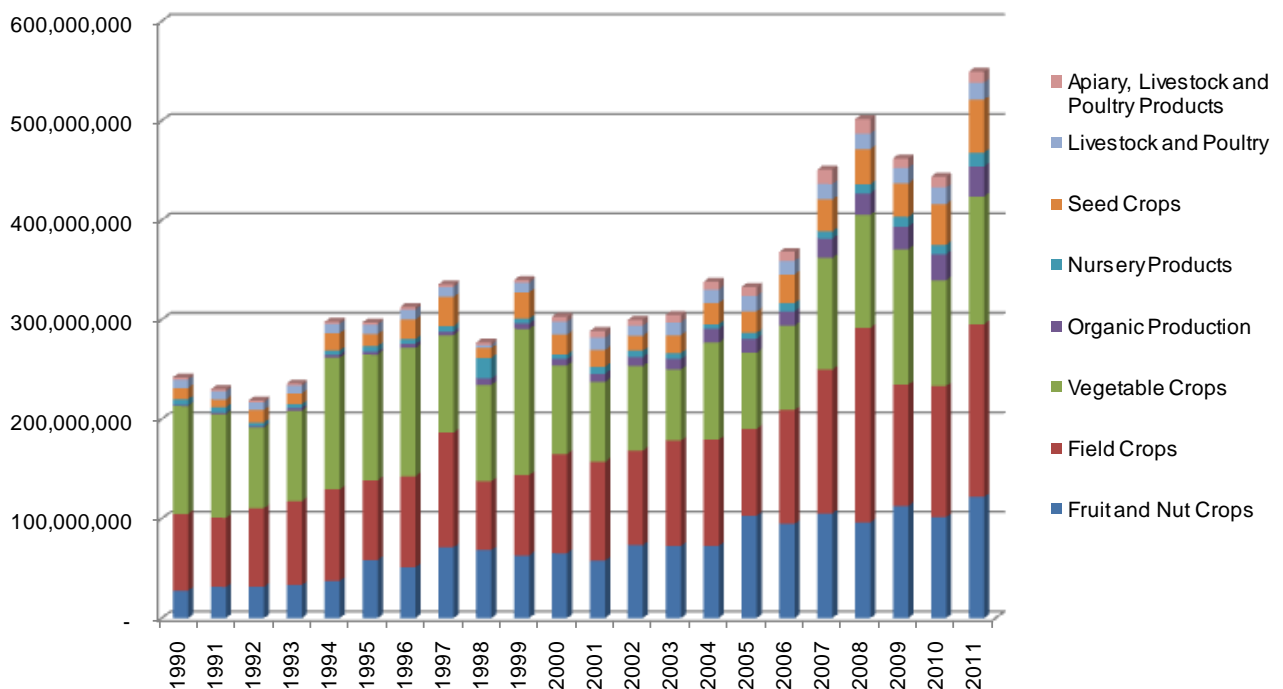
AGRICULTURAL HISTORY

As one of California’s original 27 counties created in 1850, Yolo County has a long and rich agricultural history tied to its location in the Central Valley and the Sacramento River Delta. Legislation in 1905 to establish a farm school for the University of California in Davis (then known as Davisville) further rooted the county’s agricultural prominence in the state. When the “University Farm” opened in 1908, it offered courses covering animal husbandry, crops, horticulture and viticulture, irrigation, and veterinary science,⁶ spurring agricultural innovations and productivity in the county. Yolo County’s abundant groundwater resources have historically fed the agricultural industry and M&I water service in the four incorporated cities and other suburban unincorporated communities where residential water services are provided by other agencies (e.g., County Service Areas, Community Service Districts). Groundwater resources for agricultural uses have been augmented by inter-region surface water supplies over the years, including CVP water by direct diversion from the Sacramento River and through the Tehama-Colusa Canal, and surface water from Clear Lake and Indian Valley Reservoir.

In September 2012, the County issued the Yolo County 2011 Agricultural Crop Report (“2011 Crop Report”) which announced that Yolo County’s agriculture industry hit an all-time high in 2011 for gross value of agricultural production. 2011 gross value was \$549.2 million, an increase of 23.8 percent from 2010. The report attributed the sharp increase in valuation to “overall higher price per unit for commodities and increases in acreage.” Chart III-1 below shows Yolo County’s annual gross crop value from 1990 to 2011.

Yolo County Annual Gross Value of
Agricultural Production

Chart III-1



⁶ UC Davis, July 2013, <<http://annualreport.ucdavis.edu/2008/history.html>>.

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As illustrated in the chart, gross crop values have steadily grown over time, more than doubling in 20 years. However, gross value only tells half the story as the costs of farming have also steadily grown. As described in the 2030 Countywide General Plan, “despite recent upturns, the agricultural economy has generally seen lower crop prices, higher costs and a loss of markets and agricultural infrastructure for more traditional crops in recent years. Production has remained level, despite technological advances. It is difficult for family farmers to respond to a growing body of regulatory requirements.”⁷ The General Plan, however, also adds that “the county continues to see growth in higher value crops, organic products, wine grapes and wineries, olives and specialty products such as grass fed beef.”

Urbanization pressures also threaten the conversion of farmland to residential and commercial/industrial uses, reducing the demand for agricultural water supplies. Resource conservation and new irrigation methods (e.g., drip system) also reduce water demand but also reduce the cost of agricultural production.

WATER RESOURCES

WATER MANAGEMENT

Yolo County enjoys a very cooperative and progressive network of water management agencies that formally and informally coordinate efforts and resources to implement key water initiatives to maintain and expand the county’s water resources. The Water Resources Association of Yolo County (“WRA”) is a non-profit, mutual benefit corporation consisting of a consortium of entities to provide a regional forum to coordinate and facilitate solutions to water management issues in Yolo County. These regional efforts benefit both WRA member and non-member agencies. WRA member agencies are listed below.

WRA MEMBER AGENCIES

City/County	Special Districts	Other
City of Davis	DWD	UC Davis
City of West Sacramento	Reclamation District 108	
City of Winters	Reclamation District 2035	
City of Woodland	YCFCWCD	
County of Yolo		

In April 2007, the WRA completed the Yolo County Integrated Regional Water Management Plan with review and input from a WRA Technical Committee and the public. The Integrated Regional Water Management Plan was funded through a \$500,000 planning grant from Proposition 50 (Water Security, Clean Drinking Water, Coastal and Beach Protection Act of 2002) bond funds. The plan opens the door to Proposition 50 implementation grants for key projects, including those listed in the plan’s Action Program, as updated in 2011.

The Integrated Regional Water Management Plan also makes available to LAFCo and local agencies a comprehensive roadmap and data inventory of the countywide water system and its service providers. Specifically, the plan’s “Background Data and Information Appendix” (Appendix A), dated May 2005, contains

⁷ County of Yolo, 2009. *2030 Countywide General Plan*. Woodland, CA: AG-8.

a very thorough and deeply technical overview of the county's water resources and delivery systems, including both surface water and groundwater resources.

SURFACE WATER RESOURCES

As outlined in the Integrated Regional Water Management Plan, there are six principal watersheds in Yolo County that provide natural surface water resources to the county: (1) Sacramento River; (2) Yolo Bypass; (3) Colusa Basin Drain; (4) Cache Creek; (5) Willow Slough; and (6) Putah Creek. (Refer to Exhibit #2 for a map excerpt from the Integrated Regional Water Management Plan's Appendix A.) Water drains from these watersheds and travels through a system of natural and man-made streams, sloughs, canals, and creeks. With regard to geographic location of the three water districts relative to these watersheds, DWD and YZWD are almost entirely located in the Colusa Basin Drain watershed and YCFCWCD spans across most of the other five watersheds. Actual surface water supplies relied upon by DWD,

Tehama-Colusa Canal (Dunnigan)



however, are imported from the Tehama-Colusa Canal through a CVP contract, rather than originating from the Colusa Basin Drain. DWD's annual contractual allocation of CVP water is 19,000 acre-feet per year ("AFY") but fluctuates based on USBR determinations of water availability. The Colusa Basin Drain watershed spans nearly 1,620 square miles across Glenn, Colusa, and Yolo counties. The Drain itself is a man-made channel designed to convey irrigation drainage for discharge into the Sacramento River, collecting storm runoff from 32 ephemeral streams in the watershed.⁸

YCFCWCD's jurisdictional boundaries span across most of the principal watersheds and are relevant to YCFCWCD's groundwater monitoring and replenishment activities. Surface water supplies for YCFCWCD consist of riparian and appropriative water rights to Clear Lake, Indian Valley Reservoir, and Cache Creek within the Cache Creek watershed. YCFCWCD manages both the supply of and demand for water resources in a manner that balances the reliance on surface water and groundwater resources, providing cost savings to customers, maximizing the use of the groundwater basin for storage, reducing subsidence impacts from groundwater over-drafting, and minimizing the loss of water resources and groundwater recharge opportunities from flood spills.⁹ YCFCWCD allocates water from its three sources in order of priority to maximize system efficiencies: (1) runoff from Cache Creek; (2) withdrawals from Clear Lake (if adequate supplies exist); and (3) releases from Indian Valley Reservoir.

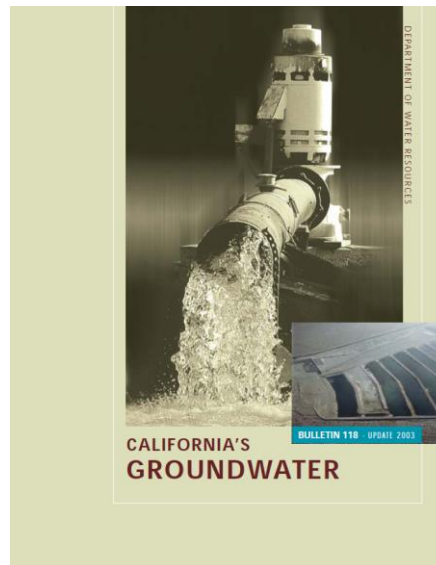
YZWD does not have any rights or access to surface water supplies and therefore provides no water service to its jurisdictional territory. The Tehama-Colusa Canal was originally planned to extend to YZWD but the extension was never implemented. The question today of YZWD access to surface water is a central discussion point of this 2013 MSR-SOI Study, particularly as it relates to YZWD dissolution. Further discussion of this question is provided later in this report, including a review of the 2003 YCFCWCD-YZWD Conjunctive Water Use Feasibility Study ("2003 YCFCWCD-YZWD Study") and recent discussions with YCFCWCD staff regarding the extension of services via China Slough.

⁸ Water Resources Association of Yolo County, April 2007. *Integrated Regional Water Management Plan*. Woodland, CA: 1-12

⁹ YCFCWCD, October 2000. *Water Management Plan*. Woodland, CA: 21

GROUNDWATER RESOURCES

The Integrated Regional Water Management Plan describes six groundwater subbasins that comprise Yolo County's groundwater system. As explained in the plan, these subbasin delineations differ from those defined by California Department of Water Resources ("DWR") Bulletin 118 – Update 2003. DWR Bulletin 118 reports provide for the collection, summary, and evaluation of groundwater data as tools for groundwater management. DWR Bulletin 118 describes the Yolo County region as being entirely contained in the Sacramento Valley Groundwater Basin (Basin 5-21) with four identified subbasins: Capay Valley (Subbasin 5-21.68), Colusa (Subbasin 5-21.52), Yolo (Subbasin 5-21.67), and Solano (Subbasin 5-21.66). While these subbasin definitions are sufficient for DWR data collection and reporting purposes, water management officials and practitioners in Yolo County recognize that the hydrology of the region's groundwater system is better characterized by six defined subbasins. Since hydrology translates into resource availability, these subbasin definitions also better align with the political boundaries of agencies and other stakeholders who rely on and/or manage groundwater resources in the region.

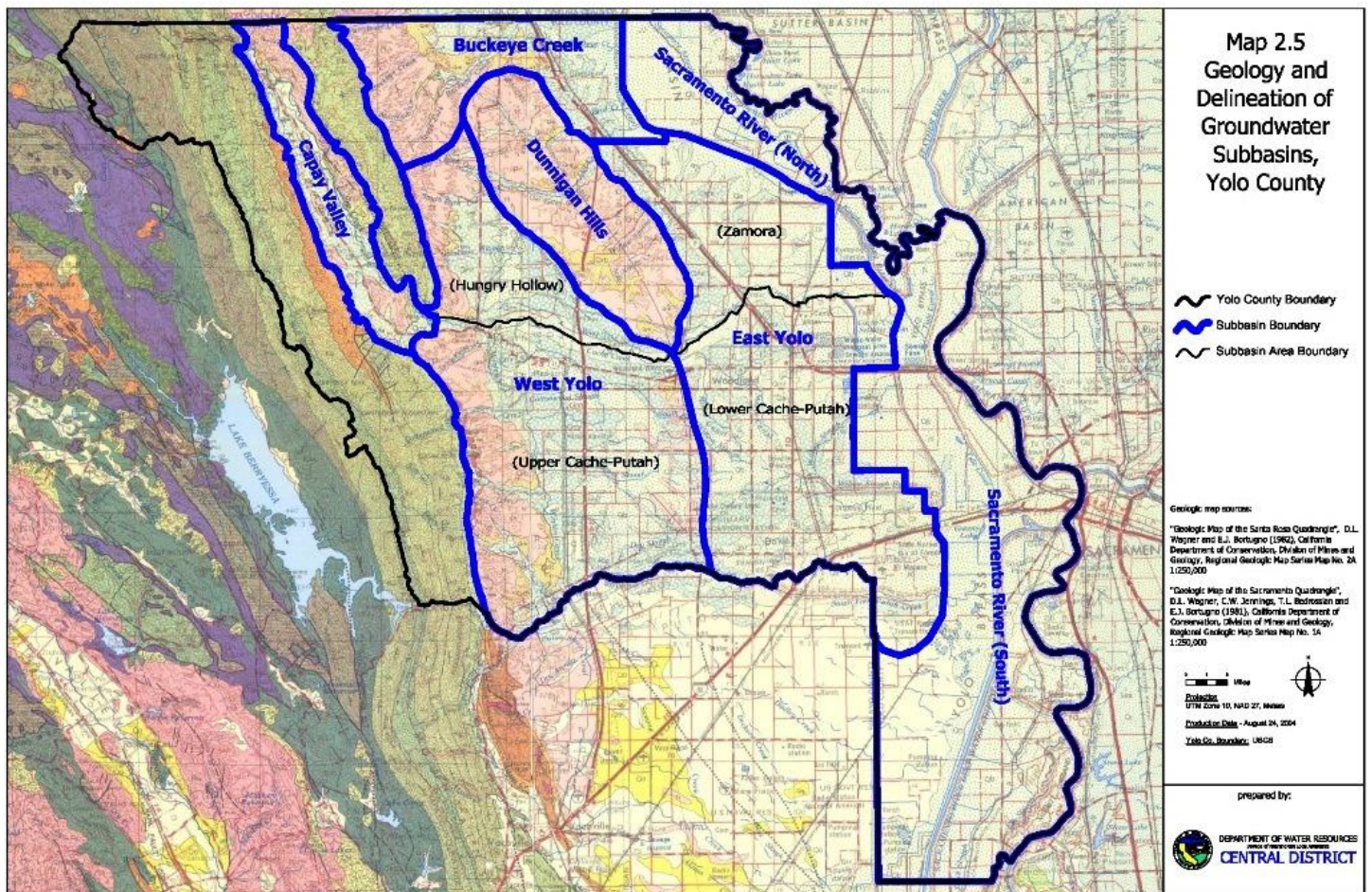


The six subbasins are:

1. Capay Valley
2. Buckeye Creek
3. Dunnigan Hills
4. West Yolo
5. East Yolo
6. Sacramento River

Please refer to the map on the following page (excerpted from the Integrated Regional Water Management Plan) delineating the six subbasins.

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**



Source: *Integrated Regional Water Management Plan, April 2007*

As described in detail in the *Integrated Regional Water Management Plan*, including Appendix A, most of Yolo County's residential population is located in the East Yolo subbasin, predominantly in the Lower Cache Creek Putah area, south of Cache Creek. The cities of Davis and Woodland and UC Davis rely entirely on groundwater from this subbasin for domestic water supply, along with some irrigation needs in UC Davis. YZWD is also primarily located in the East Yolo subbasin. Landowners in YZWD rely entirely on groundwater through overlying rights since no surface water supplies are available. Land subsidence issues in the East Yolo subbasin have been recorded and studied on a regular basis, which also prompted the 2003 YCFWCD-YZWD Study to analyze groundwater in-lieu recharge opportunities through YCFWCD's surface water supplies.

YCFWCD's jurisdictional boundaries overlie the Capay Valley, Dunnigan Hills, West Yolo, East Yolo, and Sacramento River subbasins. YCFWCD has the authority under its enabling legislation to manage groundwater and, while it has appropriative rights to surface water that recharges the subbasin through seepage and other percolation, the District has not asserted its right to groundwater.¹⁰ Similar to YZWD, landowners in YCFWCD have the ability to rely on groundwater for irrigation purposes via private production wells, particularly during water shortage years like 2013. However, in most wet years, YCFWCD's competitive rate structure adequately incentivizes the use of surface water from the Cache Creek system,

¹⁰ WRA, 2007. *Integrated Regional Water Management Plan*. Woodland, CA: Appendix A, A-13.

WATER DISTRICTS COMBINED MSR-SOI STUDY YOLO COUNTY LAFCO

thereby reducing an overreliance on groundwater resources and the potential land subsidence issues that come along with it.

DWD is primarily located in the Buckeye Creek subbasin and also shares YCFCWCD's supply-demand dynamic between surface water and groundwater resources. Landowners in DWD primarily rely on DWD's CVP water from the Tehama-Colusa Canal but can also pump groundwater through overlying rights.

SUPPLY AND DEMAND DYNAMICS

Yolo County's annual water demand is approximately 1 million acre-feet, with approximately 95 percent attributed to agricultural demand.¹¹ Residential uses within incorporated cities rely 100 percent on groundwater. Farmers rely on groundwater for approximately 40 percent of their supply in a normal year, but rely more heavily on groundwater in dry years. UC Davis recently prepared a study in 2012 for the California Energy Commission evaluating the impacts of climate change on Yolo County's agricultural industry ("2012 UC Davis Study"). One of several focal points of the study addressed adaptive water management strategies in the Cache Creek watershed employed by YCFCWCD to address a variety of factors driving water demand and water supplies. YCFCWCD was also consulted in the preparation of this report and provided an explanation of the District's multi-year water allocation and financing approach, intended to create a stabilized framework for water management and delivery to customers.

According to the 2012 UC Davis Study, there has been an overall downward trend in total agricultural land area in Yolo County. Between 1970 and 2008, there was a countywide average of 332,000 acres of total irrigated agricultural area, ranging between a high of 395,000 in 1980 and a low of 280,000 acres in 1982. Even with lower overall agricultural land, the distribution of land by crop types is also an important factor in determining annual water demand. Cropping patterns are determined by a number of market and cost factors. Cropping diversification also raises the topic of irrigation technology. The declining cost of irrigation technology, including drip irrigation, may lead to reduced overall water demand. The potential distribution of that reduction between surface water and groundwater is unclear since the quality and efficiency of groundwater pumps vary from pump to pump. Overall, YCFCWCD understands the variables involved and employs a dynamic water allocation and management structure that seeks to balance the demand between water sources, while accomplishing their broader goals of flood control management, groundwater recharge, and agricultural water sales.

Similar to YCFCWCD's year-to-year fluctuations in surface water supplies (based on water levels in Clear Lake and Indian Valley Reservoir), DWD's annual allocation of CVP water through the Tehama-Colusa Canal fluctuates based on USBR's determination of annual water supply availability. DWD does not normally use its entire CVP allocation on a year-to-year basis, but the possible development of the proposed Dunnigan Specific Plan raises important questions about the Specific Plan's proposed sources of M&I water, which, according to the Draft Specific Plan, would include water from the Tehama-Colusa Canal and new groundwater production wells. The Draft Specific Plan also relies on implementation of a recycled water system to reduce overall demand for water.

The Draft Dunnigan Specific Plan also raises important questions about governance options for a future domestic water system, and how the shift in land uses under the Specific Plan would impact DWD's financial sustainability due to the loss of water sales from agricultural lands taken out of production to make way for residential and commercial development. At this time, there is no clarity around whether DWD would become a wholesale supplier of M&I water to the Specific Plan project, or what governance structure would be established to operate and fund a domestic water system to serve potable and non-potable water to the proposed development. In 2010, USBR also initiated a six-year long CVP Project Cost Allocation Study. Changes to cost allocations to contractors, including DWD, will be an important factor in sustaining the District's current operations and planning for the potential development of the Dunnigan Specific Plan.

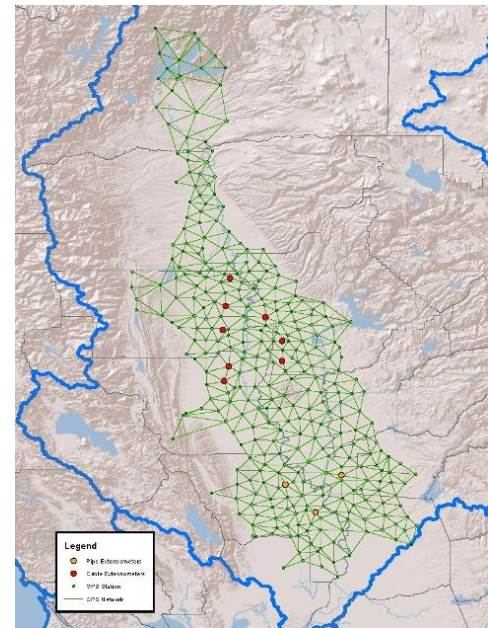
¹¹ UC Davis, July 2012. *Adaptation Strategies for Agricultural Sustainability in Yolo County, California* (prepared for California Energy Commission). Davis, CA: 65.

LAND SUBSIDENCE

Reports in the early 1990s cited subsidence issues in Yolo County ranging from 1 to 4 feet, with the higher end of the range occurring in the Zamora area within YZWD. Since then, a network of federal, state, and local water management agencies have been closely monitoring land subsidence in Yolo County because of its direct relationship to groundwater pumping. In 1999, the Yolo County Subsidence Monitoring Network was established as a multi-agency effort led by the City of Davis and created to establish and maintain an updated subsidence monitoring database. Monitoring was completed by the Network in 1999, 2002, and 2005. Since then, using the Network as a model, DWR and USBR expanded the network to include the greater Sacramento Valley area and portions of Shasta and Folsom Lakes.¹² Monitoring data is now collected through GPS monument points across a broad network. YCFCWCD is an active participant in the monitoring project.

Land subsidence issues in the Zamora portion of YZWD are an ongoing concern given the lack of surface water supplies to reduce the demand pressure on groundwater pumping. With historical subsidence estimates of 4 to 5 feet in the area over the last 50 years¹³, monitoring annual subsidence rates and groundwater levels is an important priority. Recent DWR reports from four Zamora groundwater monitoring wells indicate a slight declining trend in groundwater levels over the last six to seven years, but overall stable water levels over the period of record dating back to 1994. DWR's Zamora extensometer site, however, continues to indicate year-to-year subsidence trends with an approximate average annual negative displacement rate of 0.033 feet per year.¹⁴ (See Exhibit #3 for an e-mail message from DWR staff to YZWD's Board President reporting monitoring activities at the groundwater monitoring wells and Zamora extensometer site.) While annual displacement rates are relatively low, the continuous year-to-year trends with no leveling off create cause for future concern. As such, the potential ability of YCFCWCD to facilitate groundwater in-lieu recharge through a conjunctive use project has been openly discussed by and between YCFCWCD and YZWD for several years.

Sacramento Valley GPS Subsidence Project



DWR

¹² DWR & USBR, 2008. *2008 DWR/USBR Sacramento Valley Subsidence Project Report*. Davis, CA: 1.

¹³ Wood Rogers, Inc., August 2003. *YCFCWCD-YZWD Conjunctive Water Use Feasibility Study – Final Report*. Sacramento, CA: 2.

¹⁴ Department of Water Resources, April 2013. *E-mail message from Christopher L. Bonds, DWR Geology and Ground Water Investigations Section, to Twyla Thompson, YZWD Board President*.

IV. POPULATION & HOUSING

HISTORICAL GROWTH

Yolo County has experienced steady growth in its four incorporated cities, as well as the unincorporated areas of the county. As shown in Table IV-1 and Charts IV-1 and IV-2, the countywide population increase of 22.1 percent between 2000 and 2013 was significant. Individual city growth rates ranged between 10.2 percent (Davis) and 59.6 percent (West Sacramento). The unincorporated areas of the county also experienced significant growth, adding 540 homes and 3,729 persons.

**YOLO COUNTY POPULATION & HOUSING
2000 - 2013**

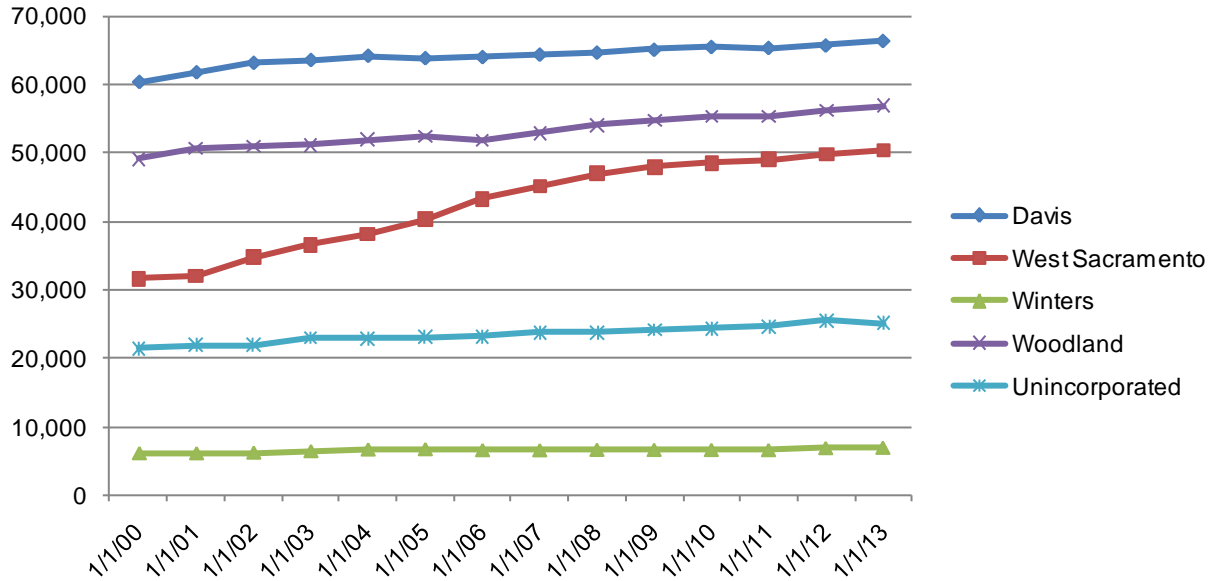
Table IV-1

POPULATION	1/1/00	1/1/05	2000-2005 %Δ	4/1/10	2005-2010 %Δ	1/1/13	2010-2013 %Δ	2000-2013 %Δ
Davis	60,308	63,889	5.9%	65,622	2.7%	66,471	1.3%	10.2%
West Sacramento	31,615	40,289	27.4%	48,744	21.0%	50,460	3.5%	59.6%
Winters	6,125	6,753	10.3%	6,624	-1.9%	6,974	5.3%	13.9%
Woodland	49,155	52,474	6.8%	55,468	5.7%	56,908	2.6%	15.8%
Unincorporated	21,457	23,125	7.8%	24,391	5.5%	25,186	3.3%	17.4%
Total	168,660	186,530	10.6%	200,849	7.7%	205,999	2.6%	22.1%
HOUSING UNITS								
Davis	23,617	25,156	6.5%	25,869	2.8%	25,973	0.4%	10.0%
West Sacramento	12,133	15,438	27.2%	18,681	21.0%	18,979	1.6%	56.4%
Winters	1,954	2,241	14.7%	2,299	2.6%	2,371	3.1%	21.3%
Woodland	17,121	18,418	7.6%	19,806	7.5%	19,964	0.8%	16.6%
Unincorporated	6,762	7,644	13.0%	7,253	-5.1%	7,302	0.7%	8.0%
Total	61,587	68,897	11.9%	73,908	7.3%	74,589	0.9%	21.1%
HOUSING TYPE								
Single Family	38,868	44,494	14.5%	48,579	9.2%	49,056	1.0%	26.2%
Multifamily	19,110	20,847	9.1%	21,812	4.6%	22,006	0.9%	15.2%
Mobilehome	3,609	3,556	-1.5%	3,517	-1.1%	3,527	0.3%	-2.3%
Total	61,587	68,897	11.9%	73,908	7.3%	74,589	0.9%	21.1%

Source: California Department of Finance

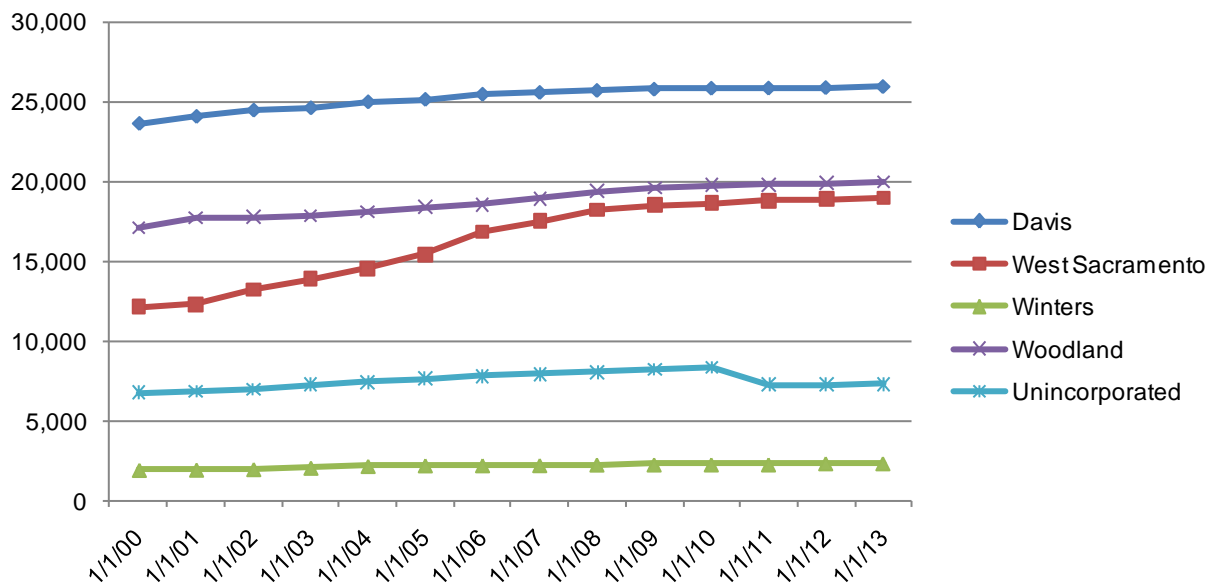
Yolo County Population Estimates
2000 - 2013

Chart IV-1



Yolo County Housing Unit Estimates
2000 - 2013

Chart IV-2



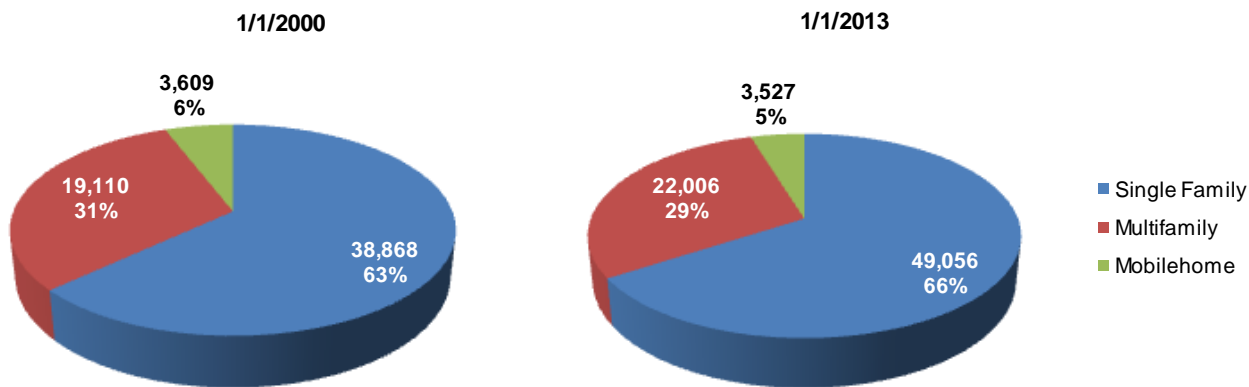
Source: California Department of Finance

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As shown in Chart IV-3, the distribution of housing types among single family, multifamily, and mobilehome dwelling units throughout the county has remained relatively constant, with a slight preference toward single family homes.

**Housing Distribution by Type
2000 - 2013**

Chart IV-3



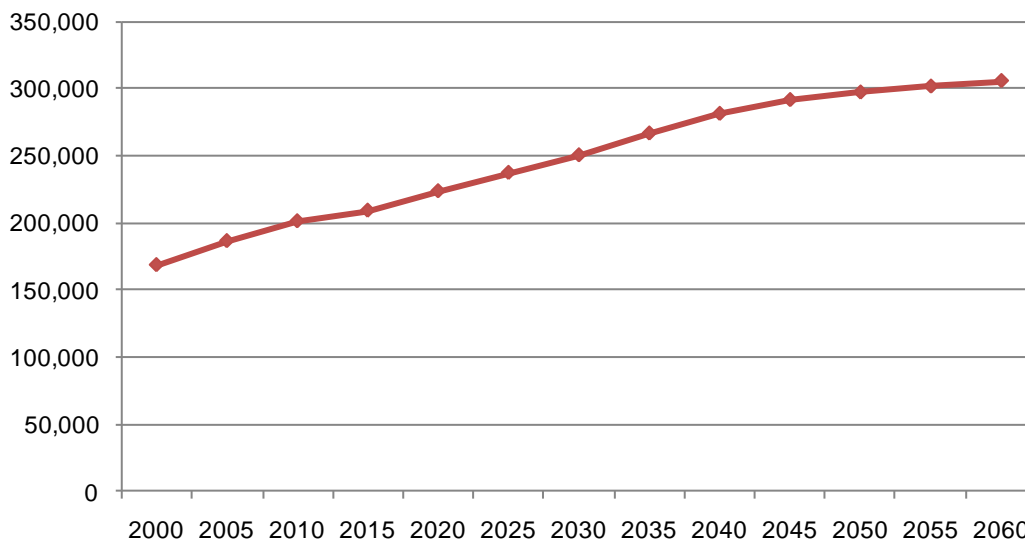
Source: California Department of Finance

PROJECTED GROWTH

The California Department of Finance (“DOF”) projects population growth of 24.4 percent in Yolo County between 2010 and 2030, and 51.1 percent between 2010 and 2060. See Chart IV-4 for historical and projected growth. By 2030, DOF projects Yolo County population to reach over 250,000.

**Yolo County Population: Historical and Projected Growth
2000 - 2060**

Chart IV-4



Source: California Department of Finance

While this 2013 MSR-SOI Study does not need to contemplate demographic projections beyond 2030, in accordance with LAFCo's MSR-SOI Guidelines, projections through 2060 were included for context and discussion purposes. Historical household size at the county level has averaged 2.75 between 2000 and 2013. Assuming that household size holds into the future, DOF's population projections translate into almost 17,000 new housing units in the county between 2010 and 2030, and another 20,000 units between 2030 and 2060. The Dunnigan Specific Plan has a 20- to 30-year build-out horizon. About half of the 17,000 new housing units by 2030 could be attributed to Dunnigan, if the specific plan approval process moves forward in the next year or so.

According to the 2030 Countywide General Plan, remaining population and housing growth in unincorporated County territory through 2030 would be mostly spread across the towns of Esparto, Knights Landing, Madison, and other areas outside of the existing incorporated cities.¹⁵ The remainder of countywide growth would occur in the cities of Davis, West Sacramento, Winters, and Woodland.

FUTURE WATER DEMAND

The collaborative interagency water resource management efforts taking place through the WRA are timely given the significant amount of future population and housing growth that Yolo County is projected to experience over the next 20 years. Conjunctive use programs to balance the demand on surface water and groundwater resources are critical. YCFCWCD has been proactive in these efforts, and has also been responsive to requests to study conjunctive use opportunities in outlying areas like Yolo and Zamora. DWD has also become active in groundwater monitoring and management efforts, as described more in the following chapter of this report. DWD secured state grant funding in 2005 to conduct groundwater investigation activities and additional grant funding in 2007 to install two monitoring wells near the District's headquarters office and along Buckeye Creek. The timing of these grant-funded activities is critical as the District makes efforts to gather better and more accurate information and data about water resource management issues as they relate to the proposed Dunnigan Specific Plan.

¹⁵ County of Yolo, 2009. *2030 Countywide General Plan*. Woodland, CA: LU-21.

V. AGENCY PROFILES

The following provides a comprehensive profile of each water district, including:

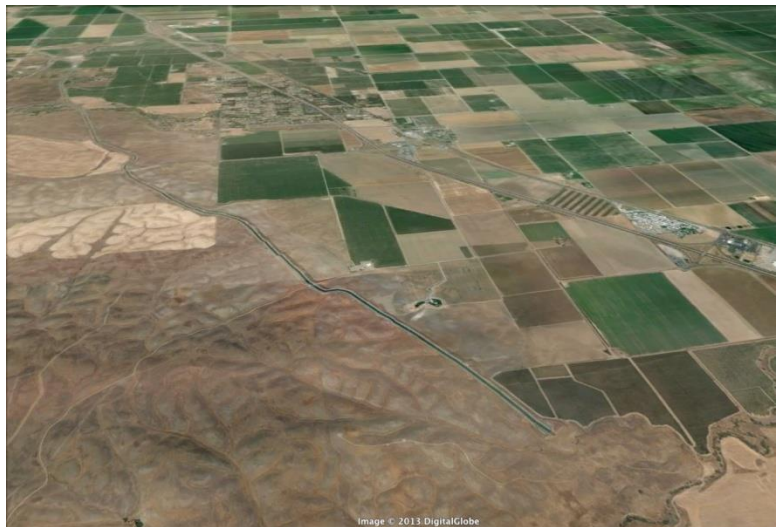
- Principal act and powers
- History and boundaries
- Governance structure and staffing
- Facilities and operations
- Rate structures and finances
- Near-term and long-term outlook

DUNNIGAN WATER DISTRICT

GENERAL DESCRIPTION

DWD is an independent special district formed in 1956 by landowners in the Dunnigan area to access CVP water through the proposed Tehama-Colusa Canal. However, 28 more years passed before delivery of water began in 1983. DWD's initial contract with USBR for CVP water was executed in 1963. The last segment of the Tehama-Colusa Canal, Reach 8, was completed in 1980. The DWD distribution system connecting the Tehama-Colusa Canal to DWD lands through an underground pipeline system was completed in 1981. The 1963 CVP contract expired in 1995. DWD contract renewals with USBR since then have maintained the original 19,000 acre-feet per year CVP allocation.

Tehama-Colusa Canal and Dunnigan



Groundwater resources are important in the DWD service area during drought conditions, or when CVP allocations from the Tehama-Colusa Canal drop below 80 percent (15,200 AFY) of the 19,000 AFY contractual allocation. DWD implements a customer allocation system in shortage years that seeks to provide an equitable distribution to landowners while continuing to encourage the prioritization of surface water use over groundwater, and implementation of conservation-oriented irrigation technologies to reduce overall demand.

DWD prepared a Groundwater Management Plan in 2005 through grant funding from DWR's AB 303 Local Groundwater Management Assistance Program and installed two monitoring wells near the District's headquarters office and along Buckeye Creek. The groundwater management planning effort was intended to promote a more proactive conjunctive use program through a better understanding of the groundwater aquifer system, better monitoring data, and groundwater sustainability projections based on different urban development scenarios. The planning process included a hydrogeologic characterization analysis that confirmed landowner suspicions of a discontinuous aquifer system, particularly west of the I-5 Freeway, which

makes the location of new wells very difficult. Landowners described the system as “hit or miss,” according to the Groundwater Management Plan.¹⁶ This is an important analysis when contemplating the potential future demand generated by adding 8,100+ new housing units to DWD’s service area, all of which would be located west of the I-5 Freeway. The plan indicated that “modest overdraft conditions” would occur in the groundwater system unless appropriate mitigation measures are taken.

Groundwater availability is particularly important considering a recent court ruling involving an “area-of-origin” case filed against USBR. The plaintiff, the Tehama-Colusa Canal Authority (“Canal Authority”), of which DWD is a member agency, filed suit against USBR and other defendants asking the U.S. District Court for the Eastern District of California to provide injunctive and declaratory relief (*Tehama-Colusa Canal Authority v. Department of the Interior*, 9th Cir., No. 11-17119). The issue involves an argument of “priority right” for CVP allocations under the area of origin law (California Water Code §§11460-11465) and the Central Valley Project Improvement Act that guarantee full allocations to “area of origin” CVP contractors with priority over end users outside of the watershed. The court ruled in favor of the defendant for several reasons, including: the shortage provision in the CVP contracts allow the bureau to reduce allocations; water in the irrigation canal is from stored CVP facilities and not natural flows protected by the area of origin law; and the water users never applied to the state board for area of origin permits.¹⁷ The Canal Authority is awaiting a decision on their appeal filed in 2011 after the ruling was made by the U.S. District Court in summer 2011.

The outcome of this decision is significant because, according to the Canal Authority, “in ten of the past thirty-three years, water has been exported outside of the area of origin prior to [Canal Authority] CVP contractors receiving full contract allocations. Most recently, in 2008 and 2009, [Canal Authority] contractors received only 40 percent of the water under their contracts, despite USBR exporting water to areas outside of the watershed of origin.”¹⁸ This is a timely and critical discussion topic for DWD and the County today, because it impacts DWD’s current agricultural water operations, and the future availability of reliable M&I water sources for the proposed Dunnigan Specific Plan project.

AGENCY SNAPSHOT

General Info	
District Type	California Water District
Principal Act	California Water Code §§34000 et seq.
Formation History	1956 – Formed by landowners to contract with USBR for delivery of CVP water. Executed contract with USBR in 1963.
Services	Irrigation for primarily agricultural uses with limited distribution for landscaping and habitat land management. No domestic water.
Service Area	
General Location	Located in the northeast section of the county, near the Yolo-Colusa county boundary. Jurisdictional boundaries generally follow the I-5 Freeway, just east of the Tehama-Colusa Canal.
Size	Jurisdictional boundaries contain 15.69 square miles or 10,039 acres of territory. Total service area is 10,613 acres with 7,500 irrigated acres (per 2011 Water Management Plan).

¹⁶ DWD, October 2005. *Groundwater Management Plan*. Dunnigan, CA: 2.

¹⁷ Bloomberg BNA, March 2013, <<http://www.bna.com/legal-battles-california-n17179872776/>>.

¹⁸ Tehama-Colusa Canal Authority, 2011. *Tehama-Colusa Canal Authority Area of Origin Claim: Frequently Asked Questions*. Willows, CA: 2.

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Customers	120 farms (per 2011 Water Management Plan)	
Land Uses	Primarily agricultural; limited residential and commercial.	
Population*	378	
Housing Units*	127	
Water Supplies		
Surface Water	Tehama-Colusa Canal – CVP contractual allocation of 19,000 AFY. CVP water delivery began 1983 upon completion of Tehama-Colusa Canal Reach 8 in 1980 and completion of the DWD distribution system in 1981. USBR contract renewals have maintained 19,000 AFY. Current contract #: 14-06-200-399A-LTR1. USBR announces allocation (“Water Made Available”) by February 20 of each year. DWD provides USBR monthly delivery schedule for the year by March 1. By April 1, landowners submit applications for seasonal estimates based on cropping patterns. If demand exceeds supply, or if CVP allocation is 80% (15,200 AFY) or lower, water allocation system is implemented to provide equitable distribution. Landowners may transfer or decline their allocation for benefit of the District water pool. DWD also accepts limited interagency water transfers to address supply shortages in drought years.	
Groundwater Subbasin(s)	Buckeye Creek subbasin. DWD does not deliver or sell groundwater. Roughly 4,000 AFY is used by DWD landowners.	
Facilities		
<i>Distribution</i>	Contract executed between DWD and USBR in 1975 to construct a buried pipeline distribution system for \$6.82 million. DWD makes debt obligation payments to USBR on a portion of the original cost in semi-annual installments of \$85,218. Title to the distribution system remains with USBR, even upon full repayment of the obligation. DWD operates the distribution system conveying CVP water from three gravity flow turnouts on the Tehama-Colusa Canal to DWD lands covering 80 percent of DWD’s acreage. Pipeline is 26 miles (137,280 linear feet) with diameters ranging from 4 to 60 inches. Water meters measure water deliveries to farms. Down-gradient deliveries made by gravity flow. Up-gradient deliveries made via a canal-side pumping plant. Owns two groundwater monitoring wells installed using a grant through DWR’s AB 303 Local Groundwater Assistance Program. Wells are located at DWD office and along Buckeye Creek.	
<i>Storage</i>	No storage facilities. Completely piped distribution system.	
Financial Info		
FY 2012-13 Budget (not actuals)	Revenues:	\$ 1,267,192
	Operating Expenditures:	(1,239,700)
	Capital Expenditures:	<u>(26,000)</u>
	Net Income:	\$ 1,492
FY 2012-13 Revenue & Cost Drivers	<u>Operating Revenues</u>	<u>Operating Expenses</u>
	Water Sales (72%)	Water Expenses (65%)
	Assessment (25%)	Depreciation & Amortization (15%)
	Grants (2%)	Salaries/Benefits (12%)
	Interest/Misc (1%)	Other Admin & Operations (8%)

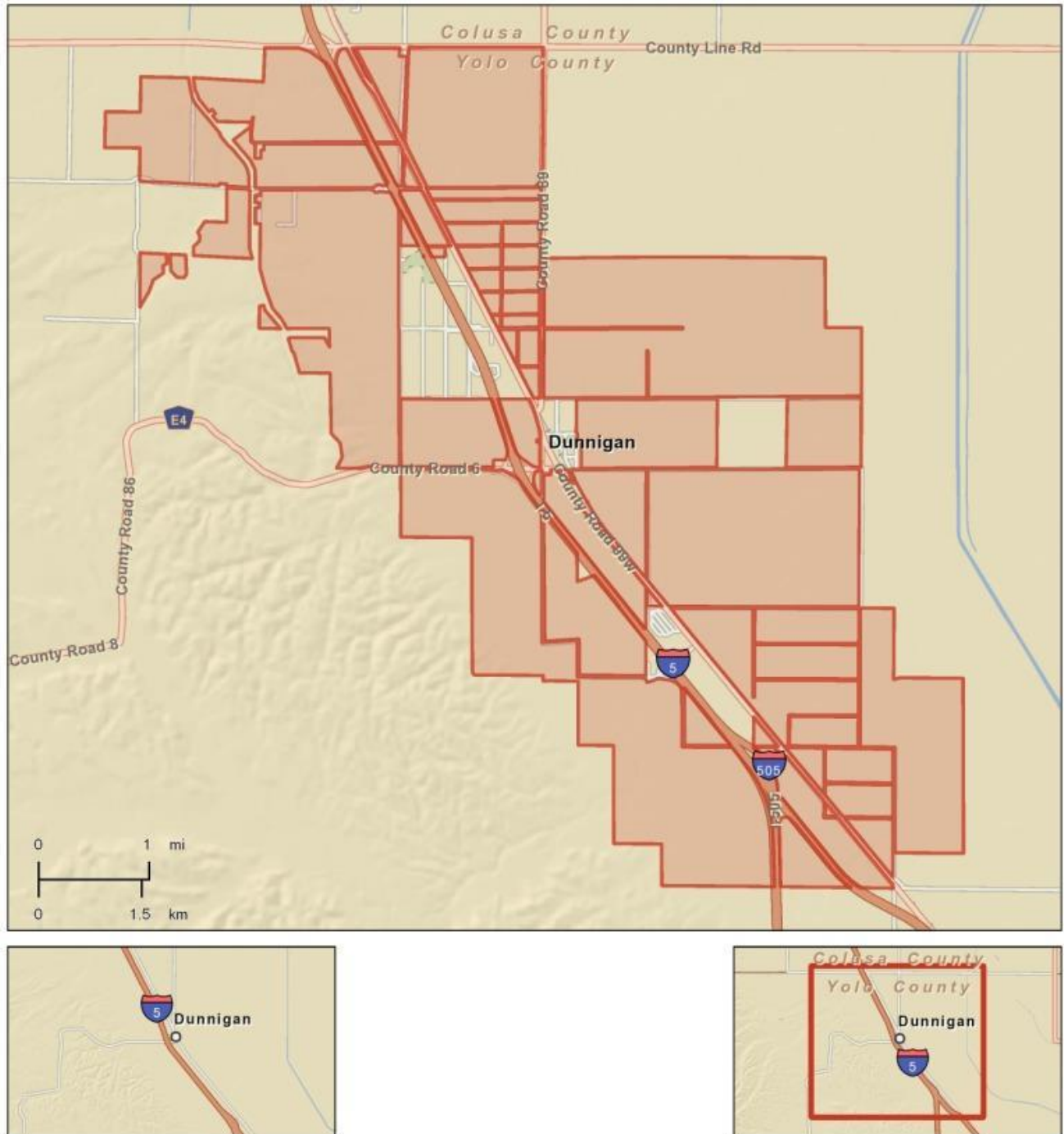
Governance & Management													
Governance Structure	<p>Five-member Board of Directors elected at large through landowner voter elections. Current Board membership and terms:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;"><u>Name</u></th> <th style="text-align: left;"><u>Term Expires</u></th> </tr> </thead> <tbody> <tr> <td>Gary Schaad</td> <td>12/01/2013</td> </tr> <tr> <td>Jonnalee Henderson</td> <td>12/01/2015</td> </tr> <tr> <td>Cynthia Peterson</td> <td>12/01/2015</td> </tr> <tr> <td>George Burger</td> <td>12/01/2013</td> </tr> <tr> <td>Blair Voelz</td> <td>12/01/2015</td> </tr> </tbody> </table>	<u>Name</u>	<u>Term Expires</u>	Gary Schaad	12/01/2013	Jonnalee Henderson	12/01/2015	Cynthia Peterson	12/01/2015	George Burger	12/01/2013	Blair Voelz	12/01/2015
<u>Name</u>	<u>Term Expires</u>												
Gary Schaad	12/01/2013												
Jonnalee Henderson	12/01/2015												
Cynthia Peterson	12/01/2015												
George Burger	12/01/2013												
Blair Voelz	12/01/2015												
Management	General Manager/District Secretary: Donita Hendrix												
Other	Member agency of Tehama-Colusa Canal Authority), a Joint Powers Authority of the 17 CVP water contractors. Member agency of WRA.												

* Population and Housing Estimate Source: ESRI Business Analyst Online – 2010 Census

**WATER DISTRICTS COMBINED MSR-SOI STUDY
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AGENCY BOUNDARIES

Map V-1



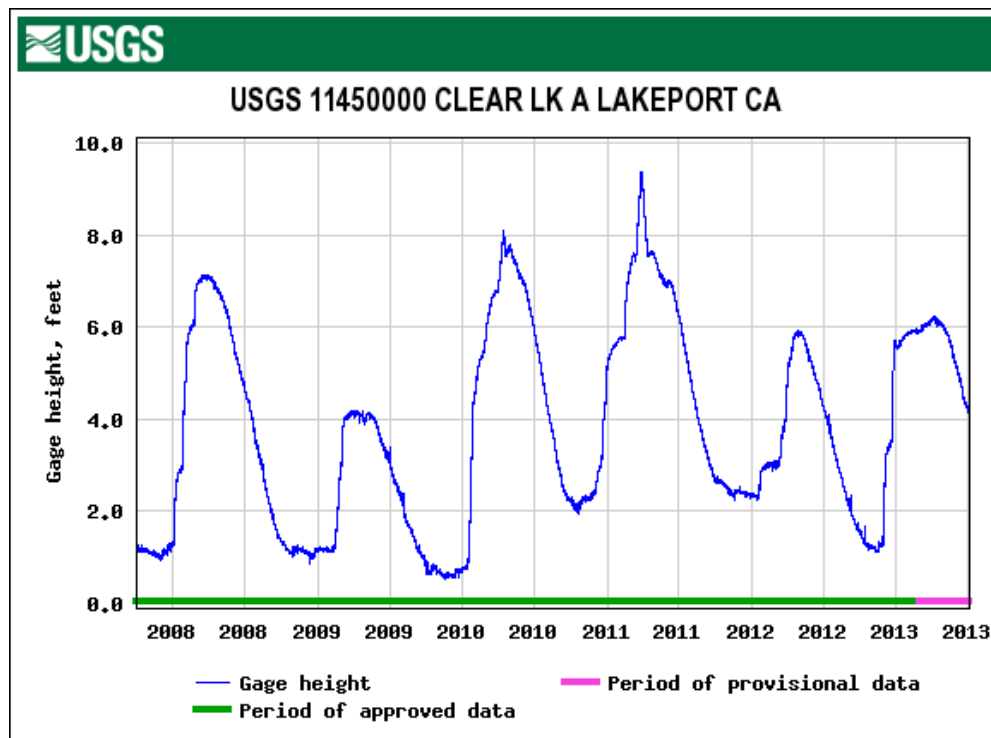
YOLO COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT

GENERAL DESCRIPTION

In response to a request by the Yolo County Board of Supervisors, the State Legislature created YFCWCD as an independent special district in 1951 through General Law 9307, Statutes of 1951, Chapter 1647. The District was formed to fill a major regional gap in securing and delivering water resources for Yolo County to support its rich agricultural base and protect its environmental, economic, and local water resources. In 1967, District voters authorized a \$2.1 million revenue bond to acquire the Clear Lake Water Company and operate the enterprise, including management of Clear Lake, to which the District purchased water rights having a priority of 1912. Clear Lake provided an active storage of 320,000 acre-feet natural flow on Cache Creek that is a critical irrigation delivery system for Yolo County's agricultural base.

Today, allowable releases from Clear Lake by YFCWCD are regulated by the Solano Decree (1978, revised 1995), one of two court decrees governing the operation of the Cache Creek Dam, and are based on water levels measured by the "Rumsey Gage."¹⁹ The Solano Decree regulates summer water levels and establishes allowable releases for the year based on the spring water level. If the gage level is at or above 7.56 feet Rumsey on May 1, up to 150,000 acre-feet of water may be released. Conversely, if the gage level does not reach above 3.22 feet Rumsey on May 1, no water may be released that year. Gage levels between those extremes result in an appropriate allowable release. Due to limited rainfall at the beginning of 2013, the Clear Lake water level is unseasonably low this year, albeit not as low as in 2009. See Chart V-1.

Chart V-1

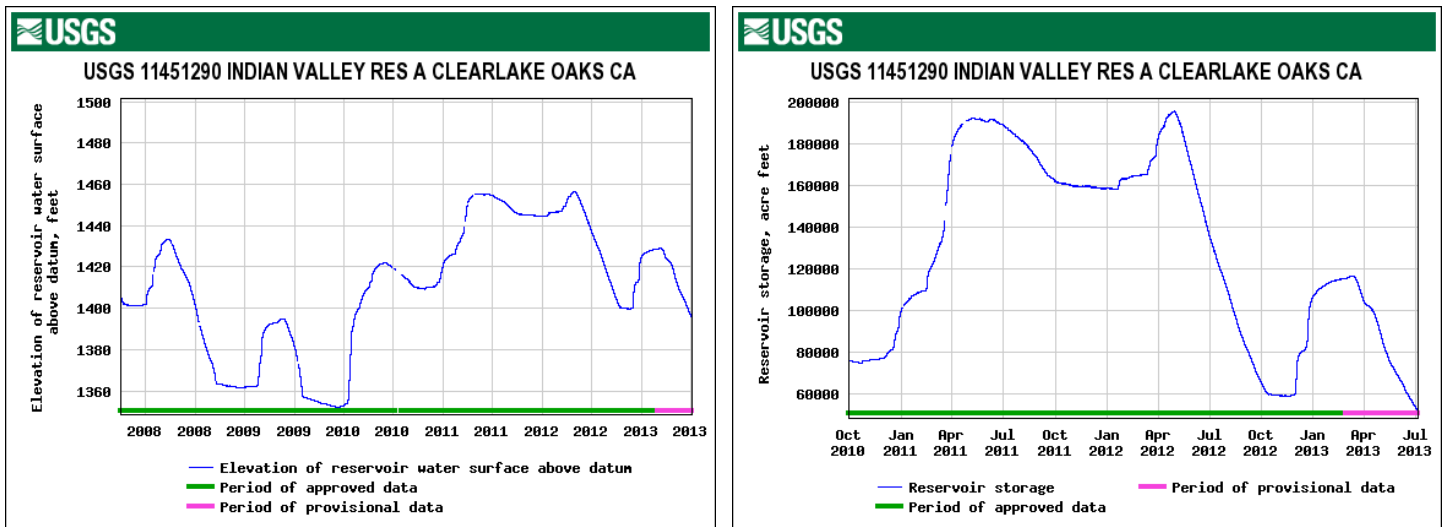


¹⁹ County of Lake, May 2009, *History of Clear Lake*,
<http://www.co.lake.ca.us/Government/Directory/Water_Resources/Clear_Lake_Information/History_of_Clear_Lake.htm>.

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Chart V-1 provides the U.S. Geological Survey’s (“USGS”) historical gage heights for Clear Lake. A recent March 2013 article in the Daily Democrat (Woodland, CA) references Clear Lake being at half capacity (82,924 acre-feet) and Indian Valley Reservoir at approximately one-third capacity (115,900 acre-feet).²⁰ The USGS water level and capacity measurements for Indian Valley Reservoir are shown below in Chart V-2. In the article, YCFCWCD General Manager Tim O’Halloran is quoted in the article explaining that the reduced supply, combined with the cost to purchase a supply, will lead farmers to change their cropping patterns this year, and that Yolo County’s groundwater is a viable source of irrigation water.

Chart V-2

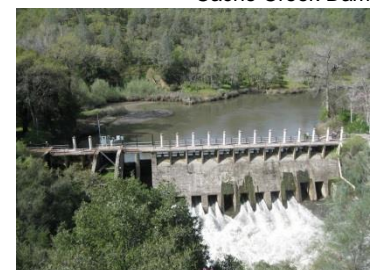


Much like DWD, YCFCWCD relies on a customer allocation system in shortage years that seeks to provide an equitable distribution to landowners while continuing to encourage the prioritization of surface water use over groundwater, and implementation of conservation-oriented irrigation technologies to reduce overall demand. According to District staff, YCFCWCD employs a tiered rate structure across a three-year period to charge market-reasonable rates while adjusting for water availability and promoting financial stability for the District. In an effort to prevent over-drafting of groundwater resources, YCFCWCD has been a proactive leader regionally in groundwater management studies, best practices, and monitoring. Conjunctive use initiatives seek to maintain the sustainability of the aquifer system, particularly in shortage years like 2013. This is important in the historical context of the construction of Indian Valley Reservoir, which the Integrated Regional Water Management Plan references DWR’s 1987 characterization of the reservoir as a factor in the large recovery of groundwater levels in Yolo County. YCFCWCD’s infrastructure has played a major role in shaping Yolo County’s balanced utilization of surface water and groundwater to support its regional agricultural economy.

Hydroelectric Power Generation

YCFCWCD allowed the Indian Valley Hydroelectric Partnership to construct the Indian Valley Dam Hydroelectric Project in 1983 (ultimately acquired by YCFCWCD in 1999) and constructed the Cache Creek Dam Hydroelectric Project in 1986. The District holds State Water Resources Control Board (“SWRCB”) water rights that allow it to utilize water from Clear Lake and Indian Valley dams for hydroelectric power generation. YCFCWCD’s

Cache Creek Dam



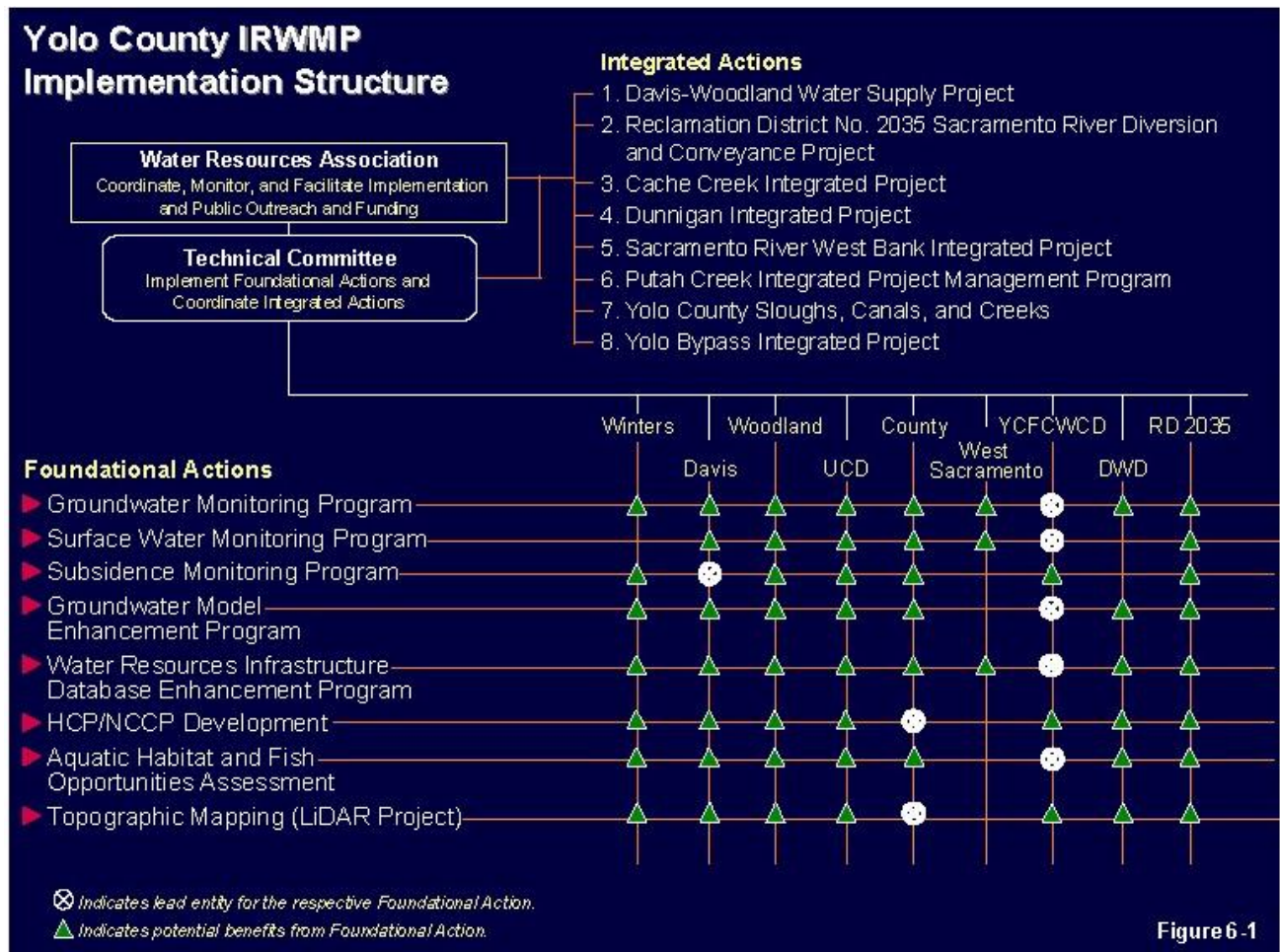
²⁰ Elizabeth Kalfsbeek, March 2013. “Less Water Means Less Rice for Yolo County Farmers this Year.” Woodland, CA: <http://www.dailydemocrat.com/news/ci_22796579/less-water-means-less-rice-yolo-county-farmers>.

hydroelectric power generation facilities at Indian Valley Dam and Cache Creek Dam provide cogeneration for Pacific Gas & Electric (“PG&E”) purchases. In fiscal year 2011-12, PG&E paid YCFCWCD \$233,736 for 4,368,221 kilowatt-hours (kWh) of hydroelectric power production. While revenues fluctuate from year-to-year, hydroelectric energy sales generally provide a significant portion of YCFCWCD’s annual operating revenues.

Coordination with WRA

Just as YCFCWCD was formed 62 years ago to fill a regional gap, the District continues to fill gaps in a number of areas of water resource management, environmental stewardship, and flood management. Chart V-3 below is excerpted from the Integrated Regional Water Management Plan and shows the role YCFCWCD plays regionally in implementing the plan, including: Groundwater Monitoring Program; Surface Water Monitoring Program; Groundwater Model Enhancement Program; Water Resources Infrastructure Database Enhancement Program; and Aquatic Habitat and Fish Opportunities Assessment. Where YCFCWCD is not the lead agency, the District is actively involved as a member agency and participant, as has been discussed with respect to the Subsidence Monitoring Program.

Chart V-3



**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

Flood Control Management

In addition to Integrated Regional Water Management Plan implementation projects listed above, YFCWCD has recognized that there is a regional need to address flood control management issues both inside and outside of the District. YFCWCD has taken a leadership role in a jointly funded effort with the County of Yolo and City of Woodland to develop new regional flood control management policies and implement early projects, including the Lower Cache Creek Settling Basin. The floodSAFE Yolo Pilot Program is integrated into the Integrated Regional Water Management Plan and the floodSAFE California program. A key strategic element for the pilot program will be to develop a sustainable funding mechanism for flood control management that allows the collaborative partnerships to continue forward following the end of the two-year pilot program. If successful, the pilot program could be expanded countywide.

1983 Flood – Lower Cache Creek



AGENCY SNAPSHOT

General Info	
District Type	Special Act – Flood Control and Water Conservation District (Independent Special District)
Principal Act	California General Law 9307, Statutes of 1951, Chapter 1647
Formation History	1951 – Formed by the State Legislature in response to the request of the Yolo County Board of Supervisors.
Services	Flood control; dam operation; canal and slough maintenance; agricultural and wholesale M&I water; recreation; hydroelectric power generation and sale.
<i>Authorized Services</i>	<ul style="list-style-type: none"> • Construct, maintain, repair and operate levees, canals, reservoirs, and drains • Provide for the control and disposition of storm and flood waters; • Levy and collect a groundwater charge for the production of water from the groundwater supplies on lands within the District; • Acquire the rights to store water in any reservoirs or to carry water through any canal, ditch, or conduit not owned or controlled by the District; • Make available water that is surplus to the needs of the lands and inhabitants within the District for beneficial use inside Yolo County; • Establish and fix the boundaries of zones of benefit; • Enter into contracts for: (1) loans to finance planning, acquisition, construction, operation, or maintenance of projects and lands, easements, and right-of-ways; and (2) grants for recreational or fish and wildlife enhancement benefits projects.

Service Area	
General Location	Encompasses almost one-third of the southwestern section of Yolo County, including the cities of Davis, Winters, and most of Woodland, and UC Davis.
Size	Jurisdictional boundaries contain approximately 324.3 square miles or 207,525 acres of territory. Service territory is estimated to be closer to 204,180 acres, including the recent 2012 annexation of 8,400 acres in the areas commonly referred to as “Hungry Hollow,” “I-505,” “Knight Ranch,” “China Slough,” “Rominger,” and “CSY Winters Inc.”
Customers	158 agricultural accounts in Yolo County (based on 2013 water allocation balance from District web site).
Land Uses	Agricultural; suburban residential (unincorporated communities); and urban (cities and UC Davis).
Population*	145,574
Housing Units*	53,661
Water Supplies	
Surface Water	Through riparian rights and pre-1914 and post-1914 water rights, surface water supplies originate from Cache Creek, Clear Lake, and Indian Valley Reservoir. 450,000 acre-feet of storage is available in Clear Lake and Indian Valley Reservoir when at full capacity. Indian Valley Reservoir provides for carryover storage, though Clear Lake does not. Delivery has traditionally been based on demand each year upon request of farmers. To create better predictability for both the District and customers, a more consistent allocation system has begun to be implemented, particularly during times of water shortages, like the current 2013 year. During major shortages, landowners rely more heavily on groundwater supplies through private production wells than normal years.
Groundwater Subbasin(s)	Capay Valley, Dunnigan Hills, West Yolo, East Yolo, and Sacramento River subbasins. YCFCWCD does not deliver or sell groundwater to agricultural or M&I customers. Landowners have overlying rights to access groundwater through private production wells. YCFCWCD plays a lead role in groundwater quality and well water level monitoring.
Facilities	
<i>Distribution</i>	Distribution system includes more than 175 miles of irrigation and drainage facilities, most of which consist of earthen or unlined channels. Major facilities managed by YCFCWCD include three dams, two hydroelectric plants, two reservoirs, and a network of mostly earthen canals and laterals. Originally built in 1914, Capay Diversion Dam was modernized in 1994 with the addition of an inflatable dam above the original concrete dam. The new dam, billed at that time as the “longest single bladder dam in the world,” can be raised or lowered in 30 minutes to divert water from Cache Creek into two main YCFCWCD distribution canals, the Winters Canal and West Adams Canal.
<i>Storage</i>	Clear Lake (150,000 acre-feet allocation when full) and Indian Reservoir Dam (300,000 acre-feet allocation when full).

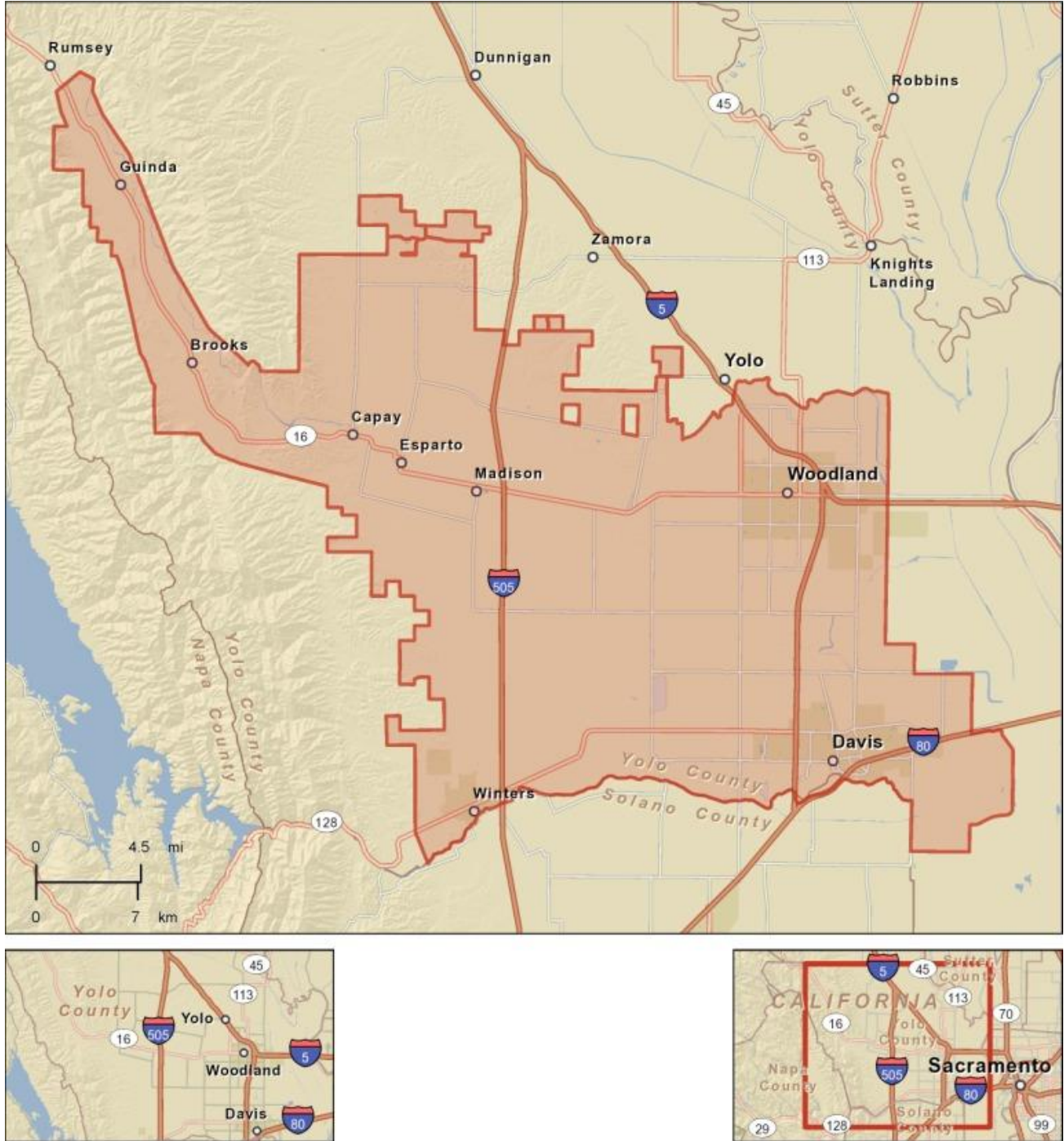
**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

Financial Info		
FY 2012-13 Budget (not actuals)	Revenues:	\$ 5,453,948
	Operating Expenditures:	(5,307,979)
	Other Expenditures:	<u>(140,292)</u>
	Net Income:	\$ 5,677
FY 2012-13 Revenue & Cost Drivers	<u>Operating Revenues</u> Water – Agric. Measured (57%) Gen. Fund Property Taxes (16%) FEMA Revenue (11%) Grant Revenue (6%) Water – Non-AG (4%)	<u>Operating Expenses</u> Salaries/Benefits (22%) T&D Operations & Maint (18%) Depreciation/Amortization (16%) Ground Water Replenishment (13%) Pumping (11%) Other Admin/General (11%) General Plant/Facilities Maintenance (9%) Expense Credits (-18%)** **Represents a negative expense in the budget
<p><i>Note: FY 2013-14 Budget (adopted 5-7-13) contains a planned shortfall of \$0.79 million. Shortfall is offset by an FY 2012-13 gain of \$1.06 million (not shown above because audited financial statement not yet available). Changes in year-to-year budgets are mostly due to differences in water availability and timing of the irrigation season relative to the start of the fiscal year. District maintains an average of \$6 million in operating reserves from year-to-year and financially plans across three years to ensure balanced and sustainable District financial operations.</i></p>		
Governance & Staffing		
Governance Structure	Five-member Board of Directors appointed by the County Board of Supervisors (one per supervisorial district). Current Board membership and terms:	
	<u>Name</u>	<u>Term Expires</u>
	Erik Vink (Chair)	12/15/2016
	Ron Tadlock (Vice Chair)	12/15/2014
	Ann Brice	12/15/2013
	Jim Mayer	12/15/2015
	Bruce Rominger	12/15/2015
Management	General Manager (GM):	Tim O'Halloran
	Assistant GM – Admin:	Christy Barton
	Assistant GM – Resources:	Max Stevenson
Other	Member agency of WRA. Lead agency in numerous regional water and flood management efforts, including the recent floodSAFE Yolo Pilot Program.	

* Population and Housing Estimate Source: ESRI Business Analyst Online – 2010 Census

AGENCY BOUNDARIES

Map V-2



YOLO-ZAMORA WATER DISTRICT

GENERAL DESCRIPTION

Yolo-Zamora

YZWD is an independent special district formed in 1955 by landowners in the Yolo and Zamora agricultural areas to access CVP water through the proposed Tehama-Colusa Canal. However, the Tehama-Colusa Canal's last and final Reach 8 was terminated at Bird Creek. DWD is the southernmost CVP contractor and water agency with access to CVP water via the Tehama-Colusa Canal. In the absence of surface water, groundwater has been the only water supply available to irrigate approximately 20,000 acres of agricultural land. As such, significant groundwater pumping by farmers through private production wells has led to land subsidence issues throughout the area. While areas south to Davis and east to Knights Landing have also experienced subsidence, they have not been measured as high as five feet or more, as they have in the Zamora area.



In response to subsidence issues and the general desire of some landowners to have access to a secured supply of surface water, YCFCWCD and YZWD have been in active discussions about the possible expansion of YCFCWCD's SOI and jurisdictional boundaries to include some or all of YZWD. Similar discussions have occurred between DWD and YZWD, but not to the same extent. These discussions have occurred over a number of years, as is reflected in the 2005 MSR-SOI Study and the 10-year and 20-year SOIs adopted by the Commission at that time. Since then, YZWD Board President Twyla Thompson has indicated YZWD support for dissolution of the District over the course of the next year, if appropriate measures are put into place to ensure that ongoing forums exist for YZWD landowners to pursue opportunities to gain future access to surface water supplies. Any such opportunity will, of course, come attached with reasonable costs to extend infrastructure and receive services, whether from DWD or YCFCWCD, or both.

YCFCWCD conjunctive use opportunities were analyzed under a 2003 YCFCWCD-YZWD Conjunctive Water Use Study prepared by YCFCWCD with input from a WRA Project Advisory Group. While the study concluded that the costs of extending infrastructure from YCFCWCD to YZWD were financially infeasible, there may be opportunities to extend services to some, but not all, landowners in YZWD, including those along or near China Slough. This is evidenced in the December 2012 reorganization of YZWD and YCFCWCD boundaries to detach several properties along China Slough from YZWD and annex them to YCFCWCD. Annexation was landowner-driven and was limited to those properties already in YCFCWCD's SOI. Additional territory along the full reach of China Slough is proposed for inclusion in YCFCWCD's 2013 SOI. This territory should be reviewed for possible annexation to YCFCWCD in the future through new discussions with affected property owners.

With respect to landowners in the northern portions of YZWD, while construction of an underground transmission pipeline from the Tehama-Colusa Canal to YZWD is cost-prohibitive, other alternatives may exist via Bird Creek. However, the overall capacity of DWD's water supply must be closely evaluated given the ongoing uncertainties of future capacity in DWD's surface water and groundwater systems to serve the potential development of the Dunnigan Specific Plan.

AGENCY SNAPSHOT

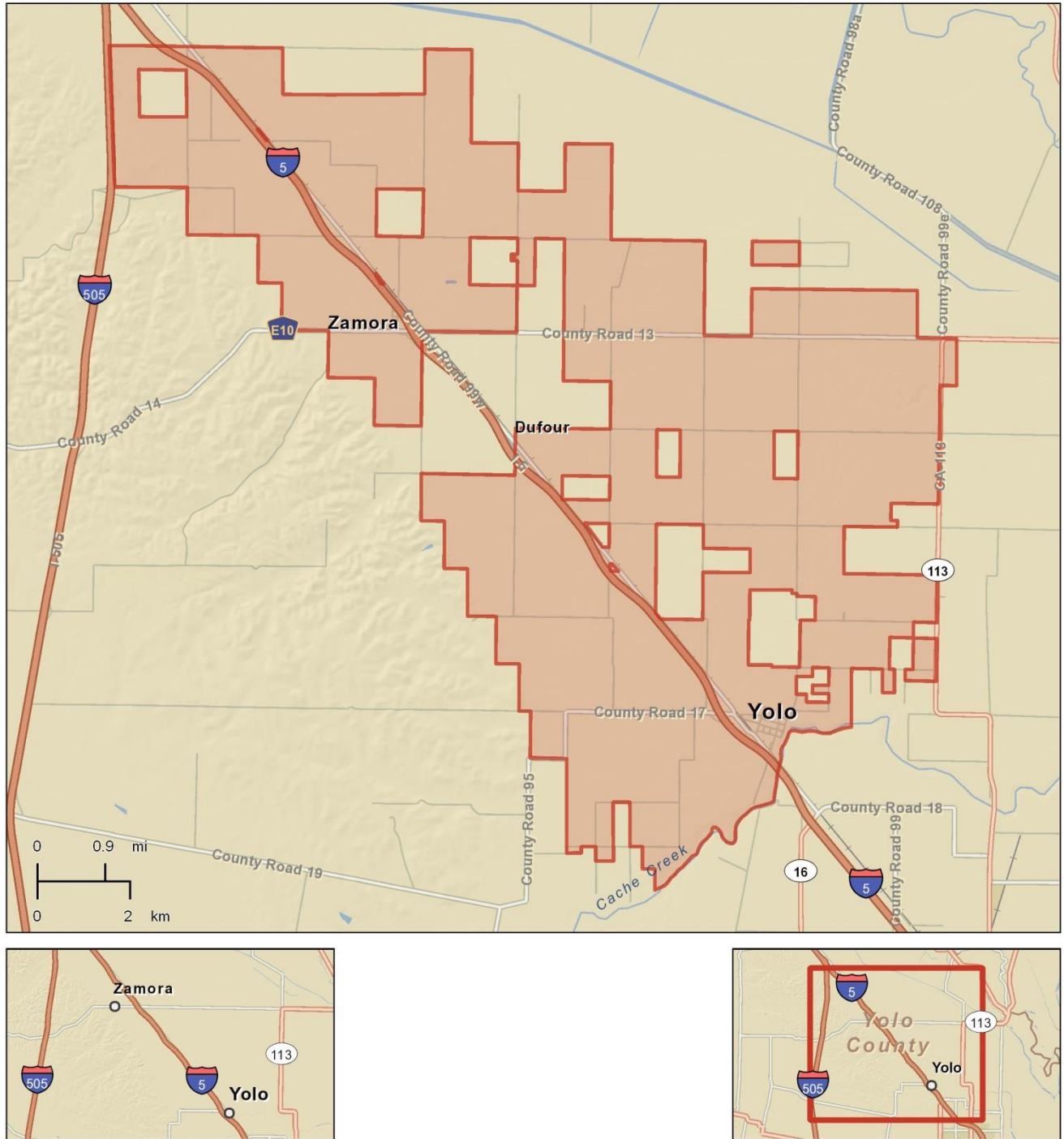
General Info													
District Type	California Water District												
Principal Act	California Water Code §§34000 et seq.												
Formation History	1955 – Originally formed by landowners to receive supplemental surface water from the Tehama-Colusa Canal. However, Tehama-Colusa Canal Reach 8 terminated at Bird Creek and YZWD did not receive any CVP water.												
Services	None – No surface water supply.												
Service Area													
General Location	Located in the northeast quadrant of the county along the I-5 Freeway, just southeast of DWD and the I-5/I-505 Freeway interchange.												
Size	Jurisdictional boundaries contain 32.39 square miles or 20,726 acres of territory.												
Customers	None.												
Land Uses	Primarily agricultural; limited residential and commercial.												
Population*	846												
Housing Units*	347												
Water Supplies													
Surface Water	None.												
Groundwater Subbasin(s)	East Yolo subbasin. YZWD does not deliver or sell groundwater.												
Facilities	None.												
Financial Info													
Budget	Not available.												
Revenue & Cost Drivers	<table style="width: 100%; border: none;"> <tr> <td style="text-align: center; border-bottom: 1px solid black;"><u>Operating Revenues</u></td> <td style="text-align: center; border-bottom: 1px solid black;"><u>Operating Expenses</u></td> </tr> <tr> <td style="text-align: center;">None</td> <td style="text-align: center;">Legal Fees (minimal)</td> </tr> </table>	<u>Operating Revenues</u>	<u>Operating Expenses</u>	None	Legal Fees (minimal)								
<u>Operating Revenues</u>	<u>Operating Expenses</u>												
None	Legal Fees (minimal)												
Governance & Management													
Governance Structure	<p>Five-member Board of Directors elected at large through landowner voter elections. Current Board membership and terms:</p> <table style="width: 100%; border: none;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;"><u>Name</u></th> <th style="text-align: left; border-bottom: 1px solid black;"><u>Term Expires</u></th> </tr> </thead> <tbody> <tr> <td>Twyla J. Thompson</td> <td>12/06/2013</td> </tr> <tr> <td>Tom Hays</td> <td>12/06/2013</td> </tr> <tr> <td>Ken Aoki</td> <td>12/04/2015</td> </tr> <tr> <td>Bryan Barrios</td> <td>12/06/2013</td> </tr> <tr> <td>Tom Hermle</td> <td>12/04/2015</td> </tr> </tbody> </table>	<u>Name</u>	<u>Term Expires</u>	Twyla J. Thompson	12/06/2013	Tom Hays	12/06/2013	Ken Aoki	12/04/2015	Bryan Barrios	12/06/2013	Tom Hermle	12/04/2015
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Tom Hays	12/06/2013												
Ken Aoki	12/04/2015												
Bryan Barrios	12/06/2013												
Tom Hermle	12/04/2015												
Management	Board President: Twyla J. Thompson (primary contact person)												
Other	N/A												

* Population and Housing Estimate Source: ESRI Business Analyst Online – 2010 Census

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

AGENCY BOUNDARIES

Map V-3



VI. ISSUE AREAS

The following issues areas were identified as important discussion topics for the Commission to consider for MSR and SOI determinations under this study.

YZWD DISSOLUTION

The legislative intent of MSRs in 2000 was to identify opportunities to increase the cost-efficiency, accountability, and reliability of municipal service delivery and governance. YZWD does not charge any costs to landowners since no formal water services are provided. Prior property assessments were eliminated given the absence of water supplies or property-related services from the District. The Board of Directors meets twice per year. Based on discussions with YZWD Board President Twyla Thompson, YZWD's current value to landowners is that the Board provides a more formalized platform or vehicle to represent district-wide landowner interests in intergovernmental discussions on key issues, including:

- Groundwater management
- Potential conjunctive use projects
- Subsidence monitoring and management
- Flood control and water reclamation
- Water quality programs

YZWD has represented area concerns about subsidence issues due to the overdraft of groundwater. The dissolution of YZWD does not preclude these discussions from continuing to have a formal or informal platform for interagency coordination, such as through the WRA.

LAFCO TERMS & CONDITIONS

As a quasi-legislative body, LAFCo has broad authority under the CKH Act to set terms and conditions for any change of organization or reorganization. Sections 56885.5 and 56886 specify terms and conditions that LAFCo has the authority to apply (Exhibit #4), including the authority to craft terms and conditions that address "any other matters necessary or incidental to any of the terms and conditions specified" in Section 56886 (§56886(v)). Terms and conditions typically relevant to a dissolution are outlined below. Further discussion of each potential term and conditions follows.

Topic	CKH Act § Reference	Term & Condition	Potential Application to YZWD Dissolution
Tie dissolution to another action or boundary change	56886.5(a)(2) and 56886(n)	The initiation, conduct, or completion of proceedings for another change of organization or reorganization.	Effective date of dissolution conditioned upon initiation or completion of annexation of territory to another agency.
Poison pill prohibition	56885.5(a)(4)	<p>A condition prohibiting an agency being dissolved from taking any of the following actions, unless it first finds that an emergency situation exists as defined in Section 54956.5:</p> <p>(A) Approving any increase in compensation or benefits for members of the governing board, its officers, or the executive officer of the agency.</p> <p>(B) Appropriating, encumbering, expending, or otherwise obligating, any revenue of the agency beyond that provided in the current budget at the time the dissolution is approved by the commission.</p>	Not applicable. No current compensation or benefits for board members and agency has no revenue stream.

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

Topic	CKH Act § Reference	Term & Condition	Potential Application to YZWD Dissolution
Priority or right of use of water	56886(j)	The fixing and establishment of priorities of use, or right of use, of water, or capacity rights in any public improvements or facilities or any other property, real or personal. However, none of the terms and conditions ordered pursuant to this subdivision shall modify priorities of use, or right of use, to water, or capacity rights in any public improvements or facilities that have been fixed and established by a court or an order of the State Water Resources Control Board.	Not applicable. No existing priorities or rights of use of surface water supplies.
Successor agency	56886(m)	The designation of a city, county, or district, as the successor to any local agency that is extinguished as a result of any change of organization or reorganization, for the purpose of succeeding to all of the rights, duties, and obligations of the extinguished local agency with respect to enforcement, performance, or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations of the extinguished local agency.	Not applicable. No existing YZWD debt or other obligations that would need to be transferred to a successor agency.
Effective date	56886(p)	The fixing of the effective date or dates of any change of organization, subject to the limitations of Section 57202.	Effective date can be set as a hard date, upon recordation of the Certificate of Completion, or can be tied to a triggering action, such as annexation of territory to another agency, creation of a post-dissolution advisory committee, etc.
Continuation of services	56886(r)	The continuation or provision of any service provided at that time, or previously authorized to be provided by an official act of the local agency.	Not applicable. No current surface water supply.
New Assessments and/or fees	56886(s)	The levying of assessments, including the imposition of a fee pursuant to Section 50029 or 66484.3 or the approval by the voters of general or special taxes. For the purposes of this section, imposition of a fee as a condition of the issuance of a building permit does not constitute direct regulation of land use, property development, or subdivision requirements.	Applicable to change of reorganization involving dissolution and annexation if annexation is conditioned upon levying a new assessment necessary to finance capital expenditures for infrastructure upgrades or improvements. The December 2012 YFCWCD reorganization was conditioned on the extension of a fee on each affected property in-lieu of the share of the 1% general property tax levy that YFCWCD is apportioned elsewhere in the District.
Existing Assessments and/or fees	56886(t)	The extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency or a successor local agency in the affected territory.	Applicable to change of reorganization involving dissolution and annexation if annexation is conditioned upon the extension of charge, fee, assessment, or tax previously authorized by existing voters in the annexing agency.

Topic	CKH Act § Reference	Term & Condition	Potential Application to YZWD Dissolution
Administration of special tax and assessment districts	56886(u)	The transfer of authority and responsibility among any affected cities, affected counties, and affected districts for the administration of special tax and special assessment districts ...	Not applicable. No existing special tax or special assessment district administered by YZWD.
Other	56886(v)	Any other matters necessary or incidental to any of the terms and conditions specified in this section.	Provides LAFCo broad discretion to apply terms and conditions relevant dissolution and incidental to other terms and conditions authorized under §56886.

INITIATION OF DISSOLUTION

As described in Chapter II of this report, general consensus for YZWD dissolution in the near-term appears to be present if the local interests of YZWD landowners can continue to be represented in some manner. Under the CKH Act, dissolution can be initiated by: (1) YZWD or another affected agency by resolution of application (§§56650 and 566544); (2) landowners by petition (§§56650, 56700, and 56870(b)); or (3) LAFCo by resolution of application (§56375(a)(2)(B))²¹. LAFCo may initiate dissolution only if it is consistent with a recommendation or conclusion of a study, such as an MSR. The Commission must also make specified determinations prescribed by CKH Act Section 56881(b):

1. Public service costs resulting from dissolution are likely to be less than or substantially similar to the costs of another service delivery alternative; and
2. The dissolution promotes public access and accountability for community services needs and financial resources.

Since YZWD does not currently provide water services, does not have access to a surface water supply, and does not incur any costs for delivery of water services, making the above determinations should not be problematic.

If continued representation of YZWD landowners' water interests at the regional level is an important factor in the initiation of dissolution, public access and accountability for those interests can be met through other formal or informal forums (e.g., WRA) and/or grassroots platforms. YZWD landowners are also represented by County Supervisorial District 5. Yolo County has a progressive model of regional collaboration and partnership on critical water management issues that impact each corner of the county. The Integrated Regional Water Management Plan and the Yolo County GPS Subsidence Network are examples of collaborative initiatives that recognize the regional significance of groundwater resource management and subsidence management practices. The WRA has provided a unique forum and access to grant funding to study a broad range of water management issues identified in the plan, including the 2003 YCFCWCD-YZWD Conjunctive Water Use Feasibility Study.

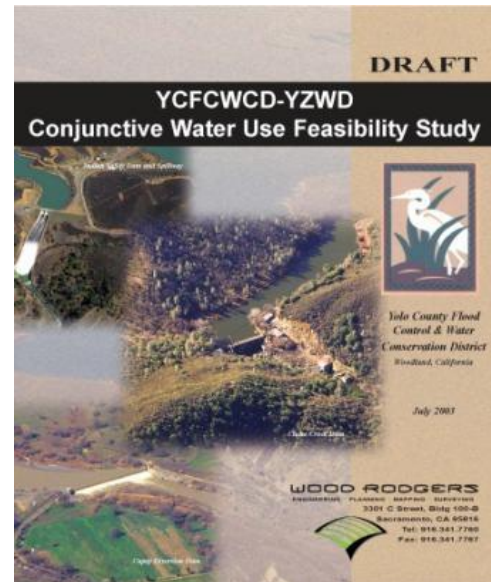
This MSR/SOI Study proposes to update the SOIs of DWD and YCFCWCD to encompass all current YZWD territory. The northern half would be included in DWD's SOI and the southern half would be included in YCFCWCD's SOI. If YZWD is dissolved, landowners will have guidance on which potential future service providers they can address regarding water management issues.

²¹ Dissimilar special districts are those formed under different principal acts. Prior to 2005, consolidations were allowed only for special districts formed under the same principal act. Effective January 1, 2005, AB 2067 (Chapter 471, Statutes of 2004) amended Section 56030 to permit consolidation of districts not formed under the same principal act. AB 2067 contained a sunset of July 1, 2008, but SB 819 (Chapter 98, Statutes of 2007) deleted the sunset provision.

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

2003 YCFCWCD-YZWD CONJUNCTIVE USE STUDY

In August 2003, YCFCWCD, in collaboration with WRA and a Project Advisory Group, released a draft conjunctive water use feasibility study prepared by Wood Rogers, Inc. using grant funds from the DWR “Groundwater Storage Feasibility Study/Pilot Project.” The 2003 YCFCWCD-YZWD Study evaluated four alternative capital projects, including comparative cost analyses and service areas, for delivering water to YZWD from surface water resources originating from Cache Creek (Alternatives #1, #2, and #3) and the Colusa Basin Drain (Alternative #4). Two alternatives assumed a service area of 4,200 acres, or 20 percent of YZWD’s total jurisdictional territory. The other two assumed a service area of 6,100 acres, or 29 percent of YZWD’s total jurisdiction territory. Water delivery ranged from 6,700 AFY to 14,400 AFY. Capital costs for the four alternatives ranged from \$11.2 million to \$47.7 million. These costs translated into estimated water rates of \$106 to \$209 per acre-foot of water and flat rates of \$169 to \$494 per acre of land for the first 20 years of service. These cost estimates assumed landowners would pay 100 percent of the construction cost amortized at 2.4 percent annum for 20 years.



For comparison purposes, YCFCWCD’s 2013 rates as of May 2013 are \$24 per acre-foot for “Measured Agricultural,” \$57 per acre-foot for “Measured Nonagricultural,” \$48 per acre (flat rate) for agricultural orchards, \$72 per acre (flat rate) for non-orchards; and \$57 per unit (flat rate) for nonagricultural uses. Based on the cost data, the Project Advisory Group reached consensus that none of the alternatives were financially feasible. Based on the Project Advisory Group’s comments, the Wood Rogers report (Page 42) concluded:

The costs of the respective projects in relation to the option of continuing to pump groundwater were too high. Subsidence, although reportedly has adversely affected wells in the past, was not deemed a significant issue in relation to the costs and reliability associated with the delivery of supplemental water supplies to the area.

In other words, even amidst subsidence concerns, the economics of delivering surface water at 4 to 20 times the normal cost of YCFCWCD water rates for 20 years, and the generally sustainable groundwater levels and lower cost to pump groundwater, do not provide sufficient financial incentive for landowners to secure new surface water resources. YZWD also sent a letter to YCFCWCD on April 28, 2013 reiterating this conclusion for all alternatives, including a fifth informal alternative that focused on a much smaller area (Exhibit #5).

Each of the Cache Creek alternatives relied on delivering water to individual landowners via China Slough and each consistently identified \$792,000 in upgrades necessary to rely on China Slough, including clearing and establishing a road for operations and maintenance of the slough, and construction of check structures at various locations to create a forebay water users can pump irrigation water from.²² Alternative #1 would rely on diverted water from Capay Diversion Dam into the West Adams Canal. Water would then flow from West Adam to East Adams Canal to Acacia Canal and, finally, to China Slough, running generally northeast until it meets the Colusa Basin Drain. The total cost estimate of \$11.8 million for Alternative #1 assumed a number of variables.

However, if the cost of gaining access to the YCFCWCD system through China Slough were reasonably low enough under Alternative #1, or other financing tools were available, detachment from YZWD and annexation to YCFCWCD may be feasible within a limited distance from China Slough. The 2012 detachment of four

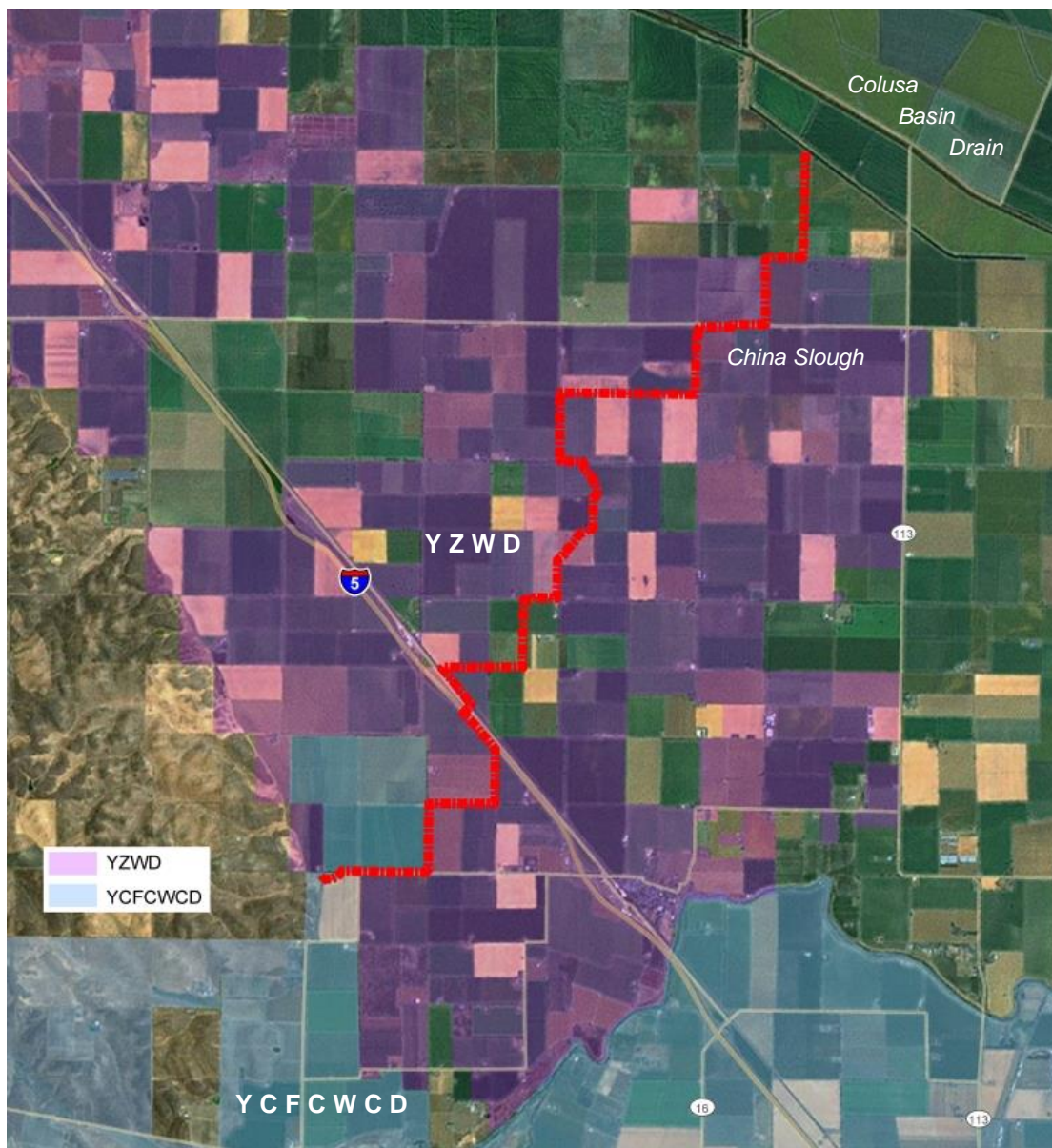
²² Wood Rogers, Inc., August 2003. *YCFCWCD-YZWD Conjunctive Water Use Feasibility Study – Final Report*. Sacramento, CA: 28.

China Slough parcels from YZWD and annexation of the same parcels to YCFCWCD provides some evidence of feasibility.

2012 YCFCWCD ANNEXATION

As referenced in Chapter II of this report, on December 3, 2012, LAFCo approved a change of reorganization (LAFCo No. 914) involving the annexation of 58 parcels totaling approximately 8,400 acres to YCFCWCD, including the detachment and annexation of four parcels along China Slough from YZWD to YCFCWCD. See Exhibit #6 for a map of the affected territories. While the annexation was limited only to territory in YCFCWCD's existing SOI and to parcels landowners were proposing annexation for, interest in annexation by additional landowners further east and north along China Slough is likely, if the economics of the proposal make sense to farmers. YCFCWCD staff has indicated that, for landowners with immediate interest in annexation, a 150-foot distance from China Slough is likely to be financially feasible for a subsequent phase of annexations, based on costs to improve the slough and extend infrastructure.

Map VI-1



WATER DISTRICTS COMBINED MSR-SOI STUDY YOLO COUNTY LAFCO

The 2012 annexation was approved subject to specified terms and conditions, including the following term and condition addressing the levying of a new fee pursuant to CKH Act Section 56886(s):

All parcels/landowners in the territory are required to pay an ongoing in-lieu fee on the land annexed into the Yolo County Flood Control & Water Conservation District. The ongoing in-lieu fee is approximately equivalent to the portion of the property tax currently paid by properties within the District (0.01135402% of the assessed value on the Yolo County property tax roll). The ongoing in-lieu fee plus any required third party handling fees (currently \$1 per parcel to Yolo County) will be added to and collected with the land's property taxes.

According to the 2003 YCFCWCD-YZWD Study, YCFCWCD would need to acquire easements along China Slough for operations and maintenance of the facility.

EXISTING YCFCWCD AND DWD SOI BOUNDARIES

Please refer to Map VI-2 on the following page for a map of the existing SOI boundaries of YCFCWCD and DWD. This 2013 MSR-SOI Study recommends an updated YCFCWCD SOI (see Map VI-3) that encompasses all YZWD territory along China Slough, including additional land to the northwest and southeast. The expansion of YCFCWCD's SOI along China Slough provides near-term opportunities for annexations and access to surface water supplies. Longer-term opportunities throughout the proposed YCFCWCD SOI include access to all YCFCWCD services, including, but not limited to, groundwater monitoring, surface water quality monitoring, and flood control management. Funding sources for these activities will be a consideration for YCFCWCD and may require a term and condition for in-lieu fee payments similar to those established for the 2012 annexation.

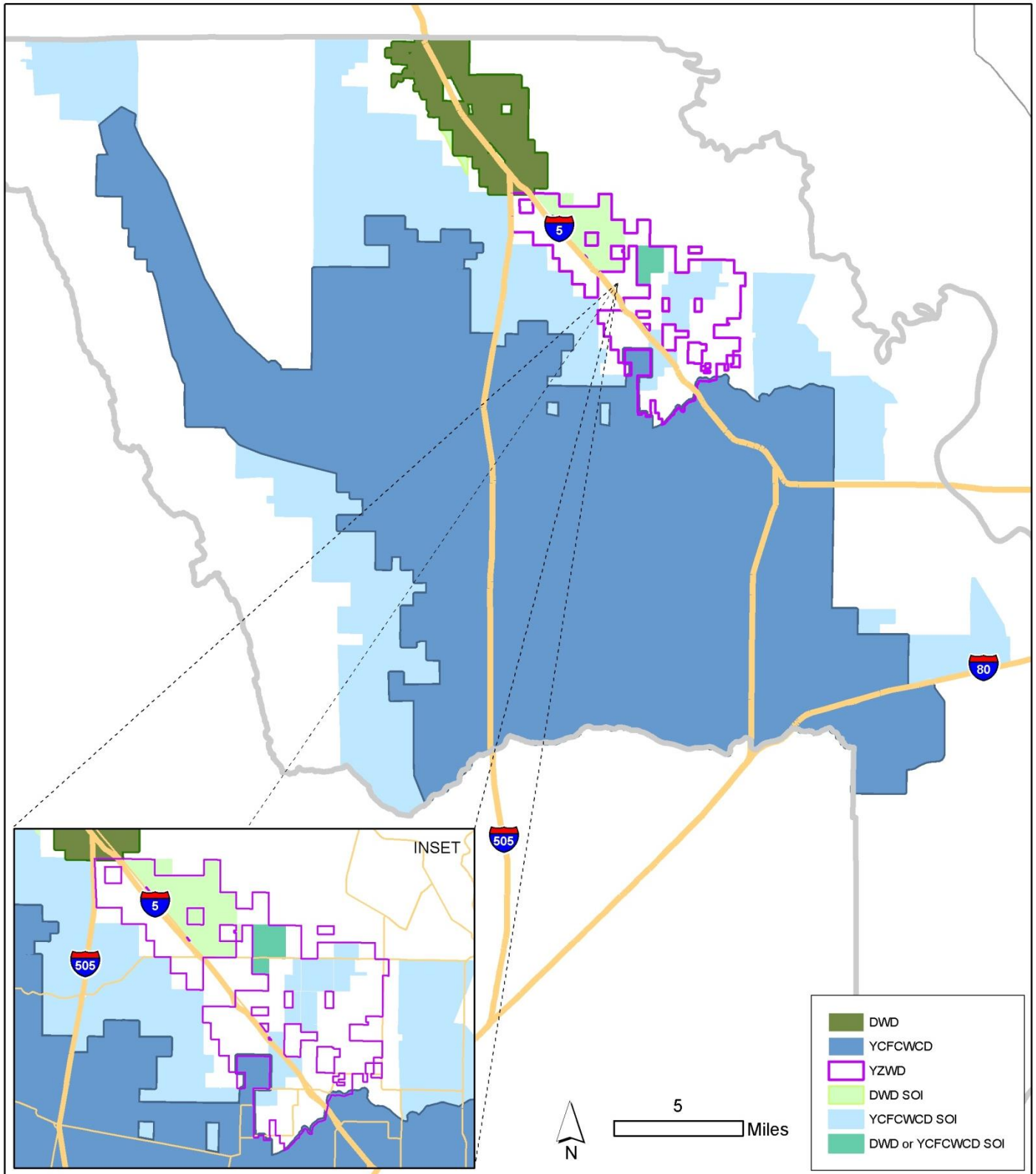
The northern half of YZWD's current boundaries is recommended for inclusion in DWD's SOI. The dividing northern-southern line is based on a combination of hydrology (sloughs, canals, and creeks) and the previously adopted (2005) 10-year and 20-year SOIs. Near-term conjunctive use opportunities in YZWD's northern territory are limited given the District's questions about its own internal conjunctive use strategies to support the potential for future wholesale M&I service for the Dunnigan Specific Plan. Additional discussion about the Dunnigan Specific Plan is provided in the following section. However, during the next five years, prior to or during the next MSR-SOI study, if opportunities exist as part of the broader studies being conducted to assess the feasibility of serving a phased Specific Plan build-out scenario, grant funding to pay for a cost feasibility study similar to the 2003 YCFCWCD-YZWD Study for conjunctive use of surplus CVP allocations in the Tehama-Colusa Canal, if any, should be pursued. While extension of the canal or an underground transmission main from the Tehama-Colusa Canal terminus to YZWD is assumed to be cost-prohibitive, other alternatives can be identified and evaluated, including possible delivery of water through Bird Creek.

YZWD SOI

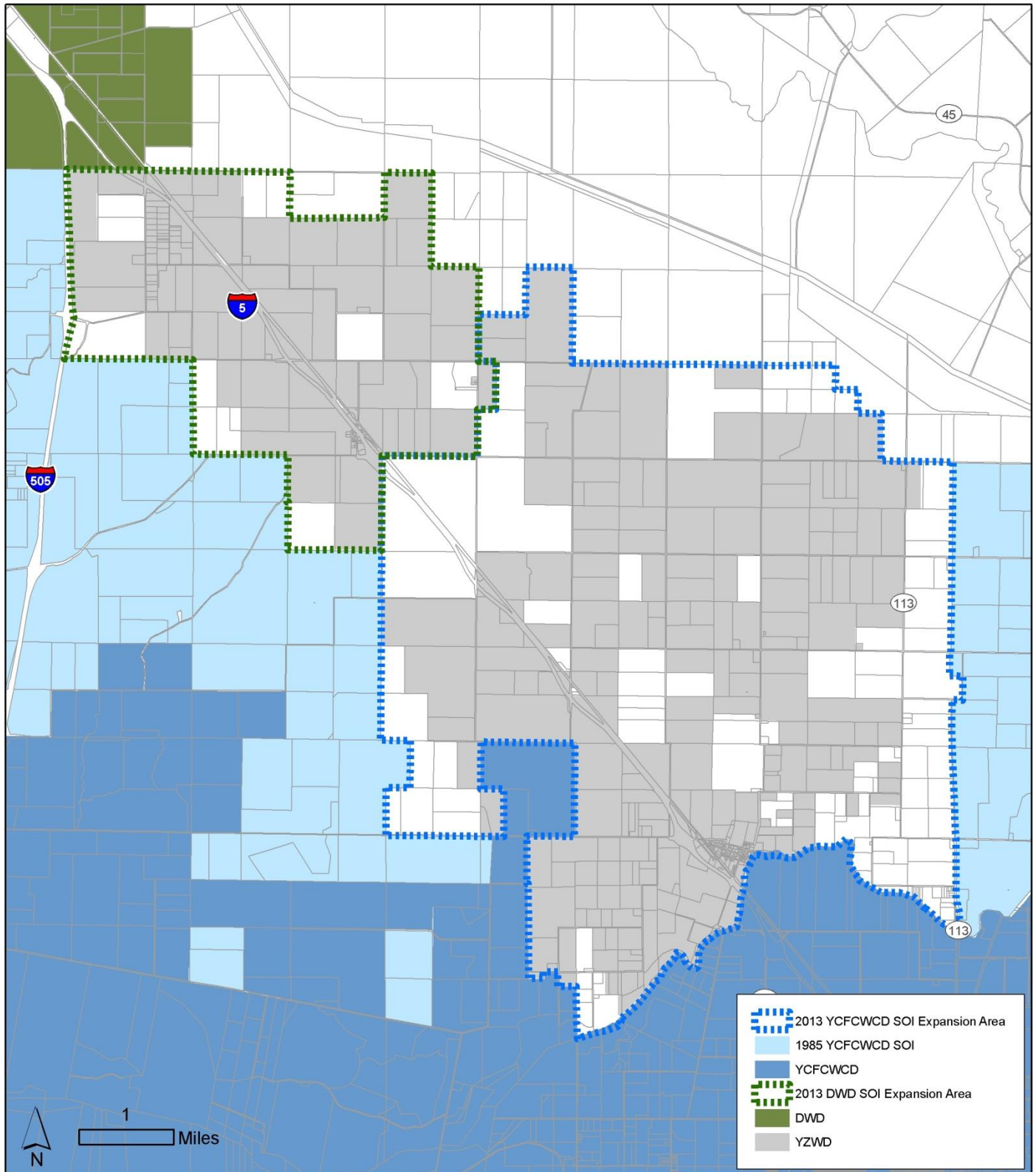
YZWD's current SOI is coterminous with its jurisdictional boundaries. While LAFCo's MSR-SOI Guidelines do not establish a specific policy for "zero" SOIs, these SOIs can be effective in setting the stage for future dissolution, consolidation, or reorganization of a special district that is on the path toward winding down its affairs. A zero SOI essentially deletes an agency's SOI altogether and sets policy direction for dissolution of the agency. This report recommends adoption of a zero SOI for YZWD and presents draft determinations addressing the policy reasons for such an SOI and the ultimate dissolution of YZWD, subject to appropriate terms and conditions.

EXISTING WATER DISTRICT SPHERES OF INFLUENCE (2005)

Map VI-2



2013 PROPOSED EXPANSION OF WATER DISTRICT SPHERES OF INFLUENCE



ALTERNATIVES FOR YZWD DISSOLUTION

The following outline provides alternatives for LAFCo and the water districts to consider

Topic	1 st Level Alternatives	2 nd Level Alternatives
Initiation	Landowners	<ul style="list-style-type: none"> Petition by not less than 10 percent of the number of landowner-voters within YZWD who also own not less than 10 percent of the assessed value of land within YZWD.
	YZWD	<ul style="list-style-type: none"> Resolution of application by the Board of Directors
	Affected Agency	<ul style="list-style-type: none"> Resolution of application by a Board/Council
	LAFCo	<ul style="list-style-type: none"> Resolution of application by the Commission
Plan for Services / Terms & Conditions	China Slough Area	<ul style="list-style-type: none"> Dissolution: Stand-alone action / Area will be revisited during next MSR-SOI Study cycle Dissolution + Concurrent Annexation to YCFCWCD Dissolution + Term & Condition: Prepare new focused China Slough feasibility analysis to provide landowners cost evaluation to determine interest in/support for annexation Dissolution + Term & Condition: Re-establish conjunctive use project advisory group to review future alternatives Dissolution + Term & Condition: Set effective date of dissolution to be upon initiation of annexation to YCFCWCD
	Territory Northwest of China Slough	<ul style="list-style-type: none"> Dissolution: Stand-alone action / Area will be revisited during next MSR-SOI Study cycle Dissolution + Term & Condition: Feasibility analysis in conjunction with Dunnigan Specific Plan EIR and technical studies, and Water Supply Assessment, regarding surplus CVP allocation from Tehama-Colusa Canal
	Territory Southeast of China Slough	<ul style="list-style-type: none"> Dissolution: Stand-alone action / Area will be revisited during next MSR-SOI Study cycle
	All YZWD Territory	<ul style="list-style-type: none"> Dissolution: Stand-alone action / Area will be revisited during next MSR-SOI Study cycle Dissolution + Term & Condition: Post-dissolution, limited-term forum through existing organizations (e.g., WRA) to engage water management agencies about interest in conjunctive use opportunities, concerns about groundwater quality monitoring, access to grant funding, or other water or flood control management issues.

This MSR-SOI Study recommends that [dissolution of YZWD be initiated by resolution of application of the YZWD Board of Directors, with a request for the waiver of all filing and processing fees due to the District's lack of financial resources. Pursuant to CKH Section 57077.1\(c\)\(1\), if the board of a dissolving district initiates the dissolution and dissolution is consistent with LAFCo's MSR and/or SOI determinations, the Commission is required to "immediately approve and order the dissolution without an election or protest proceedings ..."](#) This provides significant time and cost savings in the dissolution proceedings. LAFCo

WATER DISTRICTS COMBINED MSR-SOI STUDY YOLO COUNTY LAFCO

~~initiation of dissolution would require LAFCo to conduct protest proceedings. LAFCo initiate dissolution proceedings upon written request by YZWD. Given YZWD's lack of financial resources, YZWD will not be able to pay for application preparation and filing costs (e.g., LAFCo filing fee, map and legal description, County Clerk-Recorder fees, State Board of Equalization fee), nor dedicate staff to prepare application materials or other documents. Positioning LAFCo as the applicant essentially waives all the fees and costs to process the dissolution for YZWD.~~

DUNNIGAN SPECIFIC PLAN

Dunnigan Specific Plan Rendering

DWD has delivered agricultural irrigation water to farmers for 30 years since the Tehama-Colusa Canal was completed in 1980 and water began flowing through DWD's distribution pipeline in 1983. The prospect of DWD changing its customer base to include an M&I retail water provider for the proposed Specific Plan for 9,200+ housing units²³, almost 580 acres of commercial/industrial uses, and more than 23,500 residents is significant, and it raises several key questions:



1. Is there a sufficient water supply, including surface water and groundwater, to support the project at full build-out?
2. Who will be the retail domestic water service provider?
3. Will DWD remain financially viable during the transition phases of removing agricultural lands from production and converting them into M&I uses?

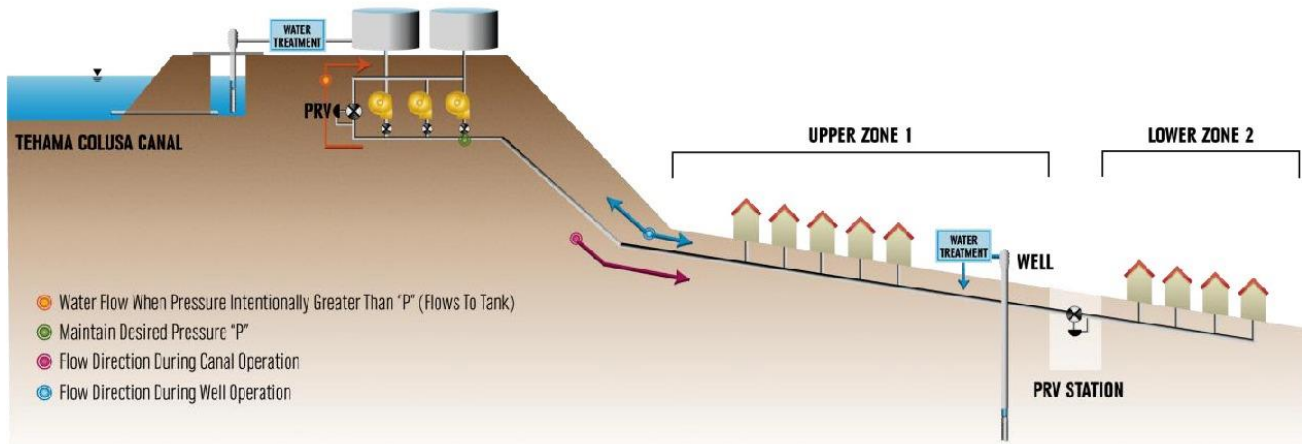
WATER SUPPLY

The Public Utilities section (Chapter 5) and Preliminary Water Supply Planning study (Technical Appendix D) of the Dunnigan Specific Plan reference a May 2012 Draft Water Supply Assessment prepared pursuant to Senate Bill ("SB") 610 (Chapter 543, Statutes of 2001). SB 610 and SB 221 (Chapter 642, Statutes of 2001) significantly changed land use planning practices and the environmental review process for residential development projects proposing to construct more than 500 dwelling units by requiring, prior to issuance of a draft Environmental Impact Report ("EIR") under the California Environmental Quality Act ("CEQA") (Public Resources Code §§21000 et seq.), preparation and approval of a Water Supply Assessment by either the existing retail water agency or, if one does not exist, the local wholesale water supplier (e.g., DWD). Detailed flow charts of the Water Supply Assessment preparation process may be referenced in Exhibit #7 of this report.

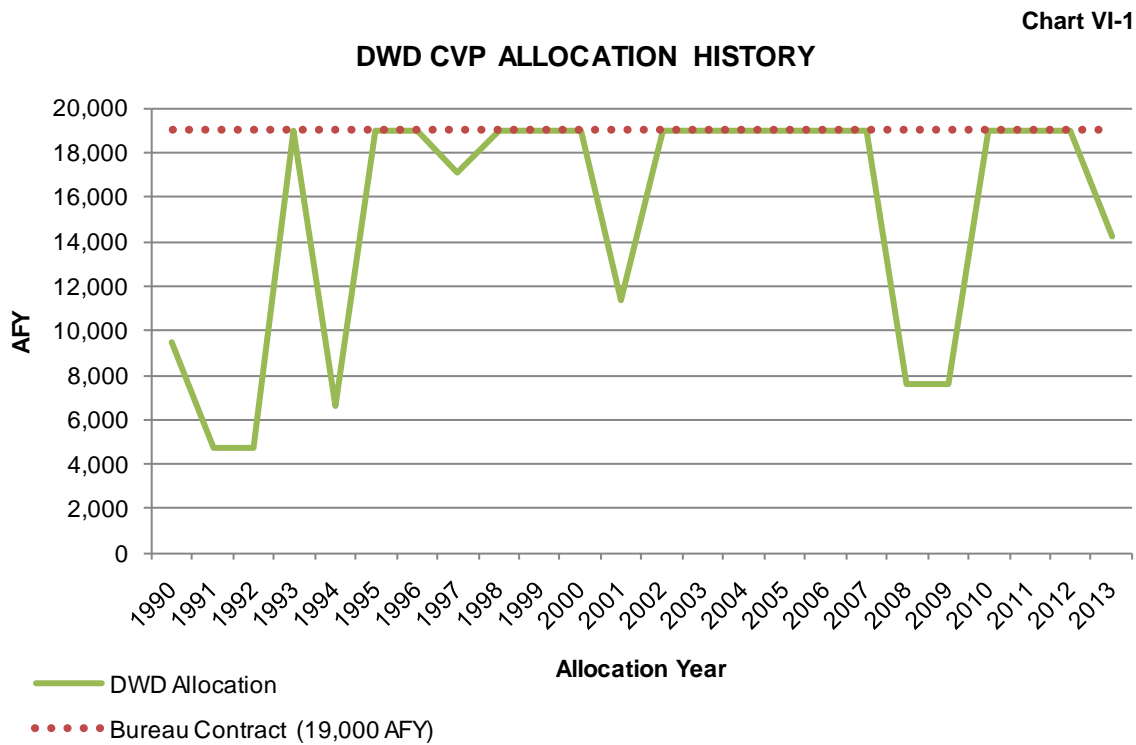
Dunnigan Specific Plan Appendix D states that, "according to the May 2012 Draft Water Supply Assessment, the new development has rights to 5,194 AF/year of Tehama Colusa Canal water," which is "the pro rata allocation of surface water available from the Tehama Colusa Canal to the Specific Plan area in a year when 100% of the contract supply is available." A conceptual illustration of the Dunnigan Specific Plan potable water system excerpted from Appendix D is provided on the following page.

²³ The Draft Specific Plan assumes 8,623 dwelling units plus 607 secondary units for a total of 9,230 dwelling units.

Conceptual Design of Potable Water System



Appendix D provides that, according to Tehama-Colusa Canal Authority staff, annual maintenance of the canal would take the its supply offline for one to three weeks per year and that, during that time, groundwater would be relied upon for 100 percent of the project’s water supply.²⁴ In years of water shortages when DWD’s CVP allocation is reduced, groundwater would also be relied upon through a future domestic water purveyor’s pumping and delivery system. Based on data provided by DWD staff, Chart VI-1 shows historical CVP water allocations to DWD from the Tehama-Colusa Canal since 1990. The District’s USBR contractual allocation is 19,000 AFY.



²⁴ PACE, Inc., March 2013. *Preliminary Water Supply Planning: Dunnigan Development Specific Plan*. Fountain Valley, CA: 20.

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As shown in Chart VI-1, CVP allocations have a tendency to fluctuate but held constant at the full allocation during the early and mid-2000s. DWD’s 2013 allocation, however, is 14,250 AFY, or 75% of its 19,000 AFY contractual allocation.

Based on discussions with DWD, the District itself has not yet prepared or signed off on a draft Water Supply Assessment and has concerns about possible overreliance on groundwater as a consistent or backup supply of water for the project. The final Dunnigan Specific Plan submitted by Elliot Homes to the County should ultimately reference a final approved Water Supply Assessment. According to DWD staff, the developer is proposing to install three groundwater production wells west of the I-5 Freeway. As described previously in this report, during preparation of DWD’s 2005 Groundwater Management Plan, a hydrogeologic characterization analysis confirmed landowner suspicions of a discontinuous aquifer system, particularly west of the I-5 Freeway, which makes the location of new wells very difficult and recharging of the fractured aquifer system less efficient and reliable. Groundwater in the subbasin is more reliable as a steady source of domestic water on the east side of the I-5 Freeway. However, piping the water across the freeway is likely to be a cost-prohibitive endeavor. The current assumption is that a significant amount of recycled water will need to be relied upon to irrigate landscaping, parks, and open space areas. DWD is continuing to coordinate planning and study efforts with the developer to assemble the appropriate data and information necessary to prepare the Water Supply Assessment. Conjunctive use planning is also continuing.

ECONOMIC HEALTH

The economic health of DWD is a critical issue area since the majority of DWD’s annual budgetary costs are generally fixed due to costs charged to DWD under the USBR contract. Chart VI-2 outlines annual costs DWD were charged by USBR during the prior five fiscal years. DWD’s annual budget generally ranges between \$1.0 million and \$1.2 million, including depreciation and amortization expenses for equipment and facilities. USBR water costs are therefore the bulk of DWD’s annual costs.

Chart VI-2

Fiscal Year	Bureau Charges	Supplement Water	T-C Canal	Water Rights	Total Annual Charges
2008	\$ 175,746	\$ 426,275	\$ 120,098	\$ 7,435	\$ 729,553
2009	136,152	461,328	121,737	6,390	725,607
2010	281,728	161,760	157,493	6,264	607,246
2011	482,615	99,550	169,383	9,486	761,033
2012	519,581	101,590	161,725	11,832	794,727

DWD’s revenue sources are primarily derived from water sales (72% of FY 2013-14 budget) and property assessments (25% of FY 2013-14 budget). The primary economic driver is therefore water demand, based on the overall agricultural farming market, including annual cropping patterns. The implementation of new irrigation technologies are environmentally advantageous but reduce water sales. However, the primary concern about DWD’s future economic health and fiscal viability is the impact of development of the Dunnigan Specific Plan.

According to the Draft Specific Plan, implementation of the project is proposed to occur in five phases over a 20- to 30-year build-out horizon. Agricultural uses will be taken offline to make way for development, which also takes DWD water sales from those farms offline. Meanwhile, annual USBR and administrative expenses remain constant and are supply-based, regardless of demand. Financial concerns for DWD are a factor of time to replace agricultural water delivery with M&I water delivery (rates should be structured to offset reduced demand for water). The Dunnigan Specific Plan area in DWD comprises approximately 1,900 acres. DWD’s jurisdictional boundaries encompass 10,613 acres, 7,500 acres of which are irrigated. The Dunnigan

Specific Plan area overlies 18 to 25 percent of DWD's service territory. Phasing of the project could reduce the impact to DWD finances, but it largely depends on when agricultural uses will cease to make way for backbone infrastructure and other capital improvements. Some form of a revenue offset should be explored to ensure that DWD remains financially sustainable during the transition process. Also, completion of a public facilities financing plan will be an important aspect of the Specific Plan entitlement process since it will determine how capital costs will be financed (e.g., community facilities districts) and what future residents, businesses, and property owners will be paying as end users.

OTHER LAFCO CONSIDERATIONS

CSA/CSD Formation and DWD Annexations

The Draft Dunnigan Specific Plan proposes that either a new County Service Area ("CSA") or DWD can provide retail potable water service to the project. During the course of preparing this MSR-SOI Study, DWD has not expressed any interest in retail potable water service, though M&I enterprise water services would likely be financially productive. It should also be noted that Dunnigan CSA #11 already exists and encompasses a smaller area than the proposed Specific Plan boundaries. If DWD remains a wholesale water provider and CSA #11 becomes the retail potable water provider, CSA #11 would be required to expand its boundaries and SOI to include the Dunnigan Specific Plan area, as well as activate latent powers to have the authority to provide water services. DWD also has "islands" within its exterior boundaries, including, but not limited to, the existing CSA #11 service territory. DWD island areas in the Dunnigan Specific Plan area would need to be annexed to DWD at the appropriate time. This MSR-SOI Study assumes that DWD's SOI includes all territory within its exterior boundaries, including islands in DWD's service territory.

In addition to possible CSA formation or expansion of CSA #11, the County and/or Elliot Homes should contemplate the formation of a Community Service District ("CSD"). CSDs operate very much like cities and have a very broad range of powers under the CSD law (Government Code §§61000 et seq.). Under a CSA, the County Board of Supervisors would serve as the governing body overseeing services. Under a CSD, a new elected Board of Directors would oversee local services. CSDs can also serve as a natural stepping stone toward ultimate incorporation of the community as a city, when the tax base is diversified enough to support cityhood.

DUCs

Islands in DWD's boundaries include the Dunnigan DUC, by definition of statute. As described in Chapter I, DUCs are an important factor for city annexations, but they have no statutory effect on special district annexations. In fact, CKH Act Section 56857 provides that special districts can effectively veto an annexation if justified by a financial or service related concern. The statute is also intended to address the delivery of potable water services and infrastructure to under-served fringe communities. Since this MSR-SOI Study primarily addresses non-potable irrigation water for agricultural lands, DUCs are not a focal point of this discussion.

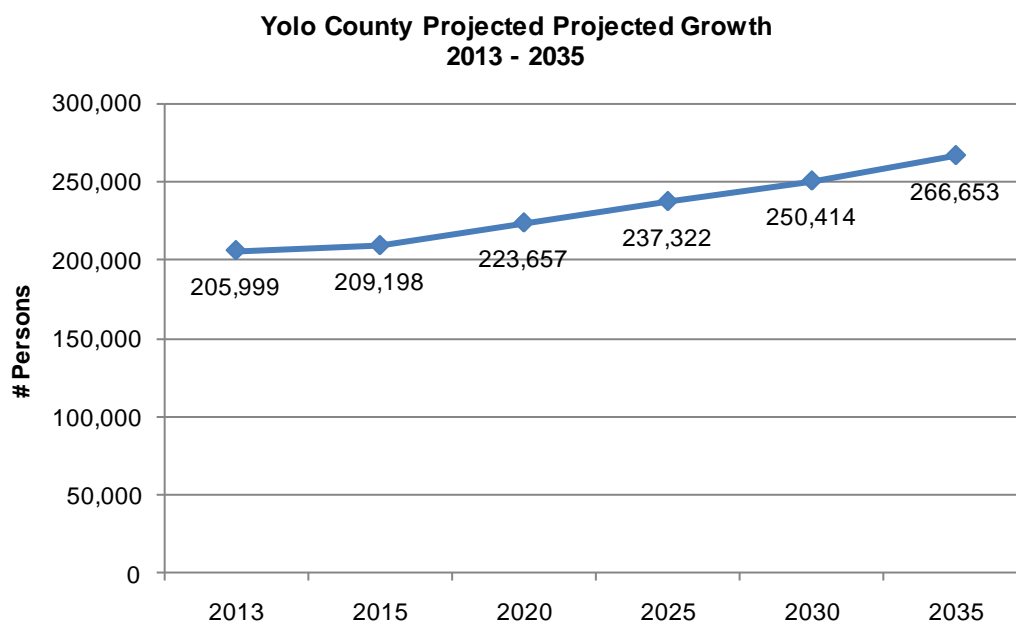
VII. MSR DETERMINATIONS

PROPOSED MSR DETERMINATIONS

Based on the information, issues, and analysis presented in this report, proposed MSR determinations pursuant to Section 56430 are presented below for Commission consideration.

1. GROWTH AND POPULATION PROJECTIONS FOR THE AFFECTED AREA

Chapter IV of this report presents long-range population projections through 2060, based on California Department of Finance data. The following data focuses on growth projections for the next 20+ years through 2035. Department of Finance projections estimate that Yolo County's population will grow by more than 60,000 residents between 2013 and 2035. Applying an average historical household size of 2.75, approximately 22,000 new housing units are projected to be built countywide. A large portion of countywide growth through 2040 can be attributed to the proposed Dunnigan Specific Plan. Utilizing a slightly lower household size of 2.62 (1.60 for secondary units), the Specific Plan estimates population growth of 22,694 in 8,898 new housing units at build-out. The Specific Plan assumes a build-out horizon of 20 to 30 years through phased development. Given the scope of infrastructure that will need to be constructed prior to development of each phase, the first phase of new residential development in the Dunnigan Specific Plan area is not likely to break ground until closer to 2017-2020.



Source: California Department of Finance

Remaining population and housing growth in unincorporated County territory through 2035 would be mostly spread across the towns of Esparto, Knights Landing, Madison, and other smaller rural and suburban areas. The remainder of countywide growth would occur in the incorporated cities of Davis, West Sacramento, Winters, and Woodland.

YZWD Dissolution

No significant growth is planned in the Yolo and Zamora areas. Issue areas outlined in Chapter VI regarding dissolution of YZWD affect existing agricultural uses in the area, and the desire by some landowners to gain access to surface water supplies to reduce the reliance on groundwater resources in the East Yolo groundwater subbasin.

Dunnigan Specific Plan

Population growth in Dunnigan will create significant new demand for surface and groundwater resources, and the need to finance and construct new urban-level infrastructure systems for potable and non-potable water distribution. The balance of the remaining growth will place additional demand on groundwater resources, and the need for ongoing coordination by the regional and local water management agencies on the groundwater management programs and projects set forth in WRA's 2007 Integrated Regional Water Management Plan.

2. LOCATION AND CHARACTERISTICS OF DISADVANTAGED UNINCORPORATED COMMUNITIES WITHIN OR CONTIGUOUS TO THE SOI'S

Under state law and LAFCo policies, disadvantaged unincorporated communities (DUCs) that are located in the SOIs of the three water districts include: Dunnigan, Yolo, and Zamora. These areas meet the statutory definition of DUCs but primarily consist of agricultural and rural residential uses that do not lack infrastructure needed to address or correct public health and safety issues. The existence of DUCs in the water districts' SOIs does not create policy issues LAFCo must consider when updating the SOIs.

3. PRESENT AND PLANNED CAPACITY OF PUBLIC FACILITIES, ADEQUACY OF PUBLIC SERVICES, AND INFRASTRUCTURE NEEDS OR DEFICIENCIES

Current facilities, infrastructure, and levels of service operated by DWD and YCFCWCD are adequate to meet the needs of existing agricultural and rural residential uses within the districts' service territories. No major infrastructure improvements are needed to support these existing uses. YZWD does not operate and maintain facilities or infrastructure due to the lack of a surface water supply.

YZWD Dissolution

DWD's sphere of influence territories that overlie the northern portions of YZWD were previously established in the 2005 MSR-SOI Study based on future potential to extend DWD infrastructure and water supplies from the Tehama-Colusa Canal to YZWD. Grant funding should be pursued to study the engineering and financial feasibility of extending infrastructure from DWD to YZWD. It is recommended that DWD's SOI be expanded to include the northern half of YZWD, including islands and other pockets in and around YZWD's boundaries. However, it should be noted that any planned or anticipated capacity in the DWD water system that is necessary to serve the Dunnigan Specific Plan could eliminate excess capacity in the system to serve the SOI areas. YCFCWCD's sphere of influence territories that overlie the southern portions of YZWD were established based on future potential to extend YCFCWCD infrastructure and water supplies from the Cache Creek system to YZWD via China Slough. The December 2012 detachment and annexation of four parcels from YZWD to YCFCWCD set precedent regarding the physical and financial feasibility of extending services and water supply through China Slough to properties in the SOI areas. YCFCWCD staff has indicated that the District is currently evaluating the feasibility of extending services to all properties within a 150-foot linear distance from China Slough. This would include properties not currently in the YCFCWCD SOI. It is recommended that YCFCWCD's SOI be updated to include the entire southern half of YZWD, including all properties along China Slough. YZWD dissolution should not be conditioned upon annexation of properties to YCFCWCD since annexation will be driven by landowner interest, based on the need for a surface water

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supply, the cost to extend infrastructure, and willingness to pay a possible in-lieu fee to YCFCWCD, as a proposed term and condition to annexation. An expanded YCFCWCD SOI would facilitate these discussions.

Dunnigan Specific Plan

It is still very early in the Dunnigan Specific Plan preparation process. While preliminary public utility studies have been prepared by consultants for Elliot Homes, assumptions used in those studies have not been reviewed or agreed upon by DWD, including, but not limited to: the location of new proposed groundwater production wells; the balance of CVP water, groundwater, and recycled water needed to serve the project; and the cost of facilities upgrades and infrastructure needed to serve the project. DWD has not completed an SB 610 Water Supply Assessment. The CEQA review process has not yet formally begun with respect to an initial study or circulation of a Notice of Preparation.

According to the Draft Dunnigan Specific Plan, new facilities that would be required to serve potable water to the project include a new canal turnout, water tanks, water treatment facility, backbone infrastructure and transmission lines, pump stations, and groundwater production wells. This does not include major wastewater and storm drain facilities and infrastructure.

Governance for domestic water services will be determined through the specific plan approval process. The developer's intent is to form a new County Service Area for basic municipal utilities, including water and recycled water. However, preliminary conversations with County staff indicate that their preference is to form a Community Service District. In either case, DWD is envisioned to be the wholesale water provider since there are not sufficient groundwater resources to serve the project without CVP water from the Tehama-Colusa canal. The portions of the Specific Plan area that are not already in DWD may need to be annexed.

4. FINANCIAL ABILITY OF AGENCIES TO PROVIDE SERVICES

DWD operating costs are fairly inelastic, except for cost fluctuations in the method by which the U.S. Bureau of Reclamation allocates costs to CVP contractors on the Tehama-Colusa Canal. Water sales and property assessments generate almost all of DWD's operating revenues and are sufficient to provide services at appropriate levels of services. CVP water allocation shortages and cropping patterns impact revenues, but the District has maintained service levels in shortage years based on a water allocation system. The District has been historically successful securing grant funding for studies and capital projects, including preparation of the District's Groundwater Management Plan. While DWD does not have a diverse revenue portfolio, District finances are stable due to its operations as a CVP contractor.

YCFCWCD also relies on a water allocation system in shortage years. The District, however, receives revenues from non-agricultural water sales, including property tax revenues and hydroelectric energy sales. According to District staff, YCFCWCD employs a tiered rate structure across a three-year period to charge market-reasonable rates while adjusting for water availability and promoting financial stability for the District. Changes in year-to-year budgets are mostly due to differences in water availability and timing of the irrigation season relative to the start of the fiscal year. YCFCWCD maintains an average of \$6 million in operating reserves from year-to-year and financially plans across three years to ensure balanced and sustainable District financial operations.

Due to the absence of water supplies, YZWD does not possess a financial ability to provide any services. YZWD does not collect any taxes, assessments, or property-related fees.

YZWD Dissolution

The financial feasibility of annexations of YZWD territory along China Slough to YCFCWCD for purposes of surface water delivery is a function of water rates charged to new customers and an in-lieu fee extended to property owners in-lieu of property tax revenues the District typically collects in other parts of its boundaries. Initiation of new annexation proposals for these purposes is anticipated to be largely landowner driven. This is based on the economics and policy issues involved with using surface water versus groundwater

resources. In addition to surface water resources, YCFCWCD provides additional core services that landowners in YZWD could benefit from, including, but not limited to, water quality monitoring, groundwater resource management, and flood control management. According to YCFCWCD staff, annexations for these purposes could be facilitated by establishing zones of benefit that charge fees or other assessments using different rates and financing structures than other areas of the District. There is also the possibility that annexation could include a transfer of property tax revenues from one or more other local taxing agencies in the affected territories.

Dunnigan Specific Plan

As described above, DWD costs hold relatively constant from year to year, regardless of how much water is sold to farmers. The Dunnigan Specific Plan area includes agricultural uses today that, if taken out of production to make way for residential/commercial development, will result in a loss in DWD water sales and may create a significant impact on DWD continuity of services and operations. If DWD plans to serve as the wholesale water supplier and purveyor to the Specific Plan area, a transition plan is needed to ensure that some form of gap financing is available to transition District revenues from agricultural water sales to wholesale water distribution to a domestic water provider.

The proposed financing vehicle (e.g., Development Impact Fees, Mello-Roos Community Facilities District) to pay for upfront construction of backbone infrastructure to serve the project has not yet been determined. The Draft Specific Plan references preparation of a Public Facilities Financing Plan. There is also the broader question of who will be the domestic water service provider, as discussed under Determination #6 below.

5. STATUS OF, AND OPPORTUNITIES FOR, SHARED FACILITIES

Opportunities for shared facilities among the water districts are mostly limited to conjunctive use opportunities in YZWD to address groundwater management and subsidence concerns. DWD-YCFCWCD opportunities for shared facilities are greatly limited by the districts' unique and separate surface water supplies (e.g., Cache Creek, Tehama-Colusa Canal) and groundwater subbasins. YZWD has no existing facilities and dissolution of the District is being recommended as part of this report.

6. ACCOUNTABILITY FOR COMMUNITY SERVICE NEEDS, INCLUDING GOVERNMENTAL STRUCTURE AND OPERATIONAL EFFICIENCIES

Water service efficiencies and water rates for DWD and YCFCWCD customers are largely driven by year-to-year changes in water supply availability. Both districts run lean operations in terms of staffing levels given their relative scopes of services, and both participate as member agencies on the WRA. The WRA provides a unique platform for public access to water management issues that may not be as widely discussed if they were addressed locally by each districts' board of directors. The WRA increases local accountability for community service needs by creating pooled funding to prepare and make publicly available comprehensive documents, like the Integrated Regional Water Management Plan, that provides the public a detailed accounting of each local water management agency's history, water rights, operations, and opportunities for increased efficiencies.

YZWD Dissolution

Although YZWD does not provide water service, its Board of Directors regularly represents landowner interests in regional forums (e.g., LAFCo, WRA) regarding water management issues. Ongoing representation of landowner interests is a priority for the Board of Directors as it contemplates possible dissolution. Public access and accountability regarding regional water management issues affecting YZWD have been addressed in the past through the WRA, including ongoing subsidence monitoring programs. These forums will continue to exist and the Integrated Regional Water Management Plan provides an effective vehicle for ongoing programmatic discussions involving YZWD territory. Also, the inclusion of all

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YZWD territory in DWD's and YCFCWCD's SOIs provides future governance options involving conjunctive use opportunities, concerns about groundwater quality monitoring, access to grant funding, and other water or flood control management issues.

Dunnigan Specific Plan

If the Dunnigan Specific Plan is approved, future governance and service responsibility for domestic water is yet to be determined. While the Draft Dunnigan Specific Plan suggests a new County Service Area will be formed to provide a very wide range of services, including water, sewer, recycled water, and storm drain services, other near-term and long-term governance options are available, including formation of a new Community Service District or, ultimately, incorporation of a new city. This governance question should be adequately addressed at or before the time the Specific Plan is approved. As described above, these governance issues are separate and apart from proposed financing vehicles (e.g., Development Impact Fees, Mello-Roos Community Facilities District) to pay for upfront construction of backbone infrastructure to serve the project.

7. ANY OTHER MATTER RELATED TO EFFECTIVE OR EFFICIENT SERVICE DELIVERY, AS REQUIRED BY COMMISSION POLICY

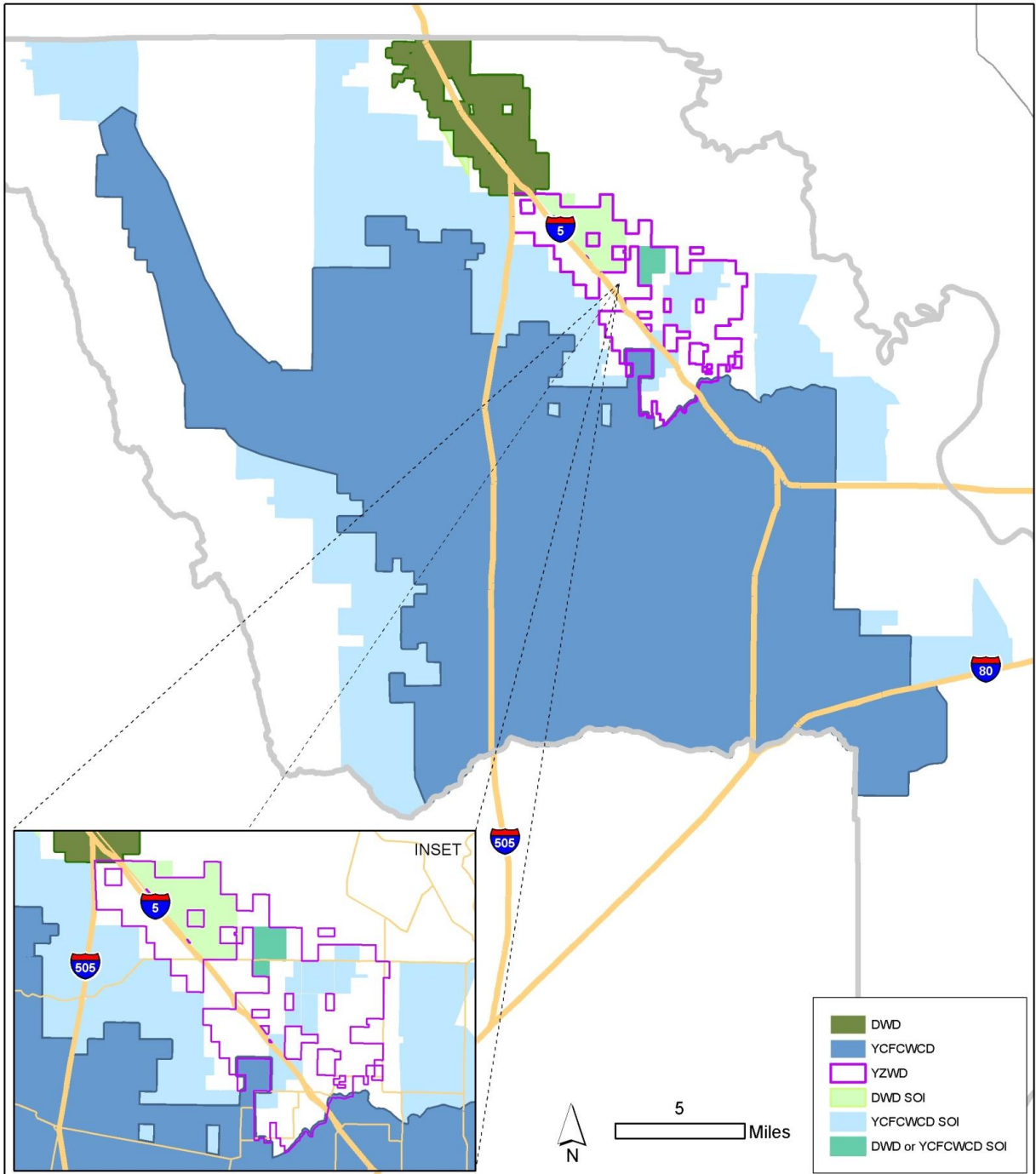
Flood control management is one YCFCWCD's core responsibilities and is a natural extension of the District's water management responsibilities, including the maintenance of sloughs, canals, and creeks carrying and delivering YCFCWCD surface water throughout the District. YCFCWCD recently took a leadership role in a two-year, jointly funded effort with the County of Yolo and City of Woodland to develop new regional flood control management policies and implement early flood control projects, including the Lower Cache Creek Settling Basin. The floodSAFE Yolo Pilot Program is consistent with the Yolo County Integrated Regional Water Management Plan and the floodSAFE California program. A key strategic element for the pilot program will be to develop a sustainable funding mechanism for flood control management that allows the collaborative partnerships to continue forward following the end of the pilot program. If successful, the pilot program could be expanded countywide and raise the need to establish a permanent regional entity to oversee ongoing efforts.

VIII. RECOMMENDED SOI UPDATES

EXISTING SOI BOUNDARIES

A map of the existing SOIs for the three water districts is provided below.

EXISTING WATER DISTRICT SPHERES OF INFLUENCE (2005) Map VIII-1



RECOMMENDED SOI BOUNDARIES AND DETERMINATIONS

Based on the background information, issues, and MSR determinations reviewed in this report, the following are the recommended SOI updates for the three water districts. See subsequent map for the proposed 2013 SOI Updates.

AGENCY	SOI UPDATE	SOI DETERMINATIONS (§56425(e))
DWD	Update to include the northern half of YZWD and additional surrounding parcels.	<p>1. The present and planned land uses in the area, including agricultural and open-space lands.</p> <p><i>Present land uses in the DWD jurisdictional and SOI boundaries are primarily agricultural and rural residential. DWD water service is only for agricultural irrigation. The proposed Dunnigan Specific Plan area encompasses approximately 2,959 acres and is located in DWD’s SOI boundaries, both inside and outside of DWD’s jurisdictional boundaries. The Specific Plan proposes: 1,444 acres of residential (rural up to high density) totaling 7,909 units; 256 acres of commercial + mixed use; and 322 acres of office + industrial; 734 acres of public + open space; and 203 acres of agricultural. Remaining DWD territory and the proposed SOI territory are planned for agricultural and rural residential. See Exhibit #8.</i></p> <p><i>Outside of the Dunnigan Specific Plan area, the 2030 Countywide General Plan does not plan for a significant intensification of land uses in the northern half of YZWD and surrounding territories. Ongoing agricultural uses in these territories will continue to rely on groundwater resources for irrigation of farm lands. Future demand for surface water resources in the area may increase if concerns about subsidence issues increase over time. Grant funding should be pursued to study the engineering and financial feasibility of extending infrastructure from DWD to the northern half of YZWD. Expansion of DWD’s SOI to include the northern half of YZWD, including islands and other pockets in and around YZWD’s boundaries, will facilitate future opportunities to serve irrigation water to present and planned agricultural uses in the area. It should be noted, however, that any planned or anticipated capacity in the DWD water system that is necessary to serve the Dunnigan Specific Plan could eliminate excess capacity in the system to serve the SOI areas.</i></p> <p>2. The present and probable need for public facilities and services in the area.</p> <p><i>DWD’s public facilities and services distribute irrigation water from the Tehama-Colusa Canal to agricultural lands in the District. If the proposed Dunnigan Specific Plan is approved, and if DWD agrees to supply wholesale M&I water, future facility needs would include a new canal turnout, water tanks, water treatment facility, backbone infrastructure and transmission lines, pump stations, and groundwater production wells. There is no other probable need for expanded facilities or services in the remainder of the District. The existing and proposed SOI plans for the possible future extension of surface water services to northern areas of YZWD, including islands and other pockets in and around YZWD’s boundaries.</i></p> <p>3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.</p> <p><i>Present DWD facilities have adequate capacity to serve agricultural uses in the District. Present DWD services are adequate for existing land uses in DWD’s existing jurisdictional boundaries. On average, DWD’s annual allocation of CVP water through the Tehama-Colusa Canal provides additional capacity to serve areas in the proposed SOI, including the northern half of YZWD. However, any planned or anticipated capacity in the DWD water system that is necessary to serve the Dunnigan Specific Plan could eliminate excess capacity in the system to serve the SOI areas.</i></p>

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

AGENCY	SOI UPDATE	SOI DETERMINATIONS (§56425(e))
		<p>4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.</p> <p><i>The Dunnigan Census Designated Place is located in DWD's SOI but is an island in the District's jurisdictional boundaries. DWD does not currently provide M&I water. The unincorporated community of Zamora is located in DWD's existing and proposed SOI. Expansion of DWD's SOI to include the northern half of YZWD, including islands and other pockets in and around YZWD's boundaries, provides future governance options to landowners and residents in the SOI area for water resource management activities.</i></p> <p>5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.</p> <p><i>DWD provides limited M&I water services to local businesses for irrigation of landscaped areas. Services are available to other properties in DWD's existing service area. The proposed Dunnigan Specific Plan will rely on DWD water resources for wholesale M&I water service. DWD's proposed SOI may require non-potable agricultural water services if the extension of such services is financially feasible. There is no planned demand for M&I water in the proposed SOI area.</i></p>
<p>YCFCWCD</p>	<p>Update to include the southern half of YZWD and additional surrounding parcels.</p>	<p>1. The present and planned land uses in the area, including agricultural and open-space lands.</p> <p><i>Present land uses in the unincorporated portions of YCFCWCD's jurisdictional and SOI boundaries are primarily agricultural, open space, and rural/suburban residential. Portions located in the cities of Davis, Winters, and Woodland, and UC Davis, contains more urbanized land uses, including higher density residential, commercial, industrial, and open space/parks. The 2030 Countywide General Plan and individual cities' general plans continue to promote both the preservation and expansion of agricultural uses in the county, including the southern half of YZWD and surrounding properties, and encourage new development to occur within existing city jurisdictional and/or SOI boundaries.</i></p> <p><i>Present and planned agricultural uses in the southern half of YZWD and surrounding areas will continue to create future demand for conjunctive use opportunities through the extension of YCFCWCD surface water resources via China Slough and other potential facilities. Present and planned agricultural uses in the area can also benefit from other YCFCWCD core services, including, but not limited to, water quality monitoring, groundwater resource management, and flood control management. Expansion of YCFCWCD's SOI to include the southern half of YZWD and surrounding areas will facilitate the extension of YCFCWCD services to support present and planned agricultural uses.</i></p> <p>2. The present and probable need for public facilities and services in the area.</p> <p><i>YCFCWCD's regional facilities distribute irrigation water from Clear Lake and Indian Valley Dam to agricultural lands through the Cache Creek system, including Capay Diversion Dam. Conjunctive use opportunities, including in YZWD, could require minor to major facilities upgrades, including those identified in the 2003 YCFCWCD-YZWD Conjunctive Water Use Feasibility Study, such as China Slough improvements (minor) and construction of a new dam and reservoir in Dunnigan Hills (major), which would require relocation of County Road 19. YCFCWCD staff has indicated that the District can deliver water to properties within 150 feet of China Slough. YCFCWCD staff has also</i></p>

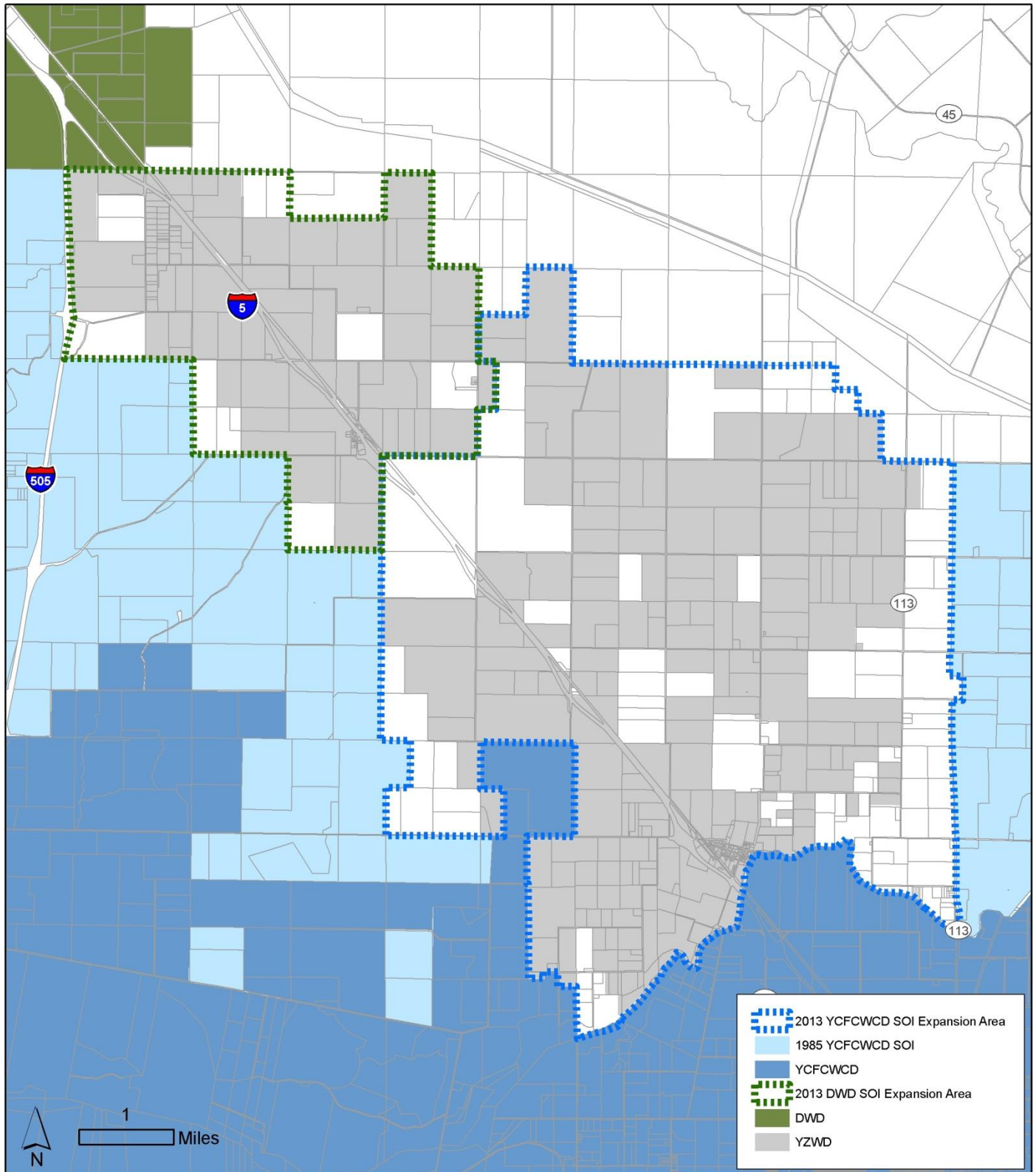
**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

AGENCY	SOI UPDATE	SOI DETERMINATIONS (\$56425(e))
		<p><i>indicated that other water resource management services can be delivered by the District to territories in the southern half of YZWD and additional areas, including, but not limited to, water quality monitoring, groundwater resource management, and flood control management. Expansion of YCFCWCD's SOI to include the southern half of YZWD and surrounding areas will facilitate the extension of YCFCWCD services through existing and expanded facilities and District resources.</i></p> <p>3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.</p> <p><i>Present YCFCWCD facilities have adequate capacity to serve the District's customer base. Present YCFCWCD services are adequate for existing land uses. YCFCWCD possesses additional supply capacity to serve additional territories in the proposed SOI, including the southern half of YZWD and surrounding areas.</i></p> <p>4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.</p> <p><i>YCFCWCD encompasses about one-third of Yolo County's total area and includes the cities of Davis, Winters, and Woodland. UC Davis is also located in the District and uses YCFCWCD water for irrigation of agricultural lands on campus territory. Unincorporated communities of interest are located along the District's Cache Creek facilities, including Capay, Esparto, and Madison, as well as the smaller communities of Rumsey, Guinda, and Brooks. Communities of interest in or near YCFCWCD's existing and proposed SOI area include Yolo and Zamora. Expansion of YCFCWCD's SOI to include the southern half of YZWD and surrounding areas provides future governance options to landowners and residents in the SOI area for water resource management activities.</i></p> <p>5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.</p> <p><i>YCFCWCD does not currently provide M&I water.</i></p>
YZWD	Establish a "zero" SOI that completely eliminates YZWD's SOI. Represents a policy action serving as a precursor to dissolution.	<p>1. The present and planned land uses in the area, including agricultural and open-space lands.</p> <p><i>Present land uses in the YZWD jurisdictional boundaries are primarily agricultural and rural residential. YZWD does not provide any water service to these uses due to its lack of water rights to surface water. Establishment of a "zero" SOI is consistent with the District's lack of a surface water supply and financial resources to provide other groundwater management services to its existing jurisdictional boundaries.</i></p> <p>2. The present and probable need for public facilities and services in the area.</p> <p><i>YZWD does not own or operate any public facilities. Irrigation of agricultural uses in YZWD is from groundwater through privately-owned and operated groundwater production wells. To reduce groundwater over-pumping that is causing subsidence issues in the East Yolo subbasin, access to surface water for conjunctive use purposes has been a YZWD goal, including access to YCFCWCD water through China Slough. Public facility improvements are necessary to facilitate the delivery of water via China Slough, including YCFCWCD acquisition of an easement along China Slough, and improvements to the slough. Establishment of a "zero" SOI is consistent with the District's lack of facilities and services in the area.</i></p>

**WATER DISTRICTS COMBINED MSR-SOI STUDY
YOLO COUNTY LAFCO**

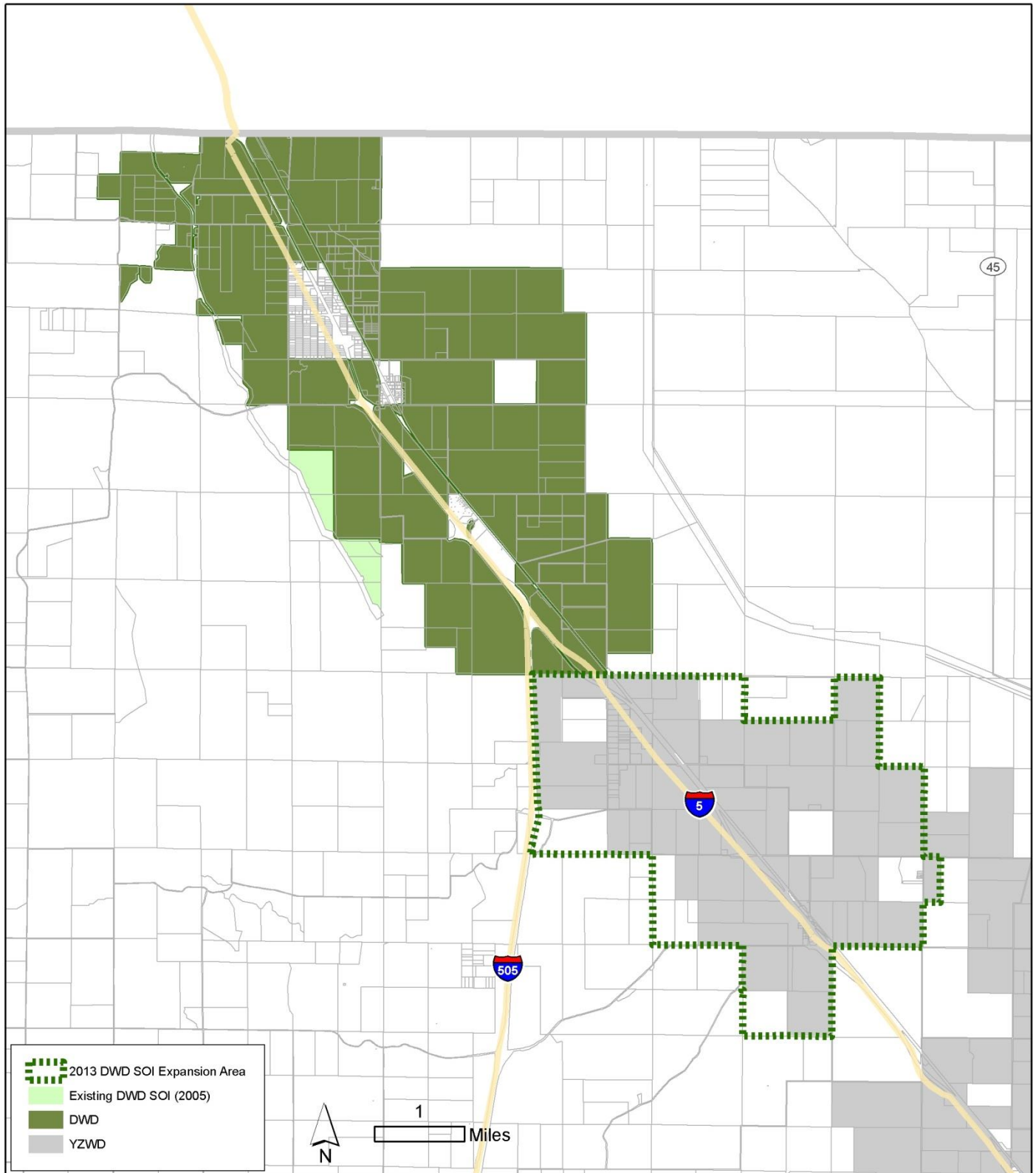
AGENCY	SOI UPDATE	SOI DETERMINATIONS (§56425(e))
		<p>3. The present capacity of public facilities and adequacy of public services that the agency provides or is authorized to provide.</p> <p><i>YZWD does not own or operate any public facilities and does not provide any services. Irrigation of agricultural uses in YZWD is from groundwater through privately-owned and operated groundwater production wells. Establishment of a “zero” SOI is consistent with the District’s lack of facilities and services in the area.</i></p> <p>4. The existence of any social or economic communities of interest in the area if the commission determines that they are relevant to the agency.</p> <p><i>The unincorporated communities of Yolo and Zamora are identified communities of interest and are considered Disadvantaged Unincorporated Communities, by statutory definition. Establishment of a “zero” SOI will not eliminate services or governmental accountability to these communities of interest. YZWD’s entire boundaries are proposed to be divided between and included in DWD’s and YCFCWCD’s expanded SOIs, providing future governance options for landowners and residents in Yolo and Zamora.</i></p> <p>5. For an update of an SOI of a city or special district that provides public facilities or services related to sewers, municipal and industrial water, or structural fire protection, the present and probable need for those public facilities and services of any disadvantaged unincorporated communities within the existing sphere of influence.</p> <p><i>YZWD does not currently provide M&I water.</i></p>

2013 PROPOSED EXPANSION OF WATER DISTRICT SPHERES OF INFLUENCE

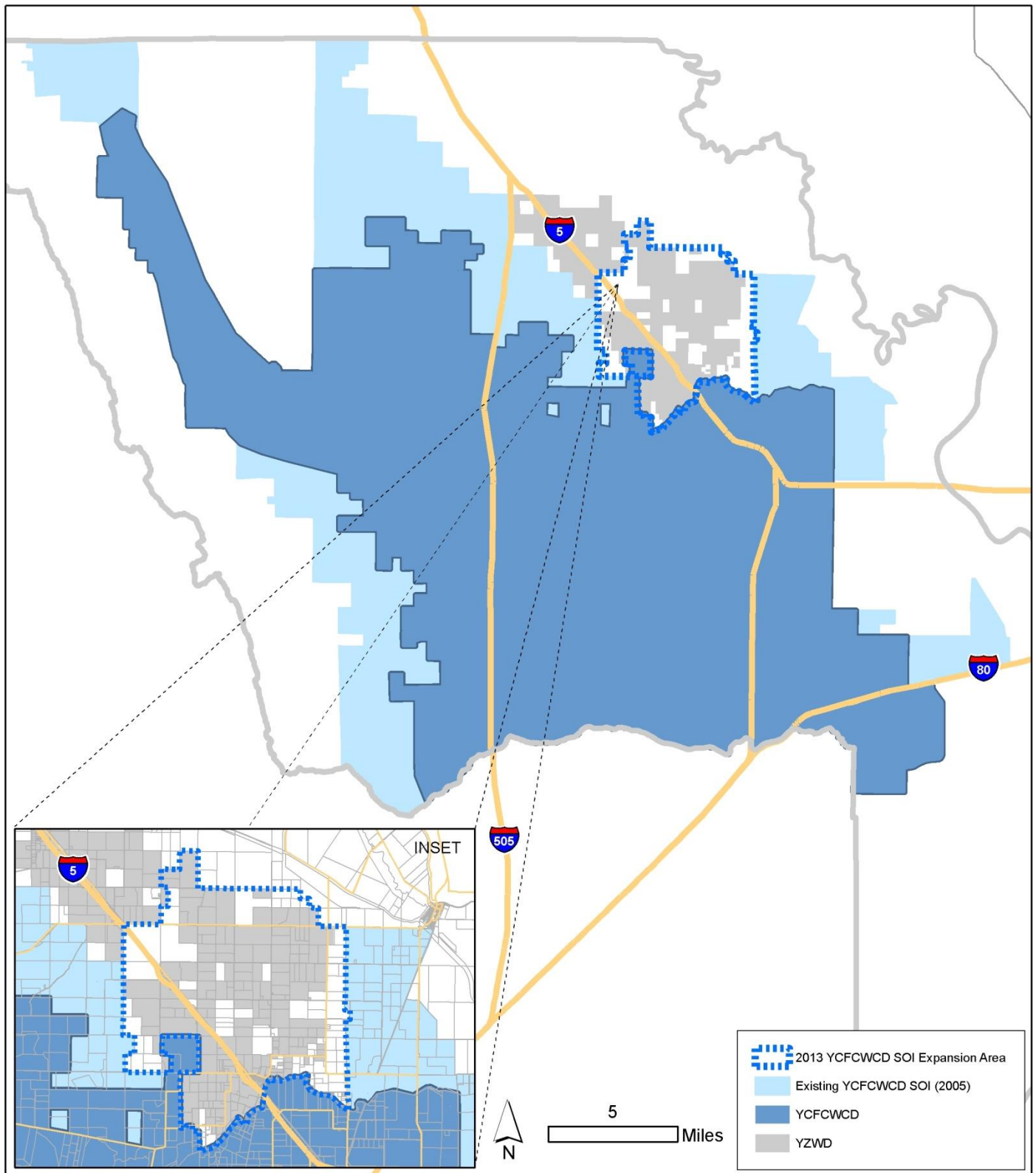


2013 PROPOSED DWD SPHERE OF INFLUENCE EXPANSION

Map VIII-3

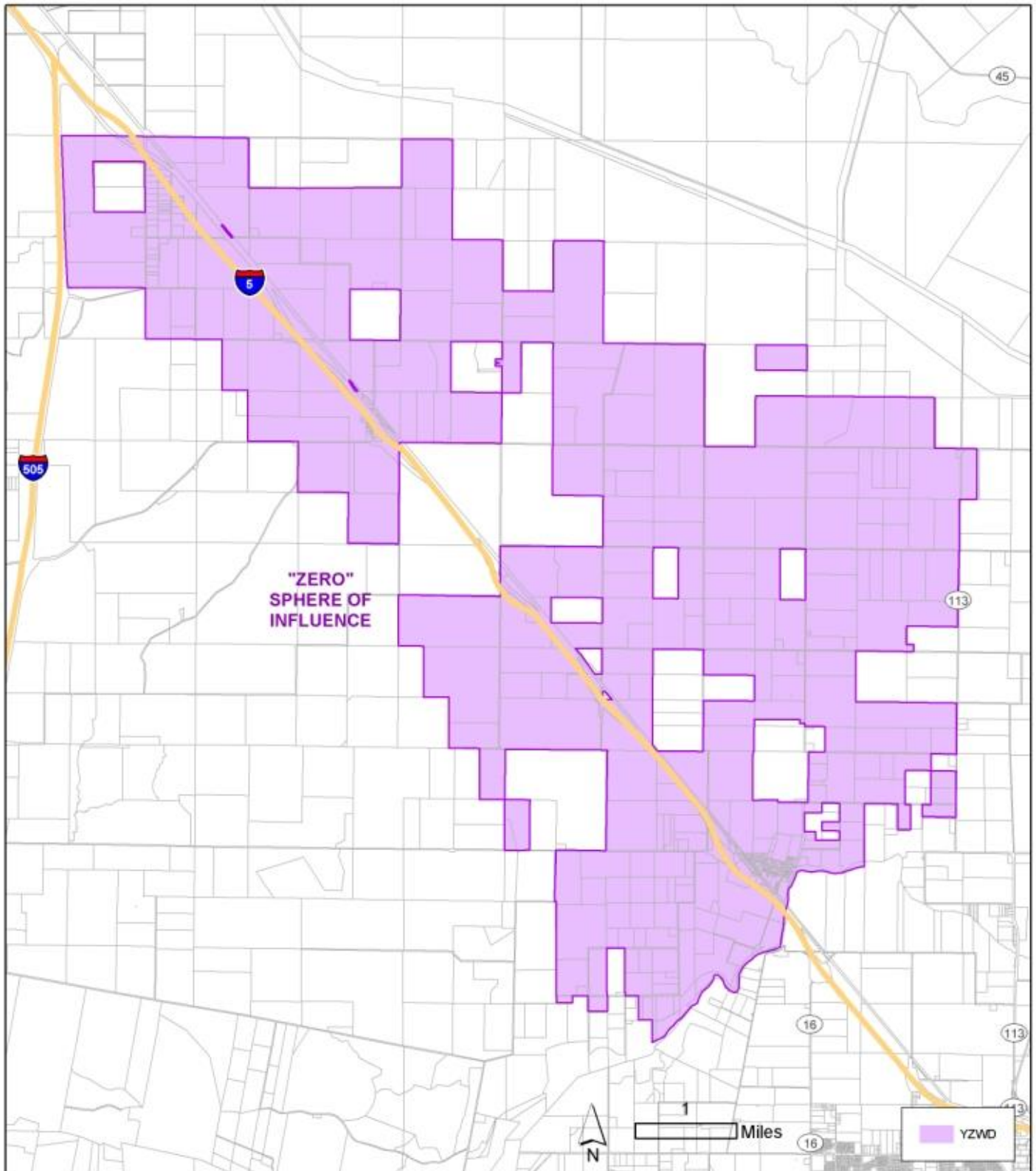


2013 PROPOSED YCFWCWD SPHERE OF INFLUENCE EXPANSION Map VIII-4



2013 PROPOSED YZWD SPHERE OF INFLUENCE

Map VIII-5



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EXHIBITS

- EXHIBIT 1:** Policy for the Definition of “Inhabited Territory” for the Implementation of SB 244 Regarding Disadvantaged Unincorporated Communities
- EXHIBIT 2:** Map of Yolo County Principal Watersheds
- EXHIBIT 3:** DWR E-mail Message to YZWD re Groundwater Level and Land Subsidence Monitoring in Zamora
- EXHIBIT 4:** Cortese-Knox-Hertzberg Act of 2000 – Government Code Sections 56885.5 and 56886 (Terms & Conditions)
- EXHIBIT 5:** April 28, 2003 Letter from YZWD to YCFCWCD re Project Feasibility
- EXHIBIT 6:** Map of 2012 Annexation – Affected Areas
- EXHIBIT 7:** Water Supply Assessment Flowcharts (SB 610 and SB 221)
- EXHIBIT 8:** Draft Dunnigan Specific Plan – Land Use Map

EXHIBIT #1

YOLO COUNTY LOCAL AGENCY FORMATION COMMISSION

Policy for the Definition of “Inhabited Territory”
For the Implementation of
SB 244 Regarding Disadvantaged Unincorporated Communities

(Approved by Minute Order #2012-09)

Policy: “Inhabited Territory” for the purposes of implementing SB 244 (Wolk) shall be defined as the following list of inhabited unincorporated communities¹:

Binning Farms
Capay
Clarksburg
Dunnigan
El Macero
El Rio Villa
Esparto

Guinda
Knights Landing
Madison
Monument Hills
North Davis Meadows
Patwin Road
Royal Oak

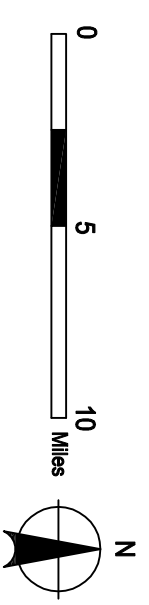
Rumsey
West Kentucky
West Plainfield
Willow Oak
Willowbank
Yolo
Zamora

¹ “Inhabited Unincorporated Communities” is defined as those areas on the County of Yolo 2030 General Plan Land Use Map (see Figures LU-1B through LU-1H) that contain land use designations that are categorized as Residential by Table LU-6. The communities of Rumsey and West Kentucky are also included in this definition (even though the current land use designations are Agriculture (AG) and Commercial Local (CL) respectively) because their existing uses are residential.

EXHIBIT #2

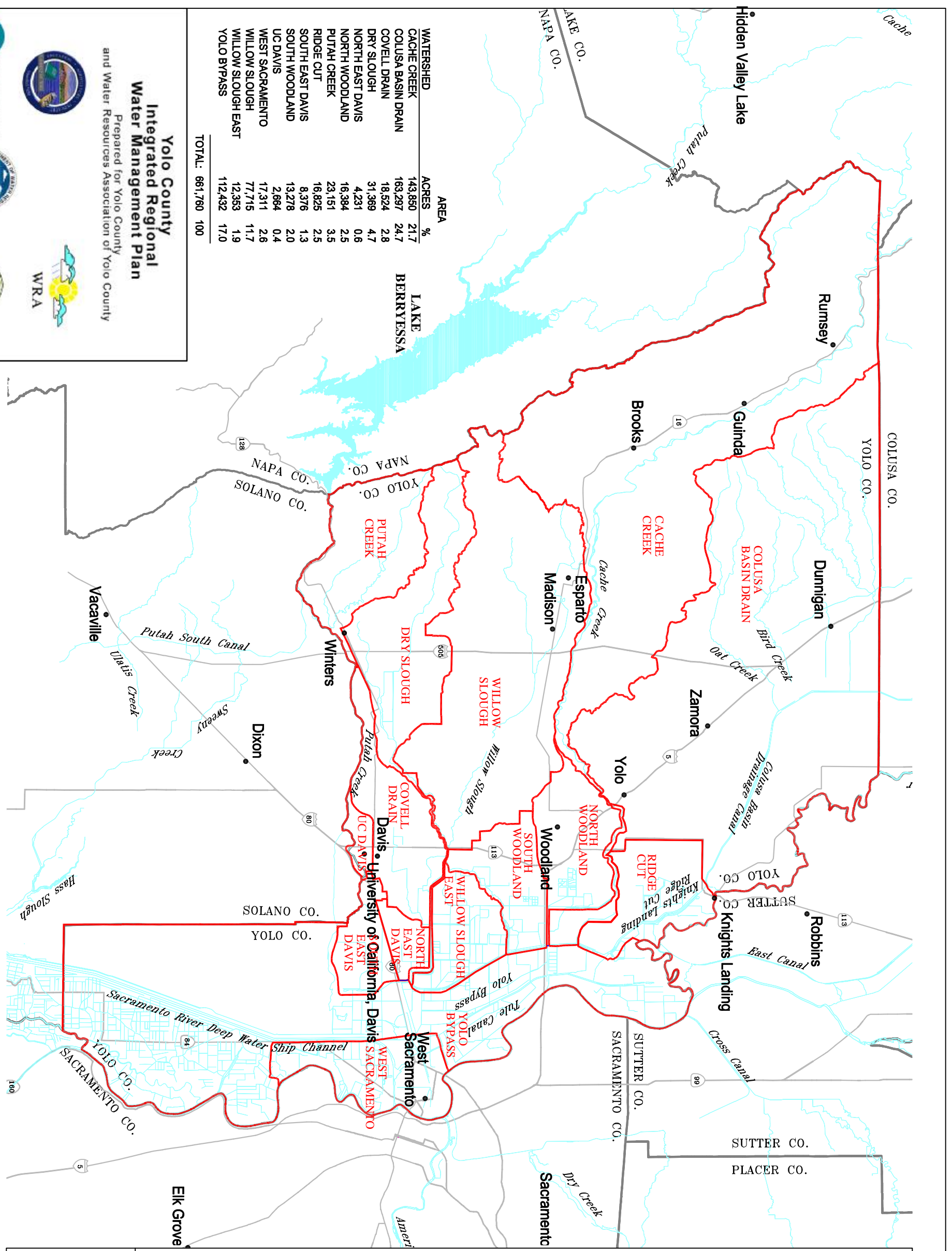
Map 4-2 Yolo County Principal Watersheds

- Watershed or Subwatershed Boundary
- County Boundary
- Major Roads



Projection:
NAD83, CA State Plane, Zone II, Feet.

Map Prepared by:



WATERSHED	ACRES	%
CACHE CREEK	143,850	21.7
COLUSA BASIN DRAIN	163,297	24.7
COVELL DRAIN	18,524	2.8
DRY SLOUGH	31,369	4.7
NORTH EAST DAVIS	4,231	0.6
NORTH WOODLAND	16,384	2.5
PUTAH CREEK	23,151	3.5
RIDGE CUT	16,825	2.5
SOUTH EAST DAVIS	8,376	1.3
SOUTH WOODLAND	13,278	2.0
UC DAVIS	2,664	0.4
WEST SACRAMENTO	17,311	2.6
WILLOW SLOUGH	77,715	11.7
WILLOW SLOUGH EAST	12,353	1.9
YOLO BYPASS	112,432	17.0
TOTAL:	661,760	100

**Yolo County
Integrated Regional
Water Management Plan**
Prepared for Yolo County
and Water Resources Association of Yolo County



EXHIBIT #3

**Zamora Extensometer**

Wednesday, April 24, 2013 3:26 PM

From: "Bonds, Chris@DWR" <Chris.Bonds@water.ca.gov>

To: "skookle@pacbell.net" <skookle@pacbell.net>

Cc: "Bedegrew, Tad@DWR" <Tad.Bedegrew@water.ca.gov>, "Souverville, Mark@DWR" <Mark.Souverville@water.ca.gov>

Hi Twyla,

Thank you for your inquiry regarding DWR's data collection efforts to date at the Zamora Extensometer/Monitoring Well Site.

My staff have prepared this summary of data links and observations for your information and use.

Below are the links for the Zamora Monitoring Well continuous data:

Shallow (180-200' bgs): <http://www.water.ca.gov/waterdata/library/docs/Hydstra/index.cfm?site=11N01E24Q007M>

Mid-Shallow (382-387' bgs): <http://www.water.ca.gov/waterdata/library/docs/Hydstra/index.cfm?site=11N01E24Q006M>

Mid-Deep (583-588' bgs): <http://www.water.ca.gov/waterdata/library/docs/Hydstra/index.cfm?site=11N01E24Q005M>

Deep (784-789' bgs): <http://www.water.ca.gov/waterdata/library/docs/Hydstra/index.cfm?site=11N01E24Q004M>

Land Subsidence Data (1000' depth):

<http://www.water.ca.gov/waterdata/library/docs/Hydstra/index.cfm?site=11N01E24Q006M>

Water Level Observations:

We have continuous data for all four monitoring wells since 1994. In each zone, seasonal highs and lows seem to be fairly consistent for the entire period of record. For the last six to seven years, it appears that there is a slight declining trend line with spring high measurements which can be seen in each of the four zones. This declining trend is very subtle, and it appears that subtle declining and increasing trends have been observed over the period of record. Overall, the water levels appear to be fairly stable over the period of record.

Land Subsidence Observations:

We have continuous land subsidence data from late 1992. Using spring peak measurements from 1993 to 2012, the station is showing a total of 0.623' of total negative displacement. Over those 19 years, the average negative displacement is ~0.033' per year. As seen in the above land subsidence link, that trend appears to be fairly consistent from year to year.

A special thank you goes out to you and the Yolo-Zamora Water District for being a long-time cooperater with DWR (and USGS) at the Zamora Extensometer Site.

If you have any questions about the data collection from this extensometer site, please feel free to contact me.

Sincerely,

Chris

Christopher L. Bonds, PG, HG
Chief, Geology and Groundwater Investigations Section
DWR-North Central Region Office
3500 Industrial Blvd
West Sacramento, CA 95601
916-376-9057 office
916-704-8735 cell
916-376-9676 fax
cbonds@water.ca.gov

EXHIBIT #4

**LAFCO TERMS & CONDITIONS
GOVERNMENT CODE SECTIONS 56885.5 AND 56886**

56885.5. (a) In any commission order giving approval to any change of organization or reorganization, the commission may make that approval conditional upon any of the following factors:

(1) Any of the conditions set forth in Section 56886.

(2) The initiation, conduct, or completion of proceedings for another change of organization or a reorganization.

(3) The approval or disapproval, with or without election, as may be provided by this division, of any resolution or ordinance ordering that change of organization or reorganization.

(4) With respect to any commission determination to approve the disincorporation of a city, the dissolution of a district, or the reorganization or consolidation of agencies which results in the dissolution of one or more districts or the disincorporation of one or more cities, a condition prohibiting an agency being dissolved from taking any of the following actions, unless it first finds that an emergency situation exists as defined in Section 54956.5:

(A) Approving any increase in compensation or benefits for members of the governing board, its officers, or the executive officer of the agency.

(B) Appropriating, encumbering, expending, or otherwise obligating, any revenue of the agency beyond that provided in the current budget at the time the dissolution is approved by the commission.

(b) If the commission so conditions its approval, the commission may order that any further action pursuant to this division be continued and held in abeyance for the period of time designated by the commission, not to exceed six months from the date of that conditional approval.

(c) The commission order may also provide that any election called upon any change of organization or reorganization shall be called, held, and conducted before, upon the same date as, or after the date of any election to be called, held, and conducted upon any other change of organization or reorganization.

(d) The commission order may also provide that in any election at which the questions of annexation and district reorganization or incorporation and district reorganization are to be considered at the same time, there shall be a single question appearing on the ballot upon the issues of annexation and district reorganization or incorporation and district reorganization.

56886. Any change of organization or reorganization may provide for, or be made subject to one or more of, the following terms and conditions. If a change of organization or reorganization is made subject to one or more of the following terms and conditions in the commission's resolution making determinations, the terms and conditions imposed shall constitute the exclusive terms and conditions for the change of organization or reorganization, notwithstanding the general provisions of Part 5 (commencing with Section 57300). However, none of the following terms and conditions shall directly regulate land use, property development, or subdivision requirements:

(a) The payment of a fixed or determinable amount of money, either as a lump sum or in installments, for the acquisition, transfer, use or right of use of all or any part of the existing property, real or personal, of any city, county, or district.

(b) The levying or fixing and the collection of any of the following, for the purpose of providing for any payment required pursuant to subdivision (a):

(1) Special, extraordinary, or additional taxes or assessments.

(2) Special, extraordinary, or additional service charges, rentals, or rates.

(3) Both taxes or assessments and service charges, rentals, or rates.

(c) The imposition, exemption, transfer, division, or apportionment, as among any affected cities, affected counties, affected districts, and affected territory of liability for payment of all or any part of principal, interest, and any other amounts which shall become due on account of all or any part of any outstanding or then authorized but thereafter issued bonds, including revenue bonds, or other contracts or obligations of any city, county, district, or any improvement district within a local agency, and the levying or fixing and the collection of any (1) taxes or assessments, or (2) service charges, rentals, or rates, or (3) both taxes or assessments and service charges, rentals, or rates, in the same manner as provided in the original authorization of the bonds and in the amount necessary to provide for that payment.

(d) If, as a result of any term or condition made pursuant to subdivision (c), the liability of any affected city, affected county, or affected district for payment of the principal of any bonded indebtedness is increased or decreased, the term and condition may specify the amount, if any, of that increase or decrease which shall be included in, or excluded from, the outstanding bonded indebtedness of that entity for the purpose of the application of any statute or charter provision imposing a limitation upon the principal amount of outstanding bonded indebtedness of the entity.

(e) The formation of a new improvement district or districts or the annexation or detachment of territory to, or from, any existing improvement district or districts.

(f) The incurring of new indebtedness or liability by, or on behalf of, all or any part of any local agency, including territory being annexed to any local agency, or of any existing or proposed new improvement district within that local agency. The new indebtedness may be the obligation solely of territory to be annexed if the local agency has the authority to establish zones for incurring indebtedness. The indebtedness or liability shall be incurred substantially in accordance with the laws otherwise applicable to the local agency.

(g) The issuance and sale of any bonds, including authorized but unissued bonds of a local agency, either by that local agency or by a local agency designated as the successor to any local agency which is extinguished as a result of any change of organization or reorganization.

(h) The acquisition, improvement, disposition, sale, transfer, or division of any property, real or personal.

(i) The disposition, transfer, or division of any moneys or funds, including cash on hand and moneys due but uncollected, and any other obligations.

(j) The fixing and establishment of priorities of use, or right of use, of water, or capacity rights in any public improvements or facilities or any other property, real or personal. However, none of the terms and conditions ordered pursuant to this subdivision shall modify priorities of use, or right of use, to water, or capacity rights in any public improvements or facilities that have been fixed and established by a court or an order of the State Water Resources Control Board.

(k) The establishment, continuation, or termination of any office, department, or board, or the transfer, combining, consolidation, or separation of any offices, departments, or boards, or any of the functions of those offices, departments, or boards, if, and to the extent that, any of those matters is authorized by the principal act.

(l) The employment, transfer, or discharge of employees, the continuation, modification, or termination of existing employment contracts, civil service rights, seniority rights, retirement rights, and other employee benefits and rights.

(m) The designation of a city, county, or district, as the successor to any local agency that is extinguished as a result of any change of organization or reorganization, for the purpose of succeeding to all of the rights, duties, and obligations of the extinguished local agency with respect to enforcement, performance, or payment of any outstanding bonds, including revenue bonds, or other contracts and obligations of the extinguished local agency.

(n) The designation of (1) the method for the selection of members of the legislative body of a district or (2) the number of those members, or (3) both, where the proceedings are for a consolidation, or a reorganization providing for a consolidation or formation of a new district and the principal act provides for alternative methods of that selection or for varying numbers of those members, or both.

(o) The initiation, conduct, or completion of proceedings on a proposal made under, and pursuant to, this division.

(p) The fixing of the effective date or dates of any change of organization, subject to the limitations of Section 57202.

(q) Any terms and conditions authorized or required by the principal act with respect to any change of organization.

(r) The continuation or provision of any service provided at that time, or previously authorized to be provided by an official act of the local agency.

(s) The levying of assessments, including the imposition of a fee pursuant to Section 50029 or 66484.3 or the approval by the voters of general or special taxes. For the purposes of this section, imposition of a fee as a condition of the issuance of a building permit does not constitute direct regulation of land use, property development, or subdivision requirements.

(t) The extension or continuation of any previously authorized charge, fee, assessment, or tax by the local agency or a successor local agency in the affected territory.

(u) The transfer of authority and responsibility among any affected cities, affected counties, and affected districts for the administration of special tax and special assessment districts, including, but not limited to, the levying and

collecting of special taxes and special assessments, including the determination of the annual special tax rate within authorized limits; the management of redemption, reserve, special reserve, and construction funds; the issuance of bonds which are authorized but not yet issued at the time of the transfer, including not yet issued portions or phases of bonds which are authorized; supervision of construction paid for with bond or special tax or assessment proceeds; administration of agreements to acquire public facilities and reimburse advances made to the district; and all other rights and responsibilities with respect to the levies, bonds, funds, and use of proceeds that would have applied to the local agency that created the special tax or special assessment district.

(v) Any other matters necessary or incidental to any of the terms and conditions specified in this section. If a change of organization, reorganization, or special reorganization provides for, or is made subject to one or more of, the terms and conditions specified in this section, those terms and conditions shall be deemed to be the exclusive terms and conditions for the change of organization, reorganization, or special reorganization, and shall control over any general provisions of Part 5 (commencing with Section 57300).

EXHIBIT #5

YOLO-ZAMORA WATER DISTRICT

P.O. Box 355
Yolo, CA 95697

April 28, 2003

Mr. Bruce Rominger, Chairman
Yolo County Flood Control & Water Conservation District
34274 State Highway 16
Woodland, CA

Subject: YCFCWCD/YZWD Conjunctive Water Use Feasibility Study, Conclusion of Study.

Dear Mr. Rominger and Members of the Board:

On behalf of the Board of Directors of the Yolo-Zamora Water District (YZWD), thank you for the leadership and effort of the Yolo County Flood Control & Water Conservation District (District) to investigate opportunities to provide supplemental surface water to the YZWD for an effective conjunctive water use project.

At the conclusion of the Project Advisory Group Meeting on March 12, 2003, it was agreed among the group members present that the four water supply and delivery alternatives investigated during the study were not financially feasible. Also, preliminary information on a project to service a much smaller area was reviewed. It was agreed the smaller project was not feasible for the landowners that could potentially be involved.

The YZWD Board, at its meeting on Monday, April 28, 2003, reviewed the findings of the Project Advisory Group and concurs with its findings.

The alternatives identified during the course of the investigation have technical merit from the standpoint of water management. Accordingly, the alternatives may warrant reconsideration in the future.

Although a project is not feasible at this time, the Board would like the District to know that individual farmers within the YZWD continue to be interested in receiving supplemental surface water from the District. This Board is hopeful that the District will work with interested individuals to provide supplemental surface water to the extent it is compatible with the District's operation. Any supplemental surface water delivered to the YZWD service area will be beneficial.

In closing, please know that this Board, in representing the Yolo-Zamora Water District, is truly grateful for the District's leadership and efforts aimed at furthering the management of water resources not only within the District, but within Yolo County generally.

Sincerely,



Twyla Thompson, President
Yolo-Zamora Water District

RECEIVED MAY 13 2003

EXHIBIT #6

2012 YCFCWCD ANNEXATIONS

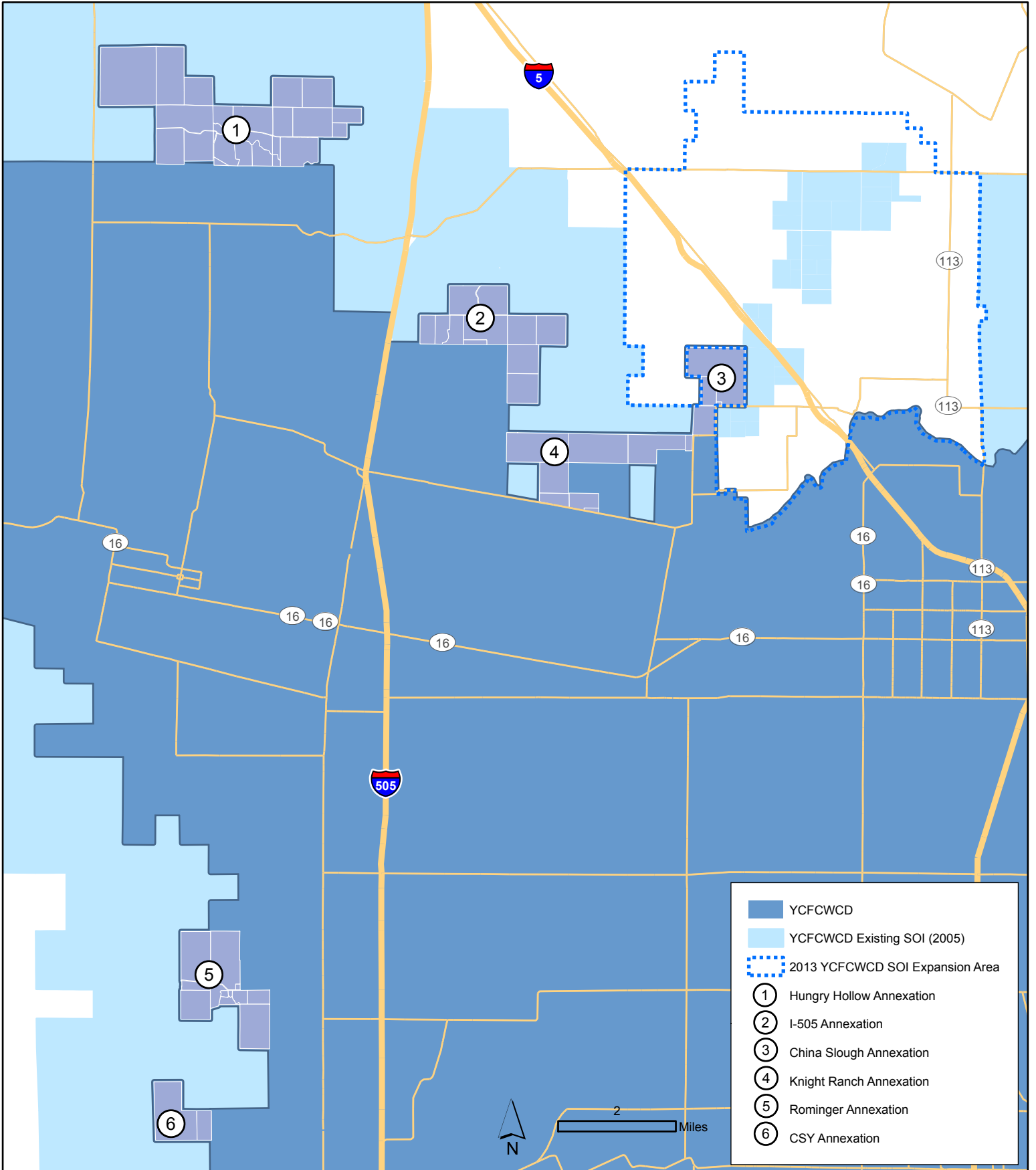
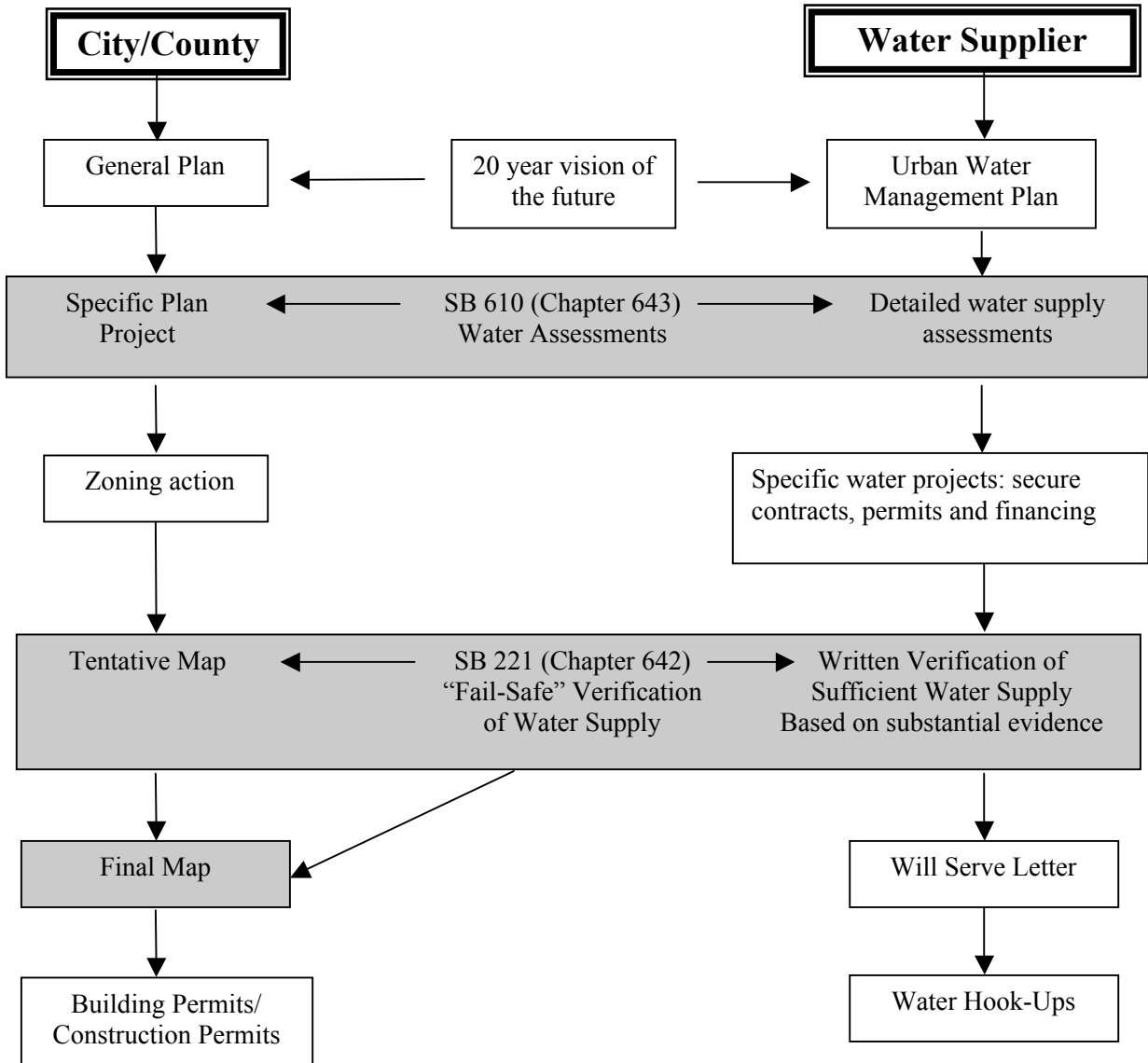


EXHIBIT #7

Two laws that integrate land use and water planning

The following chart illustrates the relationship between a local land use agency and a water supplier in their planning processes. The General Plan, prepared by a City or County Planning Department, and the Urban Water Management Plan prepared by a Water Supplier are the critical source documents used to substantiate the information required by **SB 610** and **SB 221** at the local level.



For additional information on either the *California Environmental Quality Act* or General Plan Guidelines, please refer to the publications available from the Governor's Office of Planning and Research at: www.opr.ca.gov.

For information and guidance related to the *Urban Water Management Planning Act*, please refer to the Department of Water Resources, Office of Water Use Efficiency available at: <http://www.owue/>.

SB 610 Flowchart

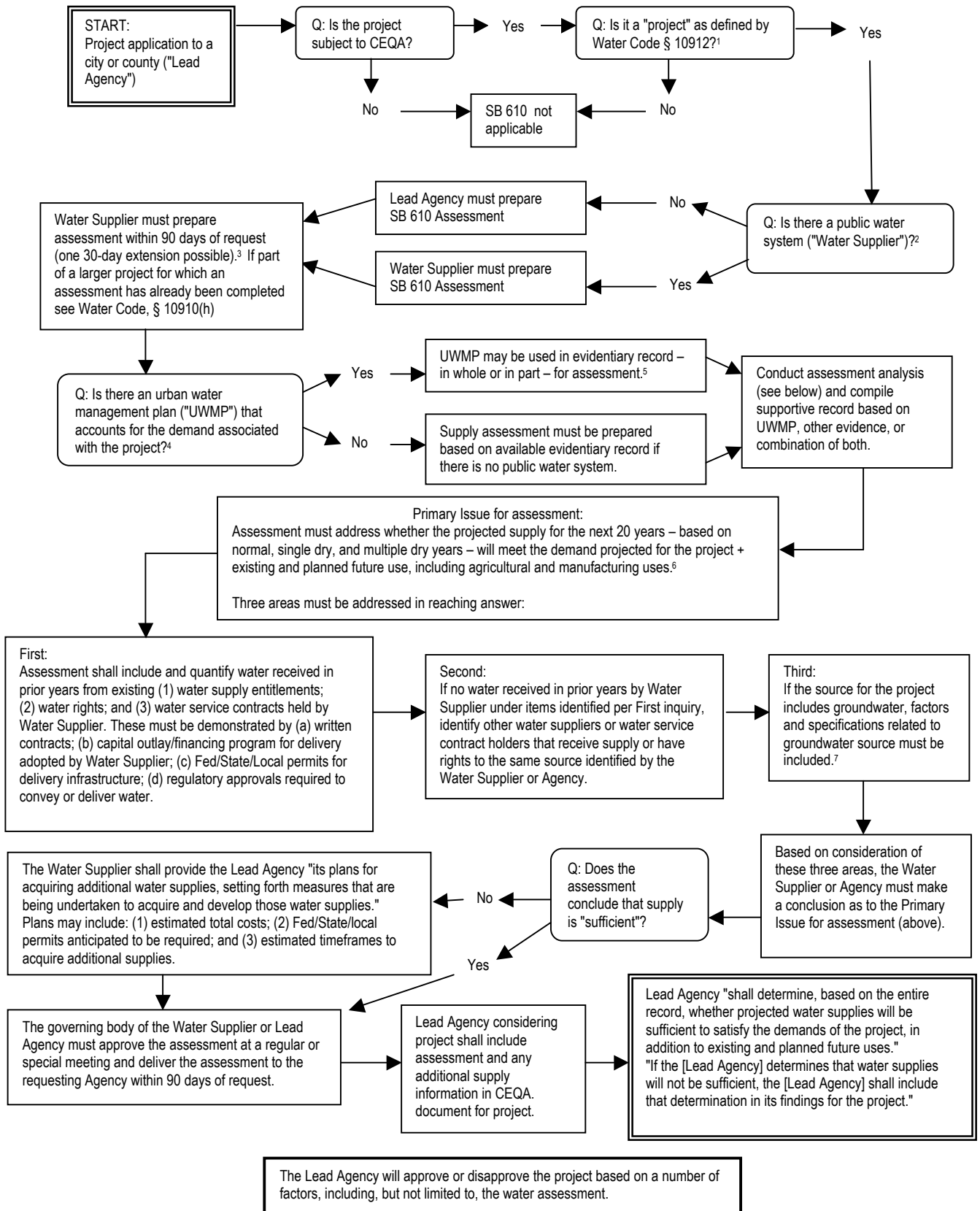


Chart Courtesy of the
The Building Industry Legal Defense

Notes for SB 610 Flowchart

Footnote 1:

California Water Code section 10912.

For the purposes of this part, the following terms have the following meanings:

- (a) "Project" means any of the following:
 - (1) A proposed residential development of more than 500 dwelling units.
 - (2) A proposed shopping center or business establishment employing more than 1,000 persons or having more than 500,000 square feet of floor space.
 - (3) A proposed commercial office building employing more than 1,000 persons or having more than 250,000 square feet of floor space.
 - (4) A proposed hotel or motel, or both, having more than 500 rooms.
 - (5) A proposed industrial, manufacturing, or processing plant, or industrial park planned to house more than 1,000 persons, occupying more than 40 acres of land, or having more than 650,000 square feet of floor area.
 - (6) A mixed-use project that includes one or more of the projects specified in this subdivision.
 - (7) A project that would demand an amount of water equivalent to, or greater than, the amount of water required by a 500 dwelling unit project.
- (b) If a public water system has fewer than 5,000 service connections, then "project" means any proposed residential, business, commercial, hotel or motel, or industrial development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections, or a mixed-use project that would demand an amount of water equivalent to, or greater than, the amount of water required by residential development that would represent an increase of 10 percent or more in the number of the public water system's existing service connections.

Footnote 2:

California Water Code section 10912.

(c) "Public water system" means a system for the provision of piped water to the public for human consumption that has 3,000 or more service connections. A public water system includes all of the following:

- (1) Any collection, treatment, storage, and distribution facility under control of the operator of the system which is used primarily in connection with the system.
- (2) Any collection or pretreatment storage facility not under the control of the operator that is used primarily in connection with the system.
- (3) Any person who treats water on behalf of one or more public water systems for the purpose of rendering it safe for human consumption. It also means a system that will become a public water supplier if the project puts it over 3,000 service connections.

Footnote 3:

California Water Code section 10910, subdivision (g)(1).

Footnote 4:

The requirement for and contents of an urban water management plan are provided in California Water Code section 10631, as amended by SB 610 in 2001.

Footnote 5:

California Water Code section 10910, subdivision (c)(2) provides that the UWMP may be used, but it may or may not provide all of the information needed.

Footnote 6:

See California Water Code section 10910, subdivisions (c)(3) & (4); see also Government Code section 66473.7, subdivision (a)(2) [SB 221]

Footnote 7:

California Water Code section 10910, subdivision (f):

- (f) If a water supply for a proposed project includes groundwater, the following additional information shall be included in the water assessment:
 - (1) A review of any information contained in urban water management plan relevant to the identified water supply for proposed project.
 - (2) A description of any groundwater basin or basins from which the proposed project will be supplied. For those basins for which a court or the board has adjudicated the rights to pump groundwater, a copy of the order or decree adopted by the court or the board and a description of the amount of groundwater the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), has the legal right to pump under the order or decree. For basins that have not been adjudicated, information as to whether the department has identified the basin or basins as overdrafted or has projected that the basin will become overdrafted if present management conditions continue, in the most current bulletin of the department that characterizes the condition of the groundwater basin, and a detailed description by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), of the efforts being undertaken in the basin or basins to eliminate the long-term overdraft condition.
 - (3) A detailed description and analysis of the amount and location of groundwater pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), for the past five years from any groundwater basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
 - (4) A detailed description and analysis of the amount and location of groundwater that is projected to be pumped by the public water system, or the city or county if either is required to comply with this part pursuant to subdivision (b), from any basin from which the proposed project will be supplied. The description and analysis shall be based on information that is reasonably available, including, but not limited to, historic use records.
 - (5) An analysis of the sufficiency of the groundwater from the basin or basins from which the proposed project will be supplied to meet the projected water demand associated with the proposed project. A water assessment shall not be required to include the information required by this paragraph if the public water system determines, as part of the review required by paragraph (1), that the sufficiency of groundwater necessary to meet the initial and projected water demand associated with the project was addressed in the description and analysis required by paragraph (4) of subdivision (b) of Section 10631.

SB 221 Flowchart

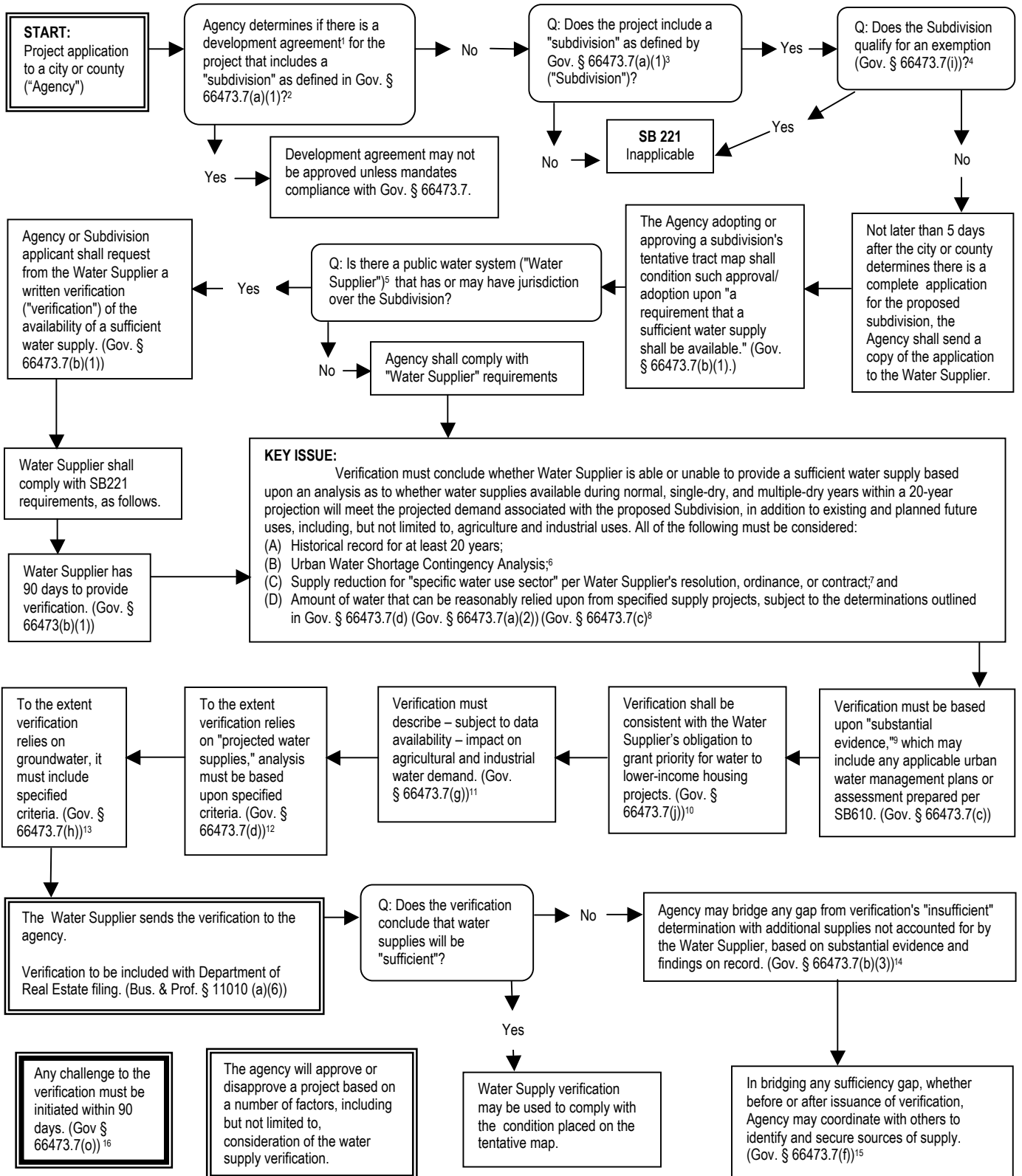


Chart Courtesy of the
The Building Industry Legal Defense Foundation

Notes for SB 221 Flowchart

Footnote 1: Gov. Code § 65867.5

Footnote 2: "Subdivision" is defined as follows per Government Code § 66473.7(a)(1): " 'Subdivision' means a proposed residential development of more than 500 dwelling units, except that for a public water system that has fewer than 5,000 service connections, "subdivision" means any proposed residential development that would account for an increase of 10 percent or more in the number of the public water system's existing service connections." See Government Code § 65867.5(c). (development agreements)

Footnote 3: See note 2.

Footnote 4: Gov. Code § 66473.7(i) provides an exemption for "infill" or "low-income or very-low-income" housing subdivisions as follows: "This section shall not apply to any residential project proposed for a site that is within an urbanized area and has been previously developed for urban uses, or where the immediate contiguous properties surrounding the residential project site are, or previously have been, developed for urban uses, or housing projects that are exclusively for very low and low-income households."

Footnote 5: " 'Public water system' means the water supplier that is, or may become as a result of servicing the subdivision included in a tentative map pursuant to subdivision (b), a public water system, as defined in Section 10912 of the Water Code, that may supply water for a subdivision." (Gov. Code §66473.7(a)(3).) There may be one water supplier for a given project. For example there may be different providers for potable water versus reclaimed water versus groundwater.

Footnote 6: The Urban Water Shortage Contingency Analysis may be prepared pursuant to Water Code § 10632.

Footnote 7: Supply reduction resolution, ordinance, or contract may not conflict with Water Code § 354.

Footnote 8: Specifically, "The amount of water that the water supplier can reasonably rely on receiving from other water supply projects, such as conjunctive use, reclaimed water, water conservation, and water transfer, including programs identified under federal, state, and local water initiatives such as CALFED and Colorado River tentative agreements, to the extent that these water supplies meet the criteria of subdivision (d)." (Gov. Code § 66473.7(a)(2)(D).) Subdivision (d) addresses evidentiary requirements for "projected" water supplies, and these requirements are listed in note 13.

Footnote 9: "The applicable public water system's written verification of its ability or inability to provide a sufficient water supply that will meet the projected demand associated with the proposed subdivision as required by subdivision (b) shall be supported by substantial evidence. The substantial evidence may include, but is not limited to, any of the following:

- (1) The public water system's most recently adopted urban water management plan adopted pursuant to Part 2.6 (commencing with Section 10610) of Division 6 of the Water Code.
- (2) A water assessment that was completed pursuant to Part 2.10 (commencing with Section 10910) of Division 6 of the Water Code.
- (3) Other information relating to the sufficiency of the water supply that contains analytical information that is substantially similar to the assessment required by Section 10635 of the Water Code." (Gov. Code § 66473.7(c).)

Footnote 10: "The determinations made pursuant to this section shall be consistent with the obligation of a public water system to grant a priority for the provision of available and future water resources or services to proposed housing developments that help meet the city's or county's share of the regional housing needs for lower income households, pursuant to Section 65589.7." (Gov. Code § 66473.7(j).)

Footnote 11: "The written verification prepared under this section shall also include a description, to the extent that data is reasonably available based on published records maintained by federal and state agencies, and public records of local agencies, of the reasonably foreseeable impacts of the proposed subdivision on the availability of water resources for agricultural and industrial uses within the public water system's service area that are not currently receiving water from the public water system but are utilizing the

same sources of water. To the extent that those reasonably foreseeable impacts have previously been evaluated in a document prepared pursuant to the California Environmental Quality Act (Division 13 (commencing with Section 21000) of the Public Resources Code) or the National Environmental Policy Act (Public Law 91-190) for the proposed subdivision, the public water system may utilize that information in preparing the written verification." (Gov. Code § 66473.7(g).)

Footnote 12: "When the written verification pursuant to subdivision (b) relies on projected water supplies that are not currently available to the public water system, to provide a sufficient water supply to the subdivision, the written verification as to those projected water supplies shall be based on all of the following elements, to the extent each is applicable:

- (1) Written contracts or other proof of valid rights to the identified water supply that identify the terms and conditions under which the water will be available to serve the proposed subdivision.
- (2) Copies of a capital outlay program for financing the delivery of a sufficient water supply that has been adopted by the applicable governing body.
- (3) Securing of applicable federal, state, and local permits for construction of necessary infrastructure associated with supplying a sufficient water supply.
- (4) Any necessary regulatory approvals that are required in order to be able to convey or deliver a sufficient water supply to the subdivision." (Gov. Code § 66473.7(d).)

Footnote 13: "Where a water supply for a proposed subdivision includes groundwater, the public water system serving the proposed subdivision shall evaluate, based on substantial evidence, the extent to which it or the landowner has the right to extract the additional groundwater needed to supply the proposed subdivision. Nothing in this subdivision is intended to modify state law with regard to groundwater rights." (Gov. Code § 66473.7(h).)

Footnote 14: "If the written verification provided by the applicable public water system indicates that the public water system is unable to provide a sufficient water supply that will meet the projected demand associated with the proposed subdivision, then the local agency may make a finding, after consideration of the written verification by the applicable public water system, that additional water supplies not accounted for by the public water system are, or will be, available prior to completion of the subdivision that will satisfy the requirements of this section. This finding shall be made on the record and supported by substantial evidence." (Gov. Code. § 66473.7(b)(3).)

Footnote 15: "In making any findings or determinations under this section, a local agency, or designated advisory agency, may work in conjunction with the project applicant and the public water system to secure water supplies sufficient to satisfy the demands of the proposed subdivision. If the local agency secures water supplies pursuant to this subdivision, which supplies are acceptable to and approved by the governing body of the public water system as suitable for delivery to customers, it shall work in conjunction with the public water system to implement a plan to deliver that water supply to satisfy the long-term demands of the proposed subdivision." (Gov. Code § 66473.7(f).)

Footnote 16: "Any action challenging the sufficiency of the public water system's written verification of a sufficient water supply shall be governed by Section 66499.37." (Gov. § 66473.7(o).) Government Section 66499.37 states: "Any action or proceeding to attack, review, set aside, void or annul the decision of an advisory agency, appeal board or legislative body concerning a subdivision, or of any of the proceedings, acts or determinations taken, done or made prior to such decision, or to determine the reasonableness, legality or validity of any condition attached thereto, shall not be maintained by any person unless such action or proceeding is commenced and service of summons effected within 90 days after the date of such decision. Thereafter all persons are barred from any such action or proceeding or any defense of invalidity or unreasonableness of such decision or of such proceedings, acts or determinations. Any such proceeding shall take precedence over all matters of the calendar of the court except criminal.

EXHIBIT #8

From: Ken Lee [mailto:klee@webrsg.com]
Sent: Friday, September 06, 2013 1:44 PM
To: 'donita hendrix'
Cc: Christine Crawford
Subject: RE: Public Review Draft of 2013 Water Districts Municipal Service Review/Sphere of Influence Report

Hi Donita— Thanks for the feedback. Glad they were pleased with the report. I don't think LAFCo needs a formal resolution. A letter from you as the GM would probably suffice but I've cc'd Christine just in case.

Ken Lee

RSG, Inc.
309 West 4th Street
Santa Ana, CA 92701-4502
Direct: 714.316.2102
Cell: 562.972.4033
klee@webrsg.com

CA DRE Corporate Broker License #01930929

Click [here](#) to receive valuable information from RSG, or visit us at webrsg.com

From: donita hendrix [mailto:dunniganwater@att.net]
Sent: Friday, September 06, 2013 1:42 PM
To: Ken Lee
Subject: Re: Public Review Draft of 2013 Water Districts Municipal Service Review/Sphere of Influence Report

Ken,
The board reviewed the Municipal Review and found it good and acceptable report. Do you want formal resolution accepting the document? If so, we have a board meeting on the 19th, and I could get the approval then.
Donita

From: Ken Lee <klee@webrsg.com>
To: 'donita hendrix' <dunniganwater@att.net>
Cc: 'Christine Crawford' <Christine.Crawford@yolocounty.org>
Sent: Wednesday, September 4, 2013 9:49 PM
Subject: RE: Public Review Draft of 2013 Water Districts Municipal Service Review/Sphere of Influence Report

Hi Donita—

Hope you've been well and had a good long Labor Day weekend. Since we're now in September and moving closer toward the 9/26 scheduled LAFCo hearing on the Municipal Service Review/Sphere of Influence Report, I wanted to check back in with you regarding the

below question about your District's Sphere of Influence, but more importantly, we want to make sure your Board of Directors has formally reviewed, or will review, the Report at a Board meeting. This is important so LAFCo can receive some form of formal response to the Report from the affected water districts and your Boards, prior to the 9/26 meeting. Will your Board be able to meet to review the Report before 9/15? LAFCo needs some time to review any comments and formulate responses by 9/15.

I'll give you a ring by end of the week to check in also. Thank you!

Ken Lee

RSG, Inc.

309 West 4th Street

Santa Ana, CA 92701-4502

Direct: 714.316.2102

Cell: 562.972.4033

klee@webrsg.com

Y O L O C O U N T Y

FLOOD CONTROL &
WATER CONSERVATION
DISTRICT

September 12, 2013



Christine Crawford, Executive Officer
Yolo County LAFCo
625 Court St., Room 203
Woodland, CA 95695

Re: Review of Municipal Service Review and Sphere of Influence for Yolo County
Water Districts

Dear Ms. Crawford:

The Yolo County Flood Control and Water Conservation District (District) has reviewed the August 9, 2013 draft of the Combined Municipal Service Review and Sphere of Influence for the Yolo County Water Districts (MSR/SOI). The MSR/SOI is consistent with and reflects the District's discussions with both you and Ken Lee, LAFCo's consultant for this project. The District hereby confirms its support of the findings set forth in the MSR/SOI.

Thank you for your time and diligence, coming to an understanding of the issues and making sure that they were reflected in the MSR/SOI.

34274 State Highway 16
Woodland, CA 95695-9371
(530) 662-0265
FAX (530) 662-4982
www.ycfcwcd.org

Sincerely,

A handwritten signature in blue ink, appearing to read 'T. O'Halloran', written over a white background.

Tim O'Halloran
General Manager

Tim O'Halloran
General Manager

cc: Ken Lee, RSG, Inc



Regular 7.

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Presentation by David Morrison, County Planning Assistant Director, Regarding the Yolo County Zoning Code Update

RECOMMENDED ACTION

Receive the presentation from David Morrison, Assistant Director for County Planning Services.

FISCAL IMPACT

None.

REASONS FOR RECOMMENDED ACTION

At the September 26, 2013 LAFCo meeting, Commissioner Saylor requested a presentation regarding the County's Zoning Code Update currently in process. Staff coordinated this date for the presentation with County staff.

BACKGROUND

The County's Zoning Code Update program began three years ago in early 2010, soon after the 2030 Yolo Countywide General Plan was adopted. State law requires that following the adoption of a General Plan, all zoning and development regulations must also be updated and made consistent with all growth policies in the adopted plan.

Over the last three years, each of the sections of this Public Review Draft of the Zoning Code Update have been reviewed and informally approved for public review by the Planning Commission. The County's citizens advisory committees and other interested parties also received copies of the individual sections of the Zoning Code Update as they were completed.

The Public Review Draft of the Zoning Code Update is in the middle of a five-month schedule of public workshops and hearings at the Planning Commission and the Board of Supervisors.

Attachments

[Item 7-CountyZoningCodeUpdate](#)

Form Review

Inbox	Reviewed By	Date
Christine Crawford	Christine Crawford	10/15/2013 11:57 AM
Christine Crawford	Christine Crawford	10/15/2013 12:04 PM

Form Started By: Christine Crawford
Final Approval Date: 10/15/2013

Started On: 10/14/2013 02:46 PM

CLUSTERED AGRICULTURAL HOUSING ORDINANCE

Existing Regulations

The goal of the Clustered Agricultural Housing Ordinance is to provide an alternative to the development of existing legal lots in an agricultural area. Currently, development tends to result in numerous large ranchette lots dispersed across the landscape, impacting surrounding agricultural operations by interrupting furrow patterns, creating pesticide application restrictions, and increasing property values and taxes. The proposed ordinance would allow landowners of multiple adjacent lots to cluster a limited number of small-lot agricultural housing in one area, in return for placing an agricultural conservation easement on the remainder of the property.

The adopted ordinance is a voluntary program that has been carefully drafted to affect a limited number of landowners. As defined, it affects approximately 1,000 agricultural parcels, or about 15% of all parcels in the unincorporated area.

The program applies to those applications that meet the following criteria:

1. At least one of the existing legal parcels is between 5 and 20 acres and is actively cultivated; and
2. At least one of the existing legal parcels is 40 acres or more, a majority of which are prime agricultural soils.

Parcels are not eligible for clustering if any of the following criteria apply:

- A. The legal parcel(s) are located within an adopted city Sphere of Influence, Urban Limit Line, or Growth Boundary, unless the City or other affected agency does not object to the proposal; or
- B. The legal parcel(s) are subject to an existing agricultural, habitat, or other type of conservation easement that restricts use of the land; or
- C. The legal parcel(s) are less than five (5) acres in size and are occupied with an existing home.

The applicants under the ordinance are required to enter into a permanent agricultural conservation easement on the "remainder agricultural production" parcel that is left after one or more home site lots have been created through a Tentative Parcel or Subdivision Map. The "remainder agricultural production" parcel is required to include at least 85% of the total acreage of the farm or ranch before the subdivision occurred.

The maximum number of home site lots that can be created under the ordinance is no more than the number of existing legal parcels within the area of the proposed subdivision, plus one or two parcels, depending on whether there is an existing home on the "remainder" parcel.

Ancillary or second units may be allowed on the newly created small home site parcels if environmental health and other standards can be met, including the establishment of an adequate agricultural buffer. Second units are limited in size to no more than 1,200 square feet of habitable area.

Staff has prepared a series of graphics to illustrate how the ordinance could be implemented in hypothetical examples. The graphics illustrate how rural development would occur under both the status quo and the current ordinance.

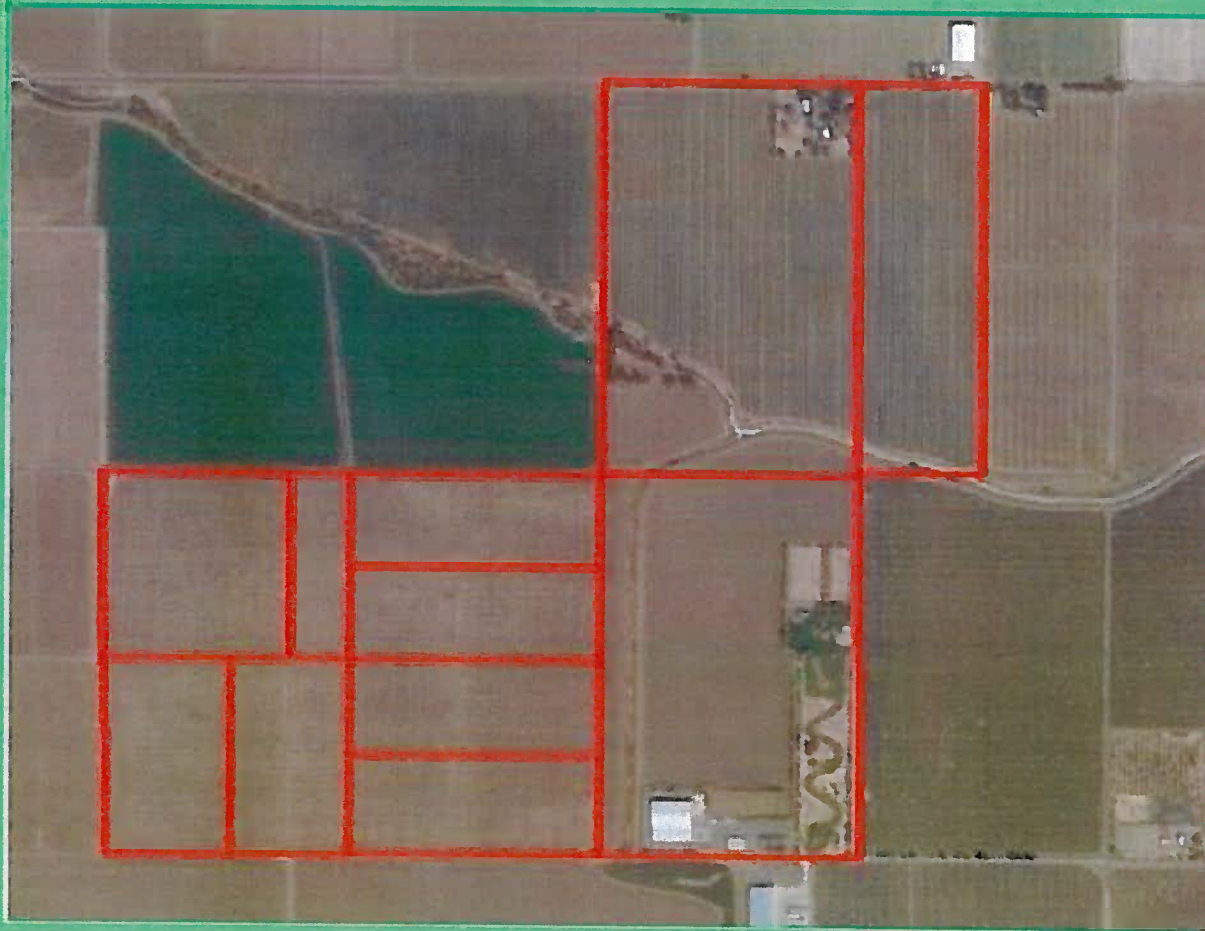
Current Status

The ordinance was designed to “sunset” after a period of three years, which ends on December 9, 2013. Staff will be requesting that the Board of Supervisors extend the ordinance for six months, so that revisions can be made as part of the overall comprehensive Zoning Code update.

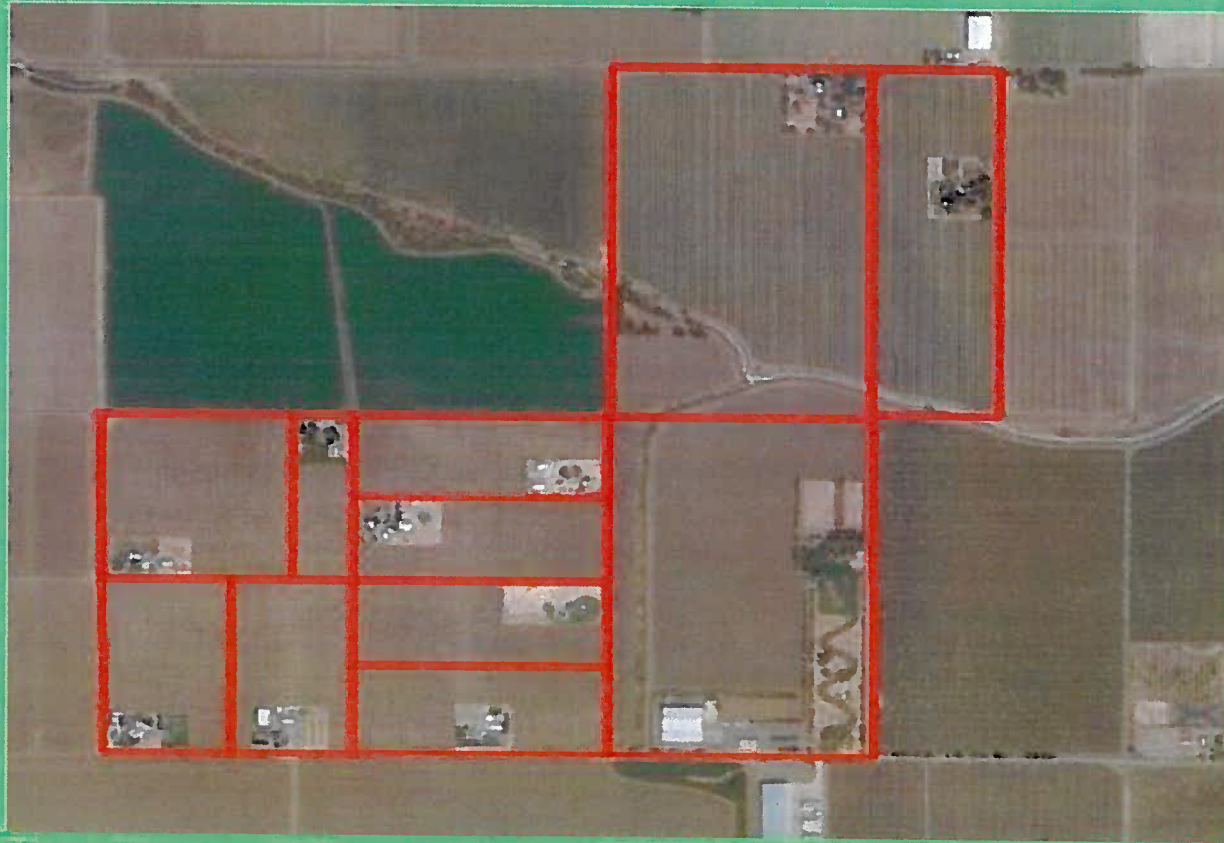
In recent workshops, the Board of Supervisors has indicated a general willingness to continue the ordinance, with revisions. Staff is currently looking at several issues, including:

- We are coordinating with adjoining counties to see if they would be willing to set up similar ordinances in their jurisdictions. This would allow reciprocity and more flexibility in cases where subject properties cross County lines.
- Because only one application has been received during the past three years (which was subsequently withdrawn), we are evaluating whether or not to revise the qualifying criteria so that more landowners could participate in the program.
- The minimum home site parcel size is being increased to 2.5 acres, in light of new State well and septic requirements.
- Staff is looking at the requirement for a homeowner’s association,

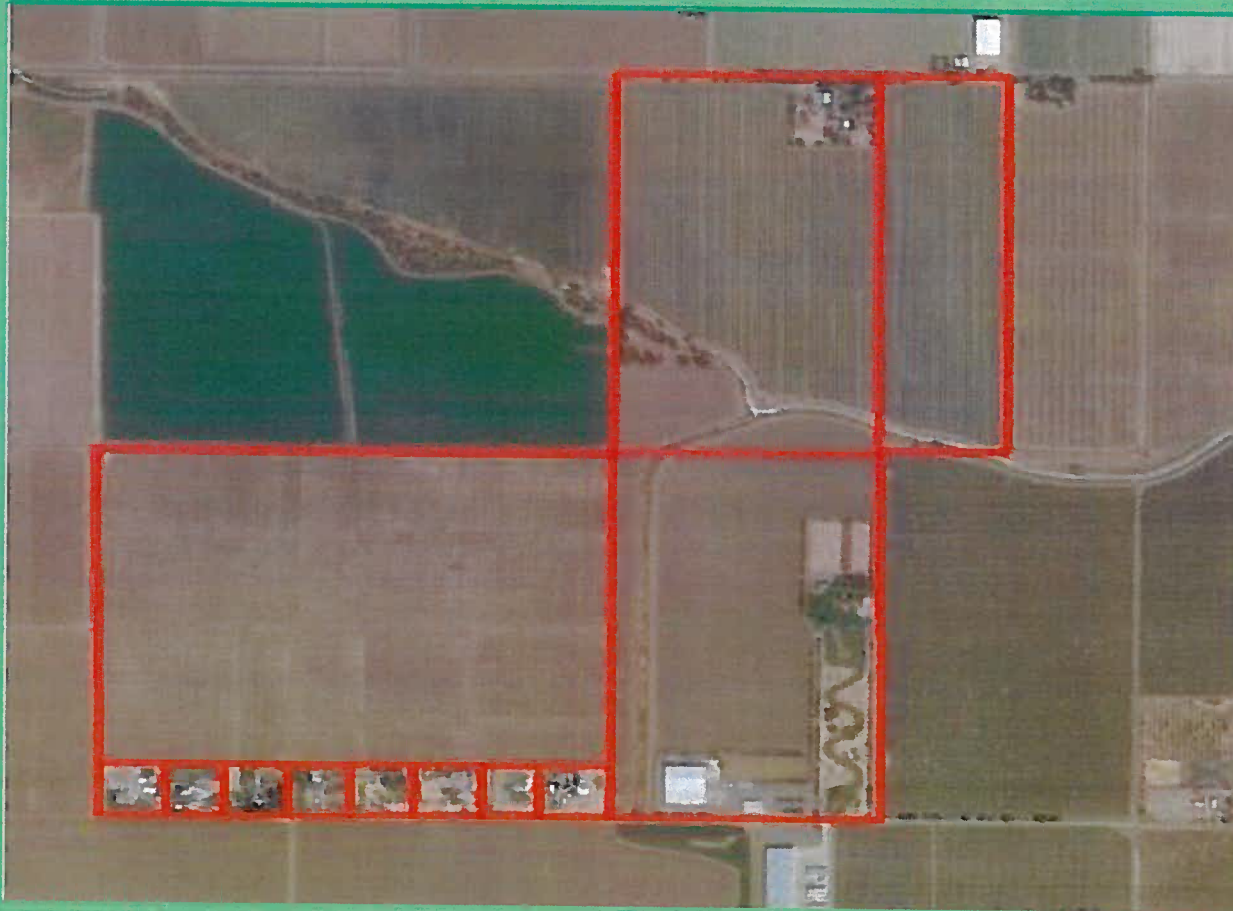
Existing: Eleven parcels recognized through Certificates of Compliance, each separately deeded, varying from 10 acres to 80 acres. Nine of the 11 parcels are currently undeveloped; all are prime farmland and actively cultivated, and under single ownership.



Status Quo: Each of the 9 undeveloped parcels has a home built upon it, placed wherever the owner wants. This significantly limits the potential for farming on the 8 undeveloped parcels to the west. Without the Ag Cluster Ordinance, this is the likely outcome.



Clustered subdivision: Eight of the 11 parcels are merged and re-subdivided, creating eight 2.5 acre home site parcels and a 140-acre remainder that is placed into a permanent conservation easement.



STREAMLINING THE AGRICULTURAL ZONING CODE

Activity	Existing Agricultural Zoning Regulation	Proposed Agricultural Zoning Regulation
Event Center	Use Permit when any permanent structures are involved.	Site Plan Review if less than 12 events per year and 150 attendees per event.
Livestock	Use Permit for each of the following: <ul style="list-style-type: none"> • hog farms (3 or more) • horse stables (more than 15 boarded horses or more than 2 events per year) • dairies 	Site Plan Review for each of the following: <ul style="list-style-type: none"> • dairies under 1,000 cows, pastured (not confined) • goat, sheep dairies under 100 • fowl, poultry ranches under 1,000 • hog farms under 50 • small animal farms under 250 • commercial stables (up to 20 boarded horses and 4 large events per year)
Cottage Food	Not allowed.	Building Permit required.
Agricultural processing	Use Permit required for any facility that processes crops not grown on-site.	Site Plan Review required for processing facilities less than 100,000 sq. ft. and 75 truck trips per day.
Wineries, breweries, and olive mills	Use Permit always required	Building Permits required for wine, olive oil, and beer production without a tasting room and under 60,000 sq. ft. Site Plan Review required for facilities with tasting rooms under 15,000 sq. ft.

Activity	Existing Agricultural Zoning Regulation	Proposed Agricultural Zoning Regulation
Farm Stay	Not allowed.	Building Permit required for businesses with up to 6 rooms to let; less than 4 events per year; and less than 50 attendees per event.
Farm Worker Housing	Use Permit required for facilities with more than 6 beds.	Building Permit required for up to 36 beds and up to 12 buildings.
Agricultural Support, including product storage, chemical and fertilizer sales, and equipment manufacturing or repair	Use Permit always required	Site Plan Review required for facilities up to 60,000 sq. ft. and 75 truck trips per day.
Farmers Markets	Not allowed.	Site Plan Review required.
Agricultural Industry, including hullers, dehydrators, cold storage, and silos	Use Permit always required	Building Permit required.
Bed and Breakfast	Use Permit always required	Site Plan Review required for businesses with up to 6 rooms to let; less than 12 events per year; and less than 150 attendees per event.

Agricultural Zoning Comparisons

	EXISTING ZONING CODE		PROPOSED ZONING CODE	
	A-1	A-P	A-N	A-X
Minimum Parcel Size	20 acres	80 acres Irrigated 160 acres Capable of being irrigated 320 acres Grazing	40 acres (orchards and vineyards, surface irrigated) 80 acres (field crops, surface irrigated) 160 acres (non-surface irrigated)	160 acres Dry land farming 320 acres Grazing
Primary Home/ Secondary Home	Building Permit	Building Permit	Building Permit Parcel is more than 20 acres and all siting criteria are met Use Permit Parcel is less than 20 acres, or all siting criteria are not met	
Allowed Uses	<ul style="list-style-type: none"> • Agriculture • Primary home • Public parks • Rural recreation, no buildings • Small solar and wind projects • Home occupations • Second home • Accessory farm uses • Reservoirs 	<ul style="list-style-type: none"> • Agriculture • Primary home • Rural recreation, no buildings • Small solar and wind projects • Home occupations • Accessory farm uses • Second home • Reservoirs 	<ul style="list-style-type: none"> • Agriculture • Apiaries • Livestock • Baling • Fruit/vegetable packing • Grain cleaning • Hay sales/storage • Hulling and shelling • Small olive and wine production • Barns, storage, silos, greenhouses, etc. • Reservoirs • Small farm repair and manufacturing • Pumpkin patches, Christmas tree farms • Roadside stands, farmers markets 	<ul style="list-style-type: none"> • Agriculture • Apiaries • Livestock • Baling • Fruit/vegetable packing • Grain cleaning • Hay sales/storage • Hulling and shelling • Small olive and wine production • Barns, storage, silos, greenhouses, etc. • Reservoirs • Small farm repair and manufacturing • Pumpkin patches, Christmas tree farms • Roadside stands, farmers markets

	EXISTING ZONING CODE		PROPOSED ZONING CODE	
			<ul style="list-style-type: none"> • Small wineries and breweries, olive mills • Private stables • Small event facilities • Small commercial stables • Small bed and breakfasts • Farm stays • Cottage food • Oil and gas wells • Small farm support services • Farm labor housing • Group homes • Small day care • Home occupations • Animal rescue 	<ul style="list-style-type: none"> • Small wineries and breweries, olive mills • Private stables • Small event facilities • Small commercial stables • Small bed and breakfasts • Farm stays • Cottage food • Oil and gas wells • Small farm support services • Farm labor housing • Group homes • Small day care • Home occupations • Animal rescue
Minor Conditional Uses	<ul style="list-style-type: none"> • Chemical sales/storage • Agricultural processing • Farm products storage • Animal feed yards • Animal hospitals, vets, and kennels • Dairies • Cemeteries • Utility facilities • Fertilizer plants • Hog farms • Farm labor camps • Yolo stores • Agricultural research • Aquaculture • Commercial stables • Oil and gas wells • Foster homes, nursery 	<ul style="list-style-type: none"> • Farm labor camps • Animal feed yards • Utility facilities • Dairies • Hog farms • Public infrastructure • Aquaculture • Co-generation • Commercial stables • Oil and gas wells • Agricultural research • Yolo stores • Exotic animals • Historic resources used for tourism • Additional homes • Medium solar and wind projects 	<ul style="list-style-type: none"> • Small habitat restoration projects • Nurseries • Large farm repair and manufacturing • Yolo stores • Large event facilities • Large commercial stables • Large bed and breakfasts • Hunting/fishing clubs • Fisheries, preserves • Rural sports • Biomass fuel production • Chemical/fertilizer sales and storage 	<ul style="list-style-type: none"> • Small habitat restoration projects • Nurseries • Large farm repair and manufacturing • Yolo stores • Large event facilities • Large commercial stables • Large bed and breakfasts • Hunting/fishing clubs • Fisheries, preserves • Rural sports • Biomass fuel production • Chemical/fertilizer sales and storage

	EXISTING ZONING CODE		PROPOSED ZONING CODE	
	<ul style="list-style-type: none"> school, and day care • Co-generation • Historic resources used for tourism • Rural recreation with buildings • Bed and breakfasts • Lodges • Exotic animals • Additional homes • Medium solar and wind projects 		<ul style="list-style-type: none"> • Large farm support services • Agricultural research • Canneries • Regional processing • Large wineries and olive mills • Private airports • Crop dusting • Additional homes • Large day care • Feedlots • Stock yards • Kennels • Aquaculture • Animal hospitals, vets 	<ul style="list-style-type: none"> • Large farm support services • Agricultural research • Canneries • Regional processing • Large wineries and olive mills • Private airports • Crop dusting • Additional homes • Large day care • Feedlots • Stock yards • Kennels • Aquaculture • Animal hospitals, vets
Major Conditional Uses	<ul style="list-style-type: none"> • Agricultural industry • Airports and runways • Public/quasi-public uses • Sawmills • Surface mining • Auction yards • Wineries • Large solar and wind projects 	<ul style="list-style-type: none"> • Rural recreation, with buildings • Surface mining • Agricultural uses not otherwise listed • Lodges • Airports and runways • Wineries • Bed and breakfasts • Antiquated subdivisions • Large solar and wind projects 	<ul style="list-style-type: none"> • Large habitat restoration projects • Primitive campground • Health resorts, spas • Commercial ponds • Surface mining • Commercial composting • Public airports • Slaughterhouses • Co-generation • Wireless communication • Utility facilities • Private schools, churches, etc. 	<ul style="list-style-type: none"> • Developed campground • Off road vehicle parks • Large habitat restoration projects • Primitive campground • Health resorts, spas • Commercial ponds • Surface mining • Commercial composting • Public airports • Slaughterhouses • Co-generation • Wireless communication • Utility facilities • Private schools, churches, etc.

DUNNIGAN SPECIFIC PLAN

General Plan Policies

The General Plan recognizes 834 acres of existing urban development within the Dunnigan community and designates another approximately 2,126 acres for new growth. Interstate 5 and local roads within the area add another 150 acres. Together this total of approximately 3,110 acres comprises the proposed Dunnigan Specific Plan (DSP). There are several key policies that apply to this project, including the following:

- Establish a maximum threshold of 44 vehicle miles of travel (VMT) generated per household per weekday.
- Create a centrally located downtown area, including commercial uses, a central park, and government functions.
- Locate smaller residential lots and higher densities on the valley floor. Place larger residential lots and lower densities in the poorer hill soils.
- Site schools within easy walking distance of residential neighborhoods.
- Concentrate new commercial trucking uses at the County Road 8 and Interstate 5 interchange.
- Direct the majority of new trips onto the County Road 6/Interstate 5 interchange.
- Protect the federal-designated critical habitat for the California tiger salamander, located to the northwest of the Specific Plan area.
- Preserve and enhance Buckeye Creek, Dunnigan Creek, and Bird Creek as important riparian habitat and open space areas.
- Reserve locations for a future train station to promote rail connectivity to other cities.
- Establish a total greenhouse gas emissions objective for all new development in Dunnigan, along with the specific, enforceable actions necessary to achieve the objective.
- Provide convenient transit service between Dunnigan and other urban areas, through community-based funding.
- Limit water use to a specified daily maximum. Use that threshold for purposes of sizing the community water system.

Proposed Specific Plan

As currently configured, proposed land uses include 1,444 acres for a wide variety of residential uses, 256 acres for a wide variety of commercial uses, 480 acres of lakes and open space, 322 acres of industrial uses, 118 acres of parks, and 136 acres of public uses. Existing freeway, railroad, and county road right-of-way comprise the remaining 151 acres for a total of 3,110 acres.

The proposed land use plan is further described as follows:

Table 3.1: Land Use Summary by Zoning Category				
Residential Zones	Acres	Avg. Density	Density Range	Dwelling Units
RR -Rural Residential ²	332.0	1.0	0.2-0.9	332
RE -Residential Estates	213.0	1.74	0.9-3.5	371
RL –Residential Low Density	663.8	5.0	2.0-9.9	3,319
RM –Residential Medium Density	179.9	14.2	10.0-19.9	2,555
RH- Residential High Density	55.5	24.0	20.0-40.0	1,332
Subtotal	1,444.2			7,909
Commercial + Mixed Use Zones				
CL-Commercial Local	52.1 ³			237
CG-Commercial General	38.2			n/a ⁴
HC-Highway Commercial	108.1			n/a ⁴
MU-Mixed Use	57.5 ³			124
Subtotal	255.9			361
Office + Industrial Zones				
OPRD-Office Park, R&D	103.1 ³			353
LI-Light Industrial	125.0			n/a ⁴
I-Industrial	94.1			n/a ⁴
Subtotal	322.2			353
Public + Open Space Zones				
PQP-Public/Quasi Public	27.4			
PQP-Public Facility(WWT and Water Tank)	5.2			
PQP-High School	40.0			
PQP-Middle School	23.3			
PQP-Elementary School	40.0			
POS-Community Park	28.1			
POS-Neighborhood Park	89.8			
POS-Public Open Space, Greenways, Lakes	479.7			
Subtotal	733.5			
Agricultural Zone				
AG- Agriculture	202.9			
Total Acres	2,958.7			
Major and Minor ROW	151.3			
PLAN TOTAL	3,110.0			8,623⁵
Residential excluding RR	1112.2			8,291²
Secondary units¹ estimate				607
Plan Total Units (for density calculation)²	1112.2	8.0²		8,898
All Units (Plan total + secondary)⁶				9,230

The plan area is proposed to be organized into six distinct sub-areas or community nodes, which will include the following:

- 9,230 residential units (including both existing and new homes)
- 11,300 jobs
- Three lakes (storm water detention, water storage, and groundwater recharge)
- Six schools (4 elementary, 1 middle, one high)
- One library
- Two new fire stations
- One sheriff sub-station
- Enclosed tertiary wastewater treatment facility
- A green network of 118 acres of developed parks and 480 acres of open space, connecting the community through a system of trails and greenways

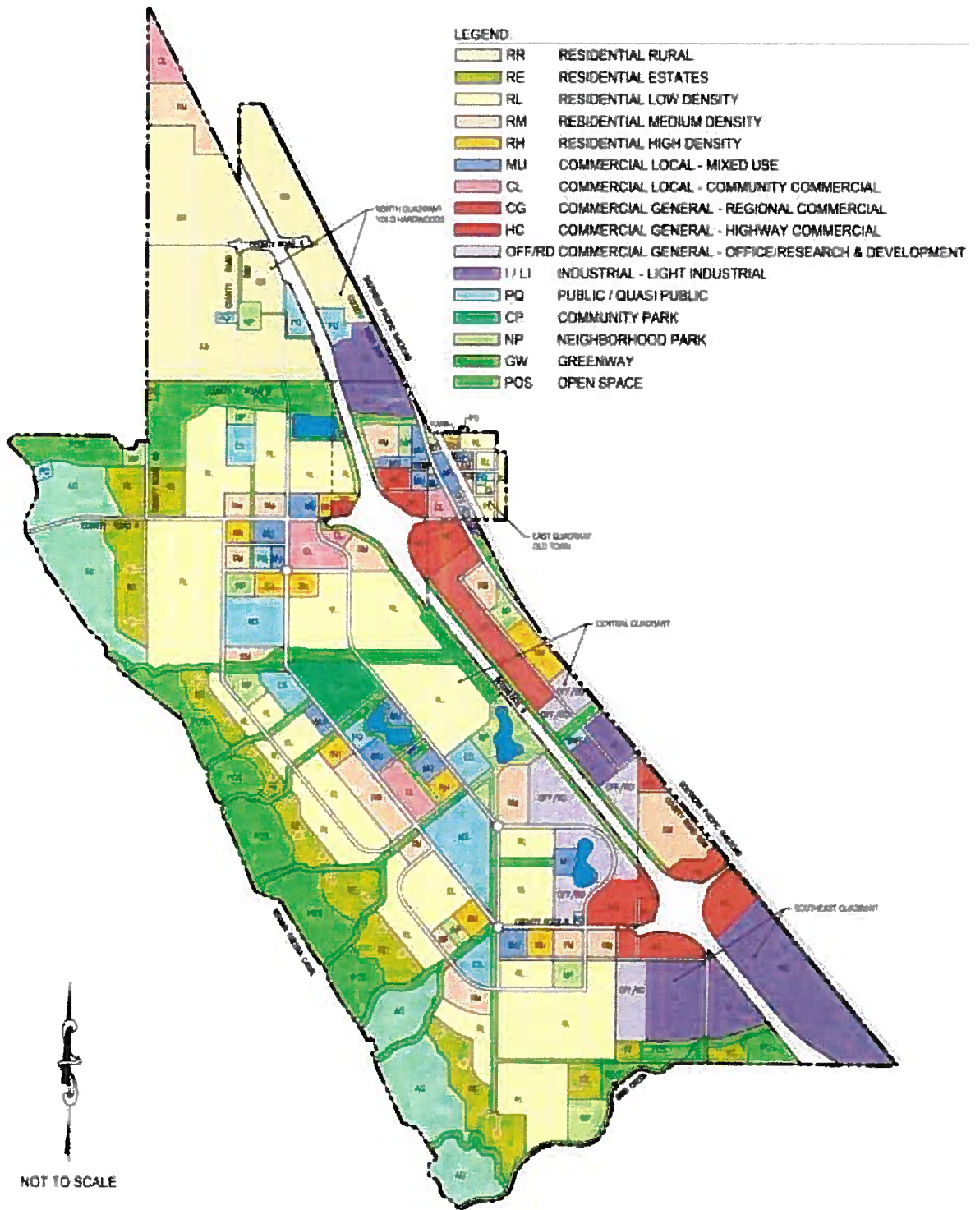
There are several themes that are central to the draft Specific Plan, including the following:

- The primary focus of the transportation network is the green spaces, not the roads. Streets would be limited to no more than two lanes (with the exception of portions of County Roads 6 and 99W). Instead, greater emphasis will be placed on expanding accessibility and use of the paths for pedestrians and bicyclists, which will be provided within the greenways.
- Commercial uses and higher density residential development are concentrated along an oval-shaped corridor. This accomplishes two things: it creates greater numbers of potential customers within easy walking distance of retail and services; and it maximizes the availability of future public transit to both riders and destinations.
- Greenways divide the community into four “villages,” each with its own commercial center, park, and elementary school. These generally coincide with major phasing lines for future development, and will help to create separate identities and themes for each neighborhood. Parks and schools are located along the green corridors, to provide opportunities for joint uses, and so that the public will be able to walk or bike to these facilities without having to travel along public streets.
- The primary industrial employment centers and regional retail development are located between Interstate 5 and County Road 99W, along the east side of the community. As a result, truck traffic and regional retail customers (people who may come into Dunnigan to shop from Colusa, Sutter, and other outlying areas) will primarily use County Road 99W and the County Road 8/I-5 interchange. This approach will use Road 99W as a parallel access to I-5, and will free up the Road 6 interchange for vehicular traffic.
- To provide access from the community to the employment and major retail centers, all of the greenways intersect at the pedestrian/bicycle bridge that will span I-5. In addition, the interchanges at both County Roads 6 and 8, as well as the overpass at Road 4, will be improved to include pedestrian/bicycle access.
- In addition, by concentrating and separating major retail uses from the main community, it is intended to make it easier for small, family-owned businesses to thrive within the “village” areas.

- Rural residential development will occur in clusters around cul-de-sacs in the hill areas to the west and Bird Creek to the south, with large common areas planted to agriculture and/or maintained as natural open space.
- There will be a central downtown area, located along an axis with the main park at the northern end and the high school at the south end. Government services, including a library, fire station, sheriff's substation, etc. will be located in the downtown, as well several lakes that will also provide storm water and flood detention. The downtown is accessible by several greenways, and is near the area where all of the greenways meet at the new pedestrian/bicycle bridge over I-5.
- The project would be built in four phases, with each phase ranging from 1,700 to 2,400 new homes.
- The majority of water for the Specific Plan area will be provided from the Tehama-Colusa canal, through the Dunnigan Water District. Additional water will be provided by aggressive water conservation, recycling, and storm water detention. Ground water will be used whenever surface allocations are insufficient to meet demand.
- A new interchange would be developed at Road 6 and Interstate 5. The circulation system will include complete streets, bicycle lanes, accommodate electric vehicles, and incorporate numerous traffic circles (roundabouts).
- Bus service to Dunnigan would be expanded, to include a transit center and intermodal station (to connect with future commuter rail service, if implemented in the future). The plan also includes vanpool service and park-and-ride lots.

NEXT STEPS

Once the Board of Supervisors has directed staff to begin processing of the completed application, work will begin immediately on preparation of the Environmental Impact Report. At the same time, staff will begin detailed analysis of the proposed application and begin drafting the various implementing documents including zoning ordinances, financing plans, development agreement, and other requested entitlements. Staff estimates that the project will come before the Board of Supervisors for final consideration in late 2014 or early 2015.





Regular 8.

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Authorize the Chair to Execute an Agreement for \$46,200 with Magellan Advisors, LLC to Prepare a Yolo Broadband Strategic Plan

RECOMMENDED ACTION

Authorize the Chair to Execute an Agreement for \$46,200 with Magellan Advisors, LLC to prepare a Yolo Broadband Strategic Plan.

FISCAL IMPACT

The fiscal year 2013/14 budget appropriated \$80,000 total for Professional and Specialized Services (Account 862429), of which \$50,000 was intended for shared service related contracts. There is currently \$49,013 remaining in the cost center intended for shared services. Although this contract would exhaust most of these funds, LAFCo has a \$74,328 contingency that was appropriated that could be used if additional shared services contracts were awarded in this fiscal year (although none are currently anticipated).

REASONS FOR RECOMMENDED ACTION

The LAFCo Commission must authorize and execute contracts greater than \$5,000 in accordance with LAFCo's Administrative Policies and Procedures Section 5.11.

BACKGROUND

Selection Process

At its June 27, 2013 meeting, the Commission adopted an update to the Yolo LAFCo Shared Services Strategic Plan to add broadband to its list of shared service areas. LAFCo has moved forward with the process of finding a consultant to prepare the Yolo Broadband Strategic Plan working with a selection committee with the following city and County representatives:

Diane Richards, City of West Sacramento
Rob White, City of Davis
Lynn Johnson, City of Woodland
John Donlevy, Jr., City of Winters
Kevin Yarris, Yolo County
Patty Wong, Yolo County

A Request for Proposals (RFP) was issued by LAFCo on August 5, 2013. Eight proposals were received by the September 9th deadline. Three finalists were selected to interview on October 4, 2013 and

Magellan Advisors, LLC was the consultant selected by a consensus decision of the entire selection committee. Staff has checked references and reviewed work samples and staff is confident that we will enjoy a positive working relationship with Magellan Advisors, LLC and end up with a product that meets our collective expectations.

Strategic Plan Goals

- To educate the community at large on the benefits of broadband and issues for broadband improvements and expansion;
- To positively affect how broadband infrastructure and services are likely to develop county wide over the next 10 years;
- To plan for optimal adoption and deployment of broadband in Yolo County;
- To identify key short (3 years), mid (7 years) and long-term (10 years) broadband policies and initiatives that agencies county wide can develop to facilitate a unified technology policy direction;
- To positively impact the policies, actions and directions of the cities in Yolo County, the County and other agencies and stakeholders relative to technology policy direction;
- To identify key strategic broadband investments that could strengthen existing business capacity or attract new businesses;
- To identify broadband capacity, equity, access and affordability gaps with a goal of achieving consistent broadband service access for all businesses, residents and visitors; and
- To communicate capabilities to stakeholders and to encourage full use of their potential.

Tasks Identified in the RFP

Task 1: Refine Project Goals and Purpose – working with Yolo Broadband Steering Committee

Task 2: Community Profiles (i.e. Davis, West Sacramento, Winters, Woodland, Yocha Dehe Wintun Nation/Capay Valley, unincorporated areas of Yolo County) including targeted outreach to representatives from various business and other user sectors:

- a. Inventory of Existing Broadband Assets
- b. Needs Assessment – identify Broadband Gaps
- c. Identify Broadband Demand – goals for economic development, agriculture, social justice, etc.

Task 3: Validate/Correct CPUC Coverage Map

Task 4: Identify Key Issues for Broadband Expansion – for each community in Yolo identified above

Task 5: Outline and Prioritize Community Strategies: – including “middle mile” and “last mile” access

Task 6: Organization and Network Operation Options – a comprehensive presentation of the possible organizational/ownership structures for proposed broadband infrastructure networks – including but not limited to owner/operator, public private partnerships, lease-hold agreements.

Task 7: Action Plan and Resources – Consultant will identify a “road map” for each community’s next steps for planning, funding, grants and other resources to implement identified strategies. Prioritize existing resources that can be leveraged. Provide information on the availability and relevance of

potential funding sources for any future projects that arise from the recommendations in the Plan. This includes governmental sources, foundations, and private resources.

Next Steps

If the Commission approves the contract, staff will begin refining the tasks set forth in the RFP and begin organizing the community outreach process. Once the outreach process has begun, a six month process is anticipated to complete the strategic plan.

Attachments

Item 8-ATT 1-AGR 2013-05

Item 8-ATT 2-Proposal

Form Review

Inbox

Christine Crawford

Christine Crawford

Form Started By: Christine Crawford

Final Approval Date: 10/15/2013

Reviewed By

Christine Crawford

Christine Crawford

Date

10/15/2013 12:05 PM

10/15/2013 12:05 PM

Started On: 10/14/2013 03:10 PM

AGREEMENT № 2013-05

Agreement for Qualified Contractor to Prepare a Countywide Broadband Strategic Plan

THIS AGREEMENT is made and entered into this 24th day of October, 2013, by and between the Local Agency Formation Commission of Yolo County (“LAFCo”), a local agency formation commission duly organized in accordance with the law of the State of California, and Magellan Advisors, LLC (“CONTRACTOR”), (a Florida-based limited liability company) who agree as follows:

TERMS

1. CONTRACTOR shall perform the following professional services: See Exhibit A: Scope of Work and Schedule attached hereto.
2. CONTRACTOR shall perform said services between October 24, 2013 and June 30, 2014.
3. The complete contract shall include the following Exhibits attached hereto and incorporated herein; Exhibit A: Scope of Work and Schedule, Exhibit B: Project Budget and Hourly Rates, Exhibit C: Insurance Requirements and Certificate of Insurance, Exhibit D: LAFCo Request for Proposals.
4. Subject to CONTRACTOR’S satisfactory and complete performance of all the terms and conditions of this Agreement, upon CONTRACTOR’S submission of monthly claims LAFCo shall pay a total amount not to exceed \$46,200 as identified in Exhibit B attached hereto. The Executive Officer may authorize additional payments for changes to the scope of work not to exceed \$4,620 or 10% of the total contract amount.
5. CONTRACTOR, at his sole cost and expense, shall obtain and maintain throughout the entire term of this Contract, the insurance set forth in Exhibit C attached hereto.
6. CONTRACTOR shall defend, indemnify, and hold harmless LAFCo, its officers, officials, employees and agents from any and all claims, demands, liability, damages, cost or expenses (including but not limited to attorney fees) in law or equity that may at any time arise or be asserted based in whole or in part upon any negligent or other wrongful act or omission of the CONTRACTOR, it’s officers, agents, or employees.
7. CONTRACTOR shall comply with all applicable laws and regulations, including but not limited to any, which are promulgated to protect the public health, welfare and safety or prevent conflicts of interest. CONTRACTOR shall defend LAFCo and reimburse it for any fines, damages or costs (including attorney fees) that might be incurred or assessed based upon a claim or determination that CONTRACTOR has violated any applicable law or regulation.
8. This Agreement is subject to the appropriation and approval of sufficient funds for the activities required of the Contractor pursuant to this Agreement. LAFCo may terminate this Agreement by giving ten (10) days advance written notice thereof to the Contractor, in which LAFCo shall have no obligation to pay the Contractor any further funds or provide other consideration and the Contractor shall have no obligation to provide any further services under this Agreement.
9. If CONTRACTOR fails to perform any part of this Agreement, LAFCo may notify the CONTRACTOR of the default and CONTRACTOR shall remedy the default. If CONTRACTOR fails to do so, then, in addition to any other remedy that LAFCo may have, LAFCo may terminate this Agreement and withhold any or all payments otherwise owed to CONTRACTOR pursuant to this Agreement.
10. Attached are licenses &/or certificates required by CONTRACTOR’S profession (Indicating type; No.; State; & Expiration date), and CONTRACTOR certifies that he/she/it shall maintain them throughout this Agreement, and that CONTRACTOR’S performance will meet the standards of licensure/certification.

11. CONTRACTOR understands that he/she is not an employee of LAFCo and is not eligible for any employee benefits, including but not limited to unemployment, health/dental insurance, worker's compensation, vacation or sick leave.

12. CONTRACTOR will hold in confidence all information disclosed to or obtained by CONTRACTOR which relates to activities under this Agreement and/or to LAFCo's plans or activities. All documents and information developed under this Agreement and all work products, reports, and related data and materials shall become the property of LAFCo. CONTRACTOR shall deliver all of the foregoing to LAFCo upon completion of the services hereunder, or upon earlier termination of this Agreement. In addition, CONTRACTOR shall retain all of its own records regarding this Agreement and the services provided hereunder for a period of not less than four (4) years, and shall make them available to LAFCo for audit and discovery purposes.

13. This Agreement constitutes the entire agreement of the parties, and no other agreements or representations, oral or written, have been made or relied upon by either party. This Agreement may only be amended in writing signed by both parties, and any other purported amendment shall be of no force or effect. This Agreement, including all attachments, shall be subject to disclosure pursuant to the California Public Records Act.

14. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State court located in Woodland, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by affixing their signatures hereafter.

CONTRACTOR:

LOCAL AGENCY FORMATION COMMISSION:

John Honker, President & CEO
Magellan Advisors, LLC
28 Romolo Place
San Francisco CA 94133
(786) 208-8952
jhonker@magellan-advisors.com
FEIN: 65-1218484

Olin Woods, Chair

ATTEST:

Christine M. Crawford, LAFCo Executive Officer
625 Court Street, Suite 203
Woodland CA 95695
(530) 666-8048
christine.crawford@yolocounty.org

APPROVED AS TO FORM:

Robyn Truitt Drivon, Counsel

CERTIFICATION: I hereby certify under the penalty of perjury that all statements made in or incorporated into this Agreement are true and complete to the best of my knowledge. I understand and agree that LAFCo may, in its sole discretion, terminate this Agreement if any such statements are false, incomplete, or incorrect.

Contractor Signature

EXHIBIT A
SCOPE OF WORK & SCHEDULE

Task #	Description	Month 1	Month 2	Month 3	Month 4	Month 5
1	Refine Project Goals & Purpose					
2	Community Profiles <ul style="list-style-type: none"> • Community Education & Outreach • Community Surveys • Stakeholder Interviews • Documentation of Broadband Needs • Public Broadband Inventory • Private Broadband Inventory • State of Broadband in Yolo County 					
	Onsite Meeting #1 – Community Outreach (4 days) <ul style="list-style-type: none"> • Stakeholder Interviews (Anchors, Large Businesses) • Focus Groups (Medium & Small Business) • Public Meeting (Residents – TBD) • Service Provider Meetings • Strategy Meetings with Client Team 					
3	Validate / Correct CPUC Coverage Map					
4	Identify Key Issues for Broadband Expansion					
5	Outline & Prioritize Community Strategies <ul style="list-style-type: none"> • Develop a Broadband Infrastructure Design & Middle-Mile Solutions • Develop Last-Mile Solutions • Develop Strategic Broadband Policies • Identify Broadband Service Provider Improvements • Prioritize the Most Effective Strategies 					
	Onsite Meeting #2 – Review Broadband Issues (4 days) <ul style="list-style-type: none"> • Review of Current Issues • Analysis of Possible Solutions • Gain Consensus with Client Team 					
6	Organization & Network Operations Options					
7	Action Plan & Resources					
	Onsite Meeting #3 – Review Strategies (3 days) <ul style="list-style-type: none"> • Overview of Recommended Strategies • Political, Legal, Financial Impact • Ownership Options & Business Models • Public & Private Options • Gain Consensus with Client Team 					
8	Produce Yolo Broadband Strategic Plan Document					
	Onsite Meeting #4 – Present Plan to Client Team (and elected officials if required) (2 days)					

**EXHIBIT B
 PROJECT BUDGET & HOURLY RATES**

The total cost to LAFCo is \$46,200. Pricing for the project is lump sum and includes all work to be completed by Magellan for LAFCo as stated in the Proposal. The hourly rate for the proposal is \$140 per hour inclusive of overhead and travel. It is estimated that over the 5-month duration of the project, approximately 13 days onsite will be required for successful completion of the project. During this time, Magellan will meet with County staff, hold meetings, review plans, visit regional sites and make presentations to the Yolo County LAFCo project team as well as other activities to be determined between the County and Magellan. Schedules will be determined cooperatively between the County, LAFCo, and Magellan.

Task #	Description	Hours	Rate	Total
1	Refine Project Goals and Purpose	20	\$140/Hr.	\$2,800
2	Community Profiles	60	\$140/Hr.	\$8,400
	Onsite Meeting #1 – Community Outreach (4 Days)	Included	\$140/Hr.	
3	Validate/Correct CPUC Coverage Map	40	\$140/Hr.	\$5,600
4	Identify Key Issues for Broadband Expansion	50	\$140/Hr.	\$7,000
5	Outline and Prioritize Community Strategies	40	\$140/Hr.	\$5,600
	Onsite Meeting #2 – Review Broadband Issues (4	Included	\$140/Hr.	
6	Organization and Network Operations Options	40	\$140/Hr.	\$5,600
7	Action Plan and Resources	40	\$140/Hr.	\$5,600
	Onsite Meeting #3 – Review Strategies (3 Days)	Included	\$140/Hr.	
8	Produce Yolo Broadband Strategic Plan Document	40	\$140/Hr.	\$5,600
	Onsite Meeting #4 – Present Plan to Client Team	Included	\$140/Hr.	
	Total Not-To-Exceed			\$46,200

EXHIBIT C
INSURANCE REQUIREMENTS

- A. During the term of this Agreement, Contractor shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.
1. Minimum Coverages (as applicable) - Insurance coverage shall be with limits not less than the following:
 - a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate
 - b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) [include coverage for Hired and Non-owned vehicles.]
 - c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate (If any engineer, architect, attorney, accountant, medical professional, psychologist, or other licensed professional performs work under a contract, the contractor must provide this insurance. If not, then this requirement automatically does not apply.)
 - d. **Workers' Compensation** – Statutory Limits/**Employers' Liability** - \$1,000,000/accident for bodily injury or disease (If there are no employees, this requirement automatically does not apply.)
 2. LAFCo, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. (Evidence of additional insured may be needed as a separate endorsement due to wording on the certificate negating any additional writing in the description box.)
 3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the LAFCo Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Contractor changes insurance carriers Contractor shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Contractor changes to a new carrier prior to receipt of any payments due.
 4. The Contractor shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and LAFCos Risk Manager reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.
 5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the LAFCo Risk Manager.
 6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the LAFCo Executive Officer (ten (10) days for delinquent insurance premium payments).
 7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise approved by the LAFCo Risk Manager.

8. The policies shall cover all activities of Contractor, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.
 9. For any claims relating to this Agreement, the Contractor's insurance coverage shall be primary, including as respects LAFCo, its officers, agents, employees and volunteers. Any insurance maintained by LAFCo shall apply in excess of, and not contribute with, insurance provided by Contractor's liability insurance policy.
 10. The insurer shall waive all rights of subrogation against LAFCo, its officers, employees, agents and volunteers.
- B. Prior to commencing services pursuant to this Agreement, Contractor shall furnish the Director with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the LAFCo Risk Manager before work commences. Upon LAFCos request, Contractor shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.
- C. During the term of this Agreement, Contractor shall furnish the LAFCo Executive Officer with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon LAFCos request, Contractor shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

Yolo Local Agency Formation Commission Request For Proposals



To prepare a
Countywide
Yolo Broadband Strategic Plan

Response due by
Monday, September 9, 2013 at 10:00 AM

Issued August 5, 2013

I. INTRODUCTION AND BACKGROUND

The Local Agency Formation Commission of Yolo County (LAFCo) is requesting proposals for qualified contractors to prepare a broadband strategic plan. LAFCo recognizes that broadband is an essential, critical infrastructure for the economic growth of Yolo County, and that the advancement of technology and infrastructure associated with broadband will play a key role in its economic future and quality of life. The development of a broadband strategic plan, which includes key policy directions for broadband expansion and development will enhance public and private investments in technology infrastructure, and strengthen its economic competitiveness. For the purposes of this proposal, the term “Broadband” applies to the capacity of networks to carry data traffic, both wireless and wire line.

LAFCo recognizes that the FCC 2010 National Broadband Plan has the following benchmark that can serve as an initial benchmark of where the County wants to be as a whole.

Goal № 1: At least 100 million U.S. homes should have affordable access to actual download speeds of at least 100 megabits per second and actual upload speeds of at least 50 megabits per second.

Goal № 4: Every American community should have affordable access to at least 1 gigabit per second broadband service to anchor institutions such as schools, hospitals and government buildings.

Yolo County is located in the northern part of California with a population of approximately 200,000. The County has a total area of 1,023 square miles. The County has four (4) incorporated cities, many outlying towns and communities, the University of California at Davis campus, and the Yocha Dehe Wintun Nation. Our proximity to the state capital, the university and the emphasis on agricultural technology and other high tech industries has resulted in business and resident populations that call for higher levels of wireless and wire line connectivity than are typically seen in communities of comparable population.

Yolo County is an active member of the Connected Capital Area Broadband Consortium. There is existing CENIC backbone infrastructure serving the academic institutions in the county, including UC Davis, three community college districts and more than six school districts in the K-12 system. Several private providers also currently serve the area. Despite these efforts there are gaps in coverage, speed and reliability, and a lack of an overall unified development plan. The following proposal is for a countywide strategic broadband plan.

II. PROJECT GOALS

- To educate the community at large on the benefits of broadband and issues for broadband improvements and expansion; and
- To positively affect how broadband infrastructure and services are likely to develop countywide over the next 10 years; and
- To plan for optimal adoption and deployment of broadband in Yolo County; and

- To identify key short (3 years), mid (7 years) and long-term (10 years) broadband policies and initiatives that agencies countywide can develop to facilitate a unified technology policy direction; and
- To positively impact the policies, actions and directions of the cities in Yolo County, the County and other agencies and stakeholders relative to technology policy direction; and
- To identify key strategic broadband investments that could strengthen existing business capacity or attract new businesses; and
- To identify broadband capacity, equity, access and affordability gaps with a goal of achieving consistent broadband service access for all businesses, residents and visitors; and
- To communicate capabilities to stakeholders and to encourage full use of their potential.

III. SCOPE OF SERVICES

LAFCo will convene a Yolo Broadband Steering Committee to work with the consultant on all key project tasks. The Committee will include representatives from government, private and non-profit entities interested in promoting economic development, agricultural business and technology, health care, education, public safety and social justice. Yolo County is also a member of the Connected Capital Area Broadband Consortium staffed by Valley Vision which may also serve as a resource for this effort.

The tasks below outline the scope of the services requested.

- Task 1: Refine Project Goals and Purpose – working with Yolo Broadband Steering Committee
- Task 2: Community Profiles (i.e. Davis, West Sacramento, Winters, Woodland, Yocha Dehe Wintun Nation/Capay Valley, unincorporated areas of Yolo County) including targeted outreach to representatives from various business and other user sectors:
- a. Inventory of Existing Broadband Assets
 - b. Needs Assessment – identify Broadband Gaps
 - c. Identify Broadband Demand – goals for economic development, agriculture, social justice, etc.
- Task 3: Validate/Correct CPUC Coverage Map
- Task 4: Identify Key Issues for Broadband Expansion – for each community in Yolo identified above
- Task 5: Outline and Prioritize Community Strategies: – including “middle mile” and “last mile” access

Task 6: Organization and Network Operation Options – a comprehensive presentation of the possible organizational/ownership structures for proposed broadband infrastructure networks – including but not limited to owner/operator, public private partnerships, lease-hold agreements.

Task 7: Action Plan and Resources – Consultant will identify a “road map” for each community’s next steps for planning, funding, grants and other resources to implement identified strategies. Prioritize existing resources that can be leveraged. Provide information on the availability and relevance of potential funding sources for any future projects that arise from the recommendations in the Plan. This includes governmental sources, foundations, and private resources.

Task 8: Produce (1) electronic version (Word and PDF format), (1) bound original and (6) bound copies of the Yolo Broadband Strategic Plan.

IV. MINIMUM REQUIREMENTS

1. Firm/team understanding of the broadband/telecommunications industry, state and federal initiatives related to broadband.
2. Demonstrated experience with municipal broadband planning activities and meeting facilitation.
3. Extensive familiarity and experience with telecommunication and broadband technology and application.

ADDITIONAL REQUIREMENTS

1. Possess skills and experience in facilitating public meetings; experience working with the public and meeting attendants to create a successful conclusion to the meeting process.
2. Ability and the willingness to work with elected officials, business community, concerned citizens, telecommunications personnel, educators, healthcare providers, public safety officials, invited speakers and other interested parties.
3. Skills to provide strategic direction, articulate key strategic concepts, and the ability to focus on strategic issues.
4. Possess good communication skills, encourage participation in meetings, encourage group process and help meetings stay on task.
5. Ability to analyze and synthesize data from the meetings and communicate the information to LAFCo and associate government agencies.
6. Ability to remain flexible and respond to changes in schedules and timelines.

SERVICES REQUIRED AFTER SELECTION

- The selected firm’s representatives may be required to attend a minimum of one LAFCo meeting.

- The selected firm’s representatives will be required to meet with the Yolo Broadband Steering Committee on a regular basis to discuss and plan the project(s), and provide progress reports to LAFCo on a bi-monthly basis.

V. PROPOSAL SCHEDULE AND SUBMITTAL INFORMATION

PRELIMINARY SCHEDULE

Milestone	Scheduled Date
RFP Issued	August 5, 2013
Proposal Submittal Deadline	September 9, 2013 10:00 AM
Notify Finalists	September 20, 2013
Finalist Interviews	TBD September 30 – Oct. 4, 2013
Final Selection	October 4, 2013
Scope and Budget Development/Contract Negotiations	October 7 - 11, 2013
Approval of Contract by LAFCo	October 24, 2013
Execute Contract and Notice to Proceed	October 28 – November 1, 2013
Anticipated Project Completion	May 1, 2014

LAFCo reserves the right to modify the schedule as circumstances may warrant.

PROPOSAL QUANTITIES, DUE DATE, TIME, LOCATION

Submit one (1) electronic version of the proposal to the LAFCo office no later than 10:00 AM on Monday, August 19, 2013. Proposals are to be marked “Yolo Broadband Strategic Plan” and may be submitted electronically or other digital form (i.e. CD). The electronic version of the proposal will be forwarded to the Steering Committee or a subcommittee thereof, so please be mindful of ease of transmission. Hard copies of the proposal will not be accepted. Proposals submitted after the deadline date and time will not be accepted.

Submittal address:

Christine Crawford
 Yolo LAFCo
 625 Court Street, Suite 203
 Woodland CA 95695
christine.crawford@yolocounty.org

SERVICE PROVIDER COMMUNICATIONS WITH LAFCO

Any questions regarding the submittal process and/or the technical aspects of the project may be made via email to Christine Crawford at christine.crawford@yolocounty.org. Only email communications will be accepted. All responses will be provided via email. Questions and responses will be shared with all firms that provide an email address.

LAFCos RFP for a Yolo Broadband Strategic Plan is available for review online at www.yololafco.org or at the Yolo LAFCo office, 625 Court Street, Suite 203, Woodland, CA 95695, during regular business hours.

VI. PROPOSAL FORMAT AND REQUIREMENTS

The proposal shall be specifically responsive to this request and shall include, but not necessarily be limited to, the qualifications requested below. The proposal shall be limited to twenty (20) pages in length, not including appendices. Information should be complete and demonstrate that the Service Provider can perform professional work. Please provide any other information deemed appropriate for this project, including a sample of comparable study or report prepared by your team/firm.

INTRODUCTION

Prepare a brief introduction including a general demonstration of understanding of the scope and complexity of the required work. The title page of the proposal should contain your firm's name, address, telephone number, principal contact, and email address. The proposal should contain a table of contents.

PERSONNEL

Identify individuals and list qualifications of key personnel who would be assigned to this project. Detail experience in work related to the proposed assignment. Specify the Project Manager who will serve as a contact person.

EXPERIENCE

Provide company contact information, how long you have been in business and what service you provide. Identify and briefly describe related work completed in the last three (3) years. Describe only work related to the proposed effort and include any examples of similar local government projects. Include evidence of satisfactory and timely completion of similar work performed for past projects.

PROJECT APPROACH

Provide a discussion regarding your recommended approach to the project. Describe your suggestions on how to best organize the project, its stakeholders, and lay out a process to meet project goals.

PROJECT PLAN AND TIMELINE

Provide a description of the project plan and timeline, in the most efficient and timely manner, from the initial planning stages to the completed design. The timeline should identify numerous check-in calls/meetings with LAFCo staff and meeting in person with the Steering Committee on a regular basis as appropriate.

PRICING AND BUDGET

The RFP should contain a total cost of the project, as well as a detailed "line item" breakdown of costs for the project. In addition, please specify:

- "Not to Exceed" Fees for actual cost of time and materials needed to complete the project.

- “Not to Exceed” Fees for any reimbursable anticipated during the course of this project.
- Hourly rate schedule for services.
- Any additional costs/charges, such as traveling, must be clearly defined in the RFP.

Proposal should be all encompassing, with a single vendor identified as the “responsible lead vendor”. Please include any subcontractor(s) that will be required to meet the needs of the proposal or clearly indicate what portion of the services are not included as part of your proposal. Proposal should outline separate costs for any add-ons or optional requests specified in the RFP.

CLIENT REFERENCES

Provide a minimum of three (3) client references with contact names and phone numbers for whom you have completed similar work.

APPENDIX

An appendix with full resumes is allowed. The appendix material may or may not be considered as part of the selection process.

VII. EVALUATION PROCESS

REVIEW PROCESS

LAFCo and the Yolo Broadband Steering Committee or a subcommittee thereof will rank the RFPs based upon the merits of the proposal, written qualifications and experience of the firm or consultant team. The review team will determine finalists for interviews by ranking and consensus and those finalists will be notified as outlined in Section V herein.

EVALUATION CRITERIA

Following the interview, firms/teams will be ranked by each panel member as follows:

- Demonstrated understanding of the project goals and responsiveness of the proposal to meeting these goals.
- Appropriateness of project approach and perceived effectiveness of proposed concept for identified audiences(s).
- Degree to which the project design approaches goals with innovative and creative solutions or methods.
- Likelihood that the proposal will provide the best value compared to other submitted proposals.
- Qualifications of the project team and level of relevant experience.

The panel will compare their individual rankings, discuss and reach a consensus decision. LAFCo reaffirms its right to make any selection it deems prudent, and responding firms or

individual participants acknowledge through their participation that such selection is not subject to protest or contest.

The successful firm or consultant team selected will perform a variety of duties as agreed upon in the final negotiated Scope of Work. The selected vendor and LAFCo will finalize the contract terms and conditions. If LAFCo and the selected vendor are unable to agree on terms and conditions at this point, LAFCo may exercise its right to negotiate with other vendors.

VIII. TERMS AND CONDITIONS

1. All facts and opinions stated within this RFP and in all supporting documents and data are based on available information from a variety of sources. Additional information may be made available via written addenda throughout the process. No representation or warranty is made with respect thereto.
2. Respondents to this RFP shall be responsible for the accuracy of the information they provide to LAFCo.
3. LAFCo reserves the right to reject any and all submittals, to waive minor irregularities in any submittal, to issue additional RFPs, and to either substantially modify or terminate the project at any time prior to final execution of a contract.
4. LAFCo shall not be responsible for any costs incurred by the respondent(s) in preparing, submitting or presenting its response to the RFP or to the interview process.
5. Nothing contained herein shall require LAFCo to enter into exclusive negotiations and LAFCo reserves the right to amend, alter and revise its own criteria in the selection of a respondent without notice.
6. LAFCo reserves the right to request clarification of information submitted and to request additional information from any respondent.
7. LAFCo will not accept any submittal after the time and date specified on the RFP.
8. The qualifications of each member of the team are important criteria in the selection process. The selected team will not be allowed to substitute any members without prior approval by LAFCo. LAFCo, at its sole discretion, reserves the right to accept or reject proposed changes to the team. Team members may participate in multiple team submittals.
9. In the interest of a fair and equitable process, LAFCo retains the sole responsibility to determine the timing, arrangement and method of proposal presentations throughout the selection process. Members of the team are cautioned not to undertake activities or actions to promote or advertise their qualifications or proposal except in the course of LAFCo sponsored presentations.
10. If negotiations are not completed with the top ranked team, negotiations may proceed with the next most qualified team or teams.
11. Upon selections of a qualified team through the RFP process, LAFCo shall enter into a contract for services (based on an approved scope of services and budget) with the selected team on terms and conditions acceptable to LAFCo. Until execution of a

contract, LAFCo reserves the right to cease negotiations and to start the RFP process again.

12. All submittals will become the property of LAFCo and will become public documents subject to public disclosure with limited exceptions, under the California Public Records Act.
13. The Vendor shall hold LAFCo, its officers, agents, servants and employees, harmless from liability of any nature or kind on account of use of copyrighted or un-copyrighted composition, secret process, patented or unpatented invention, article or appliance furnished or used under the quotation.
14. LAFCo encourages submittals from firms that demonstrate a commitment to equal employment opportunity. Minority and women owned businesses are encouraged to apply. The successful agencies, individuals or firms shall comply in all aspects with the Equal Opportunity Act. Each agency or firm with more than fifteen (15) or more employees shall be required to have an Affirmative Action Plan which declares that the contractor does not discriminate on the basis of race, color, religion, sex, national origin or age, and which specifies goals and target dates to assure the implementation of equal employment. Each contractor with fewer than fifteen employees shall be required to have a written equal opportunity policy statement declaring that it does not discriminate on the basis of race, color, religion, sex, national origin or age. Findings of non-compliance with the applicable State and Federal equal opportunity laws and regulations could be sufficient reason for revocation or cancellations of this contract.
15. The form of contract includes standard form insurance requirements and standard form insurance certificates, which are utilized by the Yolo County Public Agency Risk Management Insurance Authority (YCPARMIA), a self-insurance joint powers agency, of which LAFCo is a member. A copy of YCPARMIA's "Insurance Requirement Guidelines" is attached (Exhibit A).
16. LAFCo's initial draft of the contract form to be used for agreements is attached to this RFP as (Exhibit B). Although the attached draft is subject to revision before execution by the parties, by submission of a proposal or statement of qualification the potential contractor indicates that, except as specifically and expressly noted in its submission, it has no objection to the attached draft contract or any of its provisions, and if selected will enter into a final agreement based substantially upon the attached draft contract.

IX. EXHIBITS

- A. Insurance Requirements
- B. Sample Contract

EXHIBIT A

SERVICE CONTRACT INSURANCE REQUIREMENTS

- A. During the term of this Agreement, Contractor shall at all times maintain, at its expense, the following coverages and requirements. The comprehensive general liability insurance shall include broad form property damage insurance.
1. Minimum Coverages (as applicable) - Insurance coverage shall be with limits not less than the following:
 - a. **Comprehensive General Liability** – \$1,000,000/occurrence and \$2,000,000/aggregate
 - b. **Automobile Liability** – \$1,000,000/occurrence (general) and \$500,000/occurrence (property) [include coverage for Hired and Non-owned vehicles.]
 - c. **Professional Liability/Malpractice/Errors and Omissions** – \$1,000,000/occurrence and \$2,000,000/aggregate (If any engineer, architect, attorney, accountant, medical professional, psychologist, or other licensed professional performs work under a contract, the contractor must provide this insurance. If not, then this requirement automatically does not apply.)
 - d. **Workers' Compensation** – Statutory Limits/**Employers' Liability** - \$1,000,000/accident for bodily injury or disease (If there are no employees, this requirement automatically does not apply.)
 2. LAFCo, its officers, agents, employees and volunteers shall be named as additional insured on all but the workers' compensation and professional liability coverages. (Evidence of additional insured may be needed as a separate endorsement due to wording on the certificate negating any additional writing in the description box.)
 3. Said policies shall remain in force through the life of this Agreement and, with the exception of professional liability coverage, shall be payable on a "per occurrence" basis unless the LAFCo Risk Manager specifically consents in writing to a "claims made" basis. For all "claims made" coverage, in the event that the Contractor changes insurance carriers Contractor shall purchase "tail" coverage covering the term of this Agreement and not less than three years thereafter. Proof of such "tail" coverage shall be required at any time that the Contractor changes to a new carrier prior to receipt of any payments due.
 4. The Contractor shall declare all aggregate limits on the coverage before commencing performance of this Agreement, and LAFCos Risk Manager reserves the right to require higher aggregate limits to ensure that the coverage limits required for this Agreement as set forth above are available throughout the performance of this Agreement.
 5. Any deductibles or self-insured retentions must be declared to and are subject to the approval of the LAFCo Risk Manager.

6. Each insurance policy shall be endorsed to state that coverage shall not be suspended, voided, canceled by either party, reduced in coverage or in limits except after thirty (30) days' prior written notice by certified mail, return receipt requested, has been given to the LAFCo Executive Officer (ten (10) days for delinquent insurance premium payments).
 7. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A: VII, unless otherwise approved by the LAFCo Risk Manager.
 8. The policies shall cover all activities of Contractor, its officers, employees, agents and volunteers arising out of or in connection with this Agreement.
 9. For any claims relating to this Agreement, the Contractor's insurance coverage shall be primary, including as respects LAFCo, its officers, agents, employees and volunteers. Any insurance maintained by LAFCo shall apply in excess of, and not contribute with, insurance provided by Contractor's liability insurance policy.
 10. The insurer shall waive all rights of subrogation against LAFCo, its officers, employees, agents and volunteers.
- B.** Prior to commencing services pursuant to this Agreement, Contractor shall furnish the Director with original endorsements reflecting coverage required by this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. All endorsements are to be received by, and are subject to the approval of, the LAFCo Risk Manager before work commences. Upon LAFCo's request, Contractor shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.
- C.** During the term of this Agreement, Contractor shall furnish the LAFCo Executive Officer with original endorsements reflecting renewals, changes in insurance companies and any other documents reflecting the maintenance of the required coverage throughout the entire term of this Agreement. The endorsements are to be signed by a person authorized by that insurer to bind coverage on its behalf. Upon LAFCo's request, Contractor shall provide complete, certified copies of all required insurance policies, including endorsements reflecting the coverage required by these specifications.

AGREEMENT No ____ - ____

(Agreement for qualified contractor to prepare a countywide broadband strategic plan)

THIS AGREEMENT is made and entered into this __th day of _____, 2013, by and between the Local Agency Formation Commission of Yolo County (“LAFCo”), a local agency formation commission duly organized in accordance with the law of the State of California, and _____ (“CONTRACTOR”), (describe legal status, e.g. a California corporation, etc.) who agree as follows:

TERMS

1. CONTRACTOR shall perform the following personal services: See Exhibit A: Scope of Work and Schedule attached hereto.
2. CONTRACTOR shall perform said services between _____ and _____.
3. The complete contract shall include the following Exhibits attached hereto and incorporated herein; Exhibit A: Scope of Work and Schedule, Exhibit B: Hourly Rates and Project Budget, Exhibit C: Insurance Requirements and Certificate of Insurance, Exhibit D: LAFCo Request for Proposals.
4. Subject to CONTRACTOR’S satisfactory and complete performance of all the terms and conditions of this Agreement, and upon CONTRACTOR’S submission of an appropriate claim, LAFCo shall pay CONTRACTOR an amount not to exceed \$_____, as identified in Exhibit B attached hereto.
5. CONTRACTOR, at his sole cost and expense, shall obtain and maintain throughout the entire term of this Contract, the insurance set forth in Exhibit C attached hereto.
6. CONTRACTOR shall defend, indemnify, and hold harmless LAFCo, its officers, officials, employees and agents from any and all claims, demands, liability, damages, cost or expenses (including but not limited to attorney fees) in law or equity that may at any time arise or be asserted based in whole or in part upon any negligent or other wrongful act or omission of the CONTRACTOR, it’s officers, agents, or employees.
7. CONTRACTOR shall comply with all applicable laws and regulations, including but not limited to any, which are promulgated to protect the public health, welfare and safety or prevent conflicts of interest. CONTRACTOR shall defend LAFCo and reimburse it for any fines, damages or costs (including attorney fees) that might be incurred or assessed based upon a claim or determination that CONTRACTOR has violated any applicable law or regulation.
8. This Agreement is subject to the appropriation and approval of sufficient funds for the activities required of the Contractor pursuant to this Agreement. LAFCo may terminate this Agreement by giving ten (10) days advance written notice thereof to the Contractor, in which LAFCo shall have no obligation to pay the Contractor any further funds or provide other consideration and the Contractor shall have no obligation to provide any further services under this Agreement.
9. If CONTRACTOR fails to perform any part of this Agreement, LAFCo may notify the CONTRACTOR of the default and CONTRACTOR shall remedy the default. If CONTRACTOR fails to do so, then, in addition to any other remedy that LAFCo may have, LAFCo may terminate this Agreement and withhold any or all payments otherwise owed to CONTRACTOR pursuant to this Agreement.
10. Attached are licenses &/or certificates required by CONTRACTOR’S profession (Indicating type; No.; State; & Expiration date), and CONTRACTOR certifies that he/she/it shall maintain them throughout this Agreement, and that CONTRACTOR’S performance will meet the standards of licensure/certification.

11. CONTRACTOR understands that he/she is not an employee of LAFCo and is not eligible for any employee benefits, including but not limited to unemployment, health/dental insurance, worker's compensation, vacation or sick leave.

12. CONTRACTOR will hold in confidence all information disclosed to or obtained by CONTRACTOR which relates to activities under this Agreement and/or to LAFCo's plans or activities. All documents and information developed under this Agreement and all work products, reports, and related data and materials shall become the property of LAFCo. CONTRACTOR shall deliver all of the foregoing to LAFCo upon completion of the services hereunder, or upon earlier termination of this Agreement. In addition, CONTRACTOR shall retain all of its own records regarding this Agreement and the services provided hereunder for a period of not less than four (4) years, and shall make them available to LAFCo for audit and discovery purposes.

13. This Agreement constitutes the entire agreement of the parties, and no other agreements or representations, oral or written, have been made or relied upon by either party. This Agreement may only be amended in writing signed by both parties, and any other purported amendment shall be of no force or effect. This Agreement, including all attachments, shall be subject to disclosure pursuant to the California Public Records Act.

14. This Agreement shall be deemed to be executed within the State of California and construed in accordance with and governed by laws of the State of California. Any action or proceeding arising out of this Agreement shall be filed and resolved in a California State court located in Woodland, California.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement on the date first written above by affixing their signatures hereafter.

CONTRACTOR:

LOCAL AGENCY FORMATION COMMISSION:

Authorized Person to Sign, Title
Company
Address
City State Zip
Phone

Olin Woods, Commission Chair

ATTEST:

Christine M. Crawford, LAFCo Executive Officer
625 Court Street, Suite 203
Woodland CA 95695
(530) 666-8048

APPROVED AS TO FORM:

Robyn Truitt Drivon, Commission Counsel

CERTIFICATION: I hereby certify under the penalty of perjury that all statements made in or incorporated into this Agreement are true and complete to the best of my knowledge. I understand and agree that LAFCo may, in its sole discretion, terminate this Agreement if any such statements are false, incomplete, or incorrect.

Contractor Signature

**Yolo Local Agency Formation
Commission, Yolo Broadband Strategic
Plan Request for Proposals**

Due Date: September 9, 2013
Magellan Advisors, LLC
28 Romolo Place
San Francisco, CA 94133

Prepared by John Honker
P: 786-208-8952
F: 786-524-2214
E: jhonker@magellan-advisors.com
W: www.magellan-advisors.com

Magellan
ADVISORS 

Broadband & Telecom Consulting

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I. Introduction

Letter of Transmittal

September 7, 2013

Christine Crawford
Yolo LAFCo
625 Court Street, Suite 203
Woodland, CA 95695

Dear Ms. Crawford:

Magellan Advisors applauds Yolo County's LAFCo for taking this important step to secure the technological and economic future of the Yolo County community. Advanced, affordable and available broadband infrastructure is a critical component to equip our communities for the digital economy, especially those communities outside of major metropolitan areas, such as Yolo County. This project will lay the foundation for long-term benefits to the greater Yolo County area, ensuring that Yolo's community has access to advanced broadband services at affordable prices. In addition, this project will develop the groundwork for long-term technological advancement and strategic economic development positioning, which creating an environment for significant community benefits.

Magellan believes that Broadband Strategic Plans are only successful when they are developed using a grass-roots, community-based approach. We have significant expertise in engaging community stakeholders and gaining commitment from them on broadband projects, in terms of political support, broadband-friendly public policy development, financial support, community outreach and development of public/private partnerships. We believe that the supply of broadband can in part be expanded with an increase in demand, which comes from an improved broadband adoption through education of the community's broadband users. We also believe that public organizations also have a key role to play to increase broadband availability, through crafting broadband-friendly public policy, leveraging key public infrastructure, securing broadband grants and loans and making wise long-term broadband investments.

Magellan Advisors is excited for the opportunity to work with LAFCo on this critical project. We are the premier community broadband planning firm with deep expertise in Western, rural and mountainous communities throughout the Country. Some of our key broadband planning projects with direct similarities to this project include:

- City of Missoula Broadband Strategic Plan – Missoula, Montana
- Seminole County Broadband Strategic Plan – Seminole County, Florida
- City of Ketchum Strategic Broadband Plan – Ketchum & Sun Valley Idaho
- City of Fort Morgan Broadband Feasibility Assessment - Fort Morgan, Colorado
- Charlotte County, FL Broadband Strategic Plan – Charlotte County, Florida
- Colorado EAGLE-Net Broadband Strategic Planning - Broomfield, Colorado

We assist local governments and economic development organizations develop strategic broadband plans to enhance their communities with advanced fiber-optic, wireless and related technologies. We maintain a strong economic development focus within our projects, identifying strategies to promote retention of existing business, recruitment of new business, industry cluster development and area redevelopment, all through strategic broadband planning and implementation. Our broad expertise in not only planning, but also implementing and operating broadband networks will ensure that the strategies developed for the Yolo LAFCo are effective and real-world tested. Magellan's strong telecommunications industry experience in the technical, policy, legal and business areas will provide critical insight into this Broadband Strategic Plan. In addition, our trusted relationships and deep experience with telecom providers enables strong cooperation between public and private organizations, through which we are often times able to develop strategic public/private partnerships that bring more broadband to communities.

We at Magellan Advisors look forward to serving the needs of LAFCo and the Yolo County community in this important project. With our strong local presence in close proximity to Yolo County (San Francisco), we truly feel we can bring great value and strong local insight to the LAFCo's Broadband Strategic Plan project. If you have any questions, please feel free to contact me directly using the information below.

Sincerely,



John Honker
President & CEO
Magellan Advisors
O: 786.208.8952
E: jhonker@magellan-advisors.com

Magellan's Understanding of the Project

Magellan understand the challenges faced by communities that need advanced broadband services but lack adequate access, due to geographic, demographic, and/or density issues. Many times, the technology and communications needs of communities differ significantly from one community to the next as dictated by the types of anchor organizations, businesses and residents contained within the community. Mixed rural/urbanized communities such as Yolo County rely more heavily on connectivity and access to online services for commerce, communications, entertainment, safety and security. As a mixed rural/urbanized community, it is of critical importance that the County be able to provide the types of broadband services that its businesses and residents require in order to remain competitive in the emerging digital global market.

These crucial broadband supply and demand issues will require innovative strategies to enable advanced broadband services throughout Yolo County. Magellan believes that a "boilerplate" approach to community broadband planning will not be successful in Yolo County. An innovative approach that brings together all stakeholders, including service providers, public entities, utility companies, regional networks, local businesses and residents will be required to bring the plan to fruition. In essence, the right combination of stakeholder assets, wise investments in infrastructure and a joint approach to serving the community will ensure a successful project. The LAFCo will need to transcend the traditional hurdles of broadband development by leveraging public and private sector assets in the area to utilize infrastructure optimally.

The Yolo LAFCo must take advantage of local opportunities to develop broadband infrastructure. As bandwidth intensive applications continue to grow and become essential parts of our everyday lives, infrastructure developed by traditional methods will not be able to keep pace. Those who live and work in communities without sufficient broadband will continue to fall further behind as the momentum of the digital economy increases. For Yolo County, this Broadband Strategic Plan will mean more than bringing faster Internet to its stakeholders, it will equip the community with the infrastructure necessary to maintain a strong foothold in the new digital economy, compete with other communities for jobs, and provide a better overall quality of life for the community while enabling a global presence.

Magellan's past experience and deep expertise in community broadband planning will ensure the Yolo community receives a Broadband Strategic Plan that accomplishes these goals in addition to establishing the benchmarks identified by the LAFCo. Through our 10+ years of community broadband planning, we have developed innovative strategies that communities can use to make advanced broadband a reality, by bringing together public sector entities, community stakeholders, businesses, residents and service providers, each who hold key contributions to the broadband environment. In doing so, the LAFCo and its members will ensure their stakeholders will have access to the latest broadband-enabled applications and are able to live, work, and thrive in the digital world.

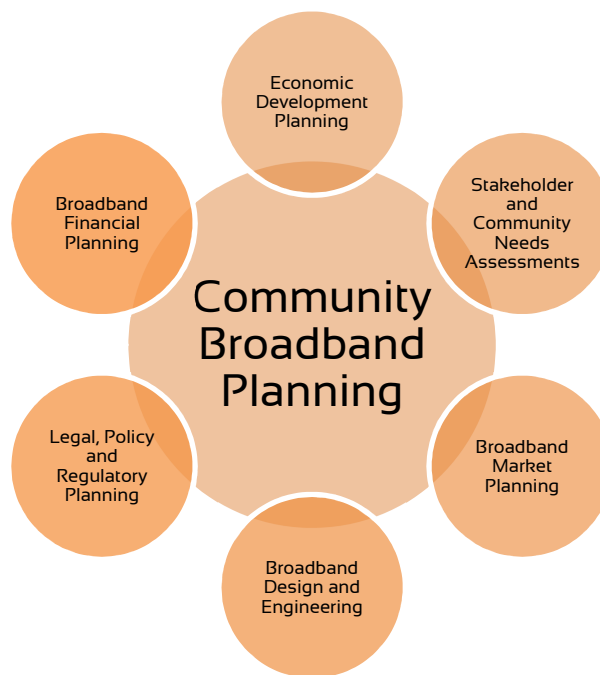
Our highly experienced team of experts will guide the LAFCo through the difficulties that come with creating a new strategic vision for broadband. We will identify the unique opportunities and concerns in the community to successfully guide local leadership in the creation of a broadband plan that will provide clear policy direction for broadband expansion and network interconnection while fostering relationships that will encourage both public and private investment in the community's technology infrastructure.

State of California's goal of reaching 98% deployment and 80% adoption of broadband services by 2015 is only a starting point. We expect that Yolo County's Broadband Strategic Plan will far exceed this goal by developing broadband infrastructure that provides nearly unlimited bandwidth, diverse service options, a competitive broadband marketplace and affordable services to users. Advanced local broadband services will become a determining factor in how Yolo County competes in the digital economy and through this important strategic planning project, the LAFCo will gain an understanding of the exact infrastructure, providers and services that will be required to meet this challenge, now and in the future.

Magellan’s core competencies lie in helping communities such as Yolo County develop long-term broadband strategic plans tailored specifically to meet the economic and social needs of their stakeholders. Whereas many consulting firms may specialize in one area of broadband planning, Magellan provides the full spectrum of planning services that will be required to make this a successful project. Figure 1 illustrates Magellan’s Six Pillars of community broadband planning, which includes Economic Development Planning, Stakeholder and Community Needs Assessments, Broadband Design and Engineering, Broadband Market Planning, Legal, Policy and Regulatory Planning and Broadband Financial Planning.

Our expertise in these six core competencies will yield a Broadband Strategic Plan for the Yolo LAFCo that creates achievable results and impact over the long-term. Clients who have implemented our strategic plans have transformed their economies through recruitment of new industries, retention of existing businesses and long-term job growth. They have also realized significant social benefits, such as enabling broadband for low income and disadvantaged citizens, improving local educational access to online services, and enabling healthcare organizations to develop innovative telehealth solutions for citizens in these communities.

Table 1. Magellan’s Six Pillars of Community Broadband Planning



Magellan will assist the LAFCo in this engagement to create a comprehensive Broadband Strategic Plan that accomplishes the following objectives:

- Develops a long-term roadmap for broadband expansion in Yolo County to successfully achieve economic, social and community goals over a 10-year period, tailored specifically to the technology and communications needs of Yolo’s community;
- Defines actionable and achievable initiatives that expand the availability, adoption and affordability of broadband services across 3-year, 7-year and 10-year milestones;
- Raises awareness of broadband needs, issues and gaps within Yolo County through education of community stakeholders, with the goal of improving broadband adoption;
- Documents the current broadband environment in Yolo County to ensure stakeholders have a firm grasp on available services, gaps and targeted areas for new infrastructure planning projects;

- Identifies the specific broadband needs across all community stakeholders, now and in the future, including schools, hospitals, public safety, local government, businesses and residents;
- Aligns broadband initiatives with the region's economic development activities to develop strategies that attract high-tech business, retain current business and enhance Yolo County's economic competitiveness;
- Recommends innovative public policies that promote the expansion of broadband services through revision of City and County land development codes that adds supplemental broadband infrastructure to public capital projects;
- Identifies key public sector strengths that contribute to the expansion of broadband, such as qualification for grant and loan programs;
- Defines the most viable business and operating models for expansion of broadband infrastructure, identifying public and private partners and options such as leasing, owner/operator and public/private partnerships.
- Identifies the financial feasibility of broadband expansion using Magellan's comprehensive Broadband Financial Sustainability Model, which will allow the LAFCo to gain concise understanding of financial performance and options.

II. Personnel

Project Manager

Magellan believes that this project requires a seasoned team with specific experience in community broadband planning and we believe that the following staff provides the best fit for LAFCo's project. This team meets the essential requirement of experienced personnel devoted to successful accomplishment of the project. For this project, the LAFCo's single-point-of-contact and project manager will be John Honker, President of Magellan Advisors. He will have primary responsibility for the contract and all communications with the organization and is the primary person authorized to negotiate and contractually-bind Magellan Advisors, LLC.

John Honker: Project Manager and Senior Broadband Consultant

John has worked for over 17 years in the telecommunications and broadband industries. Prior to founding Magellan Advisors, he was responsible for leading development of telecommunications products and services for Columbus Networks in 17 countries across the Americas region. John was responsible for bringing emerging IP, Internet and other value-added services to markets in North, Central and South America, growing the business unit from inception to \$50 million in annual revenue.

With a strong background in consulting from his early career, John found Magellan Advisors in 2004 to provide strategic telecommunications and technology services to the public sector market. He has assisted over 70 public and private entities with their telecom, broadband and technology needs and specializes on broadband planning for government entities. John has deep experience in all facets of broadband planning and development, including market planning and analysis, community engagement, design and engineering, financial planning, operational planning and regulatory planning. With a deep understanding of local government operations, utility systems and other public sector areas, John provide expert guidance to municipal organizations interested in broadband development.

John also has significant experience in grant writing, preparation, management and compliance for federal and state programs, such as the NTIA BTOP program and USDA RUS program. He has provided management oversight for grants totaling \$200 million in value and actively works with large awardees across the country. Some of his key clients include Colorado EagleNET, Columbia County Community Broadband Network, Florida Rural Broadband Alliance and North Florida Broadband Authority.

John received his BA from Stetson University (BA), coupled with minors in Business Administration and Information Systems. He completed his MBA at University of Miami and is actively engaged with the University of Miami School of Business Administration as an active Alum.

Key Personnel and Resources

The professionals to be assigned to this project include, but are not limited to:

Kyle Hollifield: Senior Broadband Consultant

Kyle Hollifield is a 25-year veteran of the telecommunications industry and most recently has held the position of Vice President of Business Development and Marketing at Bristol Virginia Utilities Authority (BVU), while managing the FOCUS division providing consulting services to other communities wishing to build or improve high speed broadband networks. BVU Authority is a regional state owned utility offering advanced high-speed broadband networks and telecommunications products and services. The company is known for being a global pioneer in an all-fiber broadband network, and was the first in the nation to offer "triple play" services over an all fiber network. BVU Authority has recently won the National League of Cities Gold award for broadband sustainability and The Intelligent Communities Top 7 for 2009, worldwide for technology applications; Bristol Va. was the only US city to make the final 7.

Mr. Hollifield has served on the Board of Directors of The Fiber to the Home Council, (FTTH), most recently as Chairman of the Board of Directors. Hollifield also serves as Vice-Chair of Broadband Communities Magazine and has made many presentations on Broadband policy and opportunities through broadband development to the FCC, RUS, NTIA, NATOA, APPA, National League of Cities, Rural Telecom Cooperative, FTTH, Broadband Communities, NCTC and many other interest groups.

During his career, Hollifield has worked in several other key positions, including serving as a unit sales manager and assistant brand manager for The Proctor and Gamble, Executive Vice President for Standard Telephone and Cable of the UK, a world class long haul communications provider, and pioneer of Fiber Optics technology implementing fiber optic communications worldwide. As the prime consultant for the Taiwan government, (Chunghau), in the field of telecom, broadband and connectivity strategies, and as Division Vice President of Thomson-CSF, (Alcatel), providing advanced telecom access gear and products focusing on high speed Internet and fiber optic research and development.

Courtney Violette: Senior Broadband Consultant

Courtney Violette has spent nearly 15 years in the IT industry with 7 years serving in executive leadership roles within the public/private sectors. Courtney began his career in the US Army as a Communications Specialist and later moved into the private sector working for Florida Water Services, a private water utility located throughout the State of Florida.

In his most recent role, Courtney served as the Director of Information Technology & Communications/CIO for the City of Palm Coast, shortly after its incorporation in 1999. Courtney planned, implemented and operated the first community broadband network in Florida, launched by the City in 2011 to enhance the City's economic development potential. In this role, he was responsible for the vision, management and operation of the City's technology resources, management of the expansive city owned fiber optic network, implementation and management of all information and communication systems and processes.

Courtney currently serves as Managing Partner of Magellan Advisors and has participated and/or led dozens of broadband planning and telecommunications construction management projects across the country.

Courtney holds a Masters of Arts in Information Technology Management and a Bachelors of Science in Computer Science from Webster University. He is an Associate Professor in the Computer Engineering Technology Department at Valencia College, and also as an Adjunct Professor at ITT Technical Institute and Strayer University.

Courtney holds several industry certifications to include: Certified Information Systems Security Professional (CISSP), ITILv3 Foundation, Cisco Certified Network Associate (CCNA), Microsoft Certified Systems Engineer (MCSE), A+, Network+ and has received the designation of Certified Chief Information Officer (CCIO) from the Florida Institute of Government at Florida State University where he now serves as mentor within the CCIO program.

Robert Beach, Senior Broadband Consultant

Robert Beach is a Gartner recognized and Computerworld Premier 100 IT Leader with over 19 years of experience; an executive who is results-oriented, driven by professionalism, innovation and teamwork. He is a genuine leader that can effectively communicate with both technical and non-technical personnel to ensure the goals set forth by both the organization and customer are achieved.

In his role as the Information Technology Services Director / CIO for Seminole County Government, he was responsible for the management & operation of the countywide network & information systems. He was directly responsible for crafting the County's IT strategy and its alignment with County business operations. Managing a staff of 70 employees with an annual budget of approximately \$12 million, Beach oversaw operations that consisted of over 1400 workstations, 200 servers, and a 400+ mile fiber optic telecommunications network spanning nearly 70 locations.

Beach currently serves as "Senior Consultant" for both Magellan Advisors and the John Scott Dailey Florida Institute of Government at Florida State University specializing in the areas of IT Strategy, Technology Implementation, Broadband Deployment, and Government Services consulting. In addition to consulting, Beach is also an adjunct professor at Valencia College in Central Florida.

Mr. Beach also holds a Master of Science in Information Technology and a Master of Business Administration from the Florida Institute of Technology, completing his International Marketing and Economics MBA requirements at The University of Oxford in the United Kingdom. Beach is a member of the Phi Kappa Phi National Honor Society and a graduate of the inaugural class of the John Scott Dailey Institute of Government's CCIO (Certified Chief Information Officer) program. He previously held the position of VP in the Florida Local Government Information Systems Association.

III. Experience

Company Background

Magellan Advisors, LLC is the preeminent broadband and telecom consulting firm with a particular focus on community broadband planning or public sector entities. Magellan has been in business for almost 10 years as a trusted consulting partner to public entities nationwide and internationally. We have an outstanding track record of continued success on all projects with our clients and as a result, hold long-standing relationships and a significant amount of repeat business with them. Magellan Advisors maintains regional offices across the Country, described below. **Our San Francisco, CA office is within 3 hours of Yolo County.** For this project, we anticipate work for the project to be completed out of the San Francisco, CA and Denver, CO offices. Our offices nationwide include:

Southeast Regional Offices

Miami, FL
Magellan Advisors
1000 South Pointe Drive #703
Miami, FL 33139

Orlando, FL
Magellan Advisors
6000 Cook Road
Clermont, FL 34714

Midwest Regional Offices

Topeka, KS
Magellan Advisors
3623 SW Woodvalley Terrace
Topeka, KS 66614

Denver, CO
Magellan Advisors
999 18th Street, Suite 3000
Denver, CO 80202

Northwest Regional Offices

San Francisco, CA
Magellan Advisors
28 Romolo Place
San Francisco, CA 94133

LAFCo's primary point of contact for this engagement is John Honker, President of Magellan Advisors, telephone: 786-208-8952, fax: 786-524-2214. Magellan Advisors' FEIN is 65-1218484.

Magellan's Community Broadband Services Portfolio



Needs Assessments

- Demographics of existing, adjacent and overlapping markets
- Market sizing, take-rates and demand aggregation
- Competitive analysis of existing service providers in the market
- Regional/national trends and emerging technologies
- Bandwidth growth/usage and the applications that are driving this growth
- Product mix, complements and substitutes in the market

Strategic & Business Planning

- Analysis of structuring options and business models
- Regulatory requirements of various business models
- Operational planning and management for the organization
- Financial modeling and analysis of various business models
- Alignment with community and organizational goals

Economic & Community Development

- Impact of technology and telecommunications projects on the greater community
- Job creation studies through technology and telecommunications projects
- High-Tech business park development/Technology incubator development
- Technology and telecommunications programs for low income and disadvantaged groups
- Marketing municipal telecommunications to high-tech and adjacent industries

Community Marketing and Communications

- Development of educational materials for community stakeholders
- Development of direct marketing for local businesses and residents
- Press release management
- Service provider marketing and communications

Financial Modeling and Analysis

- Financial planning tailored to specific business models and organizational requirements
- TCO, ROI and Cost of Capital analysis
- Capital budgeting process including initial builds, expansions and other capital outlays
- Operational budgeting process including staff, O&M and other operational outlays
- Financing and leasing options and their impact on the project

Network Design and Engineering

- Outside/Inside plant design and engineering
- TDM/DWDM/SONET/Ethernet/MPLS/IP infrastructure design and engineering
- Core, distribution and access network design and engineering
- Convergence planning and integration on multi-service IP networks
- Capacity planning and network expansion

Network Construction

- Construction of outside plant, inside plant, facilities
- Construction of fiber, copper, wireless and systems
- Systematic evaluation of competing vendors and balanced scorecards
- Cost/benefit analysis of disparate vendor solutions
- Integration testing and pilot projects
- Vendor negotiations and performance management
- Requirements planning for RFX releases
- Evaluation of qualified bids for compliance
- Pre-bid meeting presentations

Network Operations and Management

- Determining operational support requirements and staffing needs
- Operations support systems, network management systems
- Defining standard operating procedures

IV. Project Approach

Project Management

Magellan Advisors maintains formal project management methodologies for all broadband planning engagements. Because these projects are often times multi-faceted and involve many community individuals, elected officials and project participants, we have crafted custom processes around broadband planning that ensure the projects are completed efficiently. Magellan maintains project management professionals that oversee key milestones and deliverables, coordinated with our clients' needs. Our 10 years of broadband planning with many public sector clients has given us a deep understanding of how to manage these critical projects and ensure that milestones are met on time and on budget. A testament to our project management abilities, Magellan has never missed a milestone or exceeded a project budget in its 10 years of broadband planning.

For this project, Magellan will implement its online project management system that will allow authorized personnel from the LAFCo and participating agencies to monitor the progress of the engagement from start to finish. Our online project management system allows for tracking of key milestones, deliverables, critical path items, documents and works-in-progress. We have found that implementing this toolset provides significant value to our clients, allowing them to gain valuable project information from an always-on, web-based tool.

Project Approach

Task 1: Refine Project Goals and Purpose

Upon inception of the project, Magellan and the client team will convene to review the overall project, educate the stakeholders, define and approve methods, identify milestones and timelines and refine the scope.

Task 1a: Community Broadband Education Primer

We propose to hold a broadband education workshop specifically for the client team. This will allow Magellan to provide tangible examples of communities that have developed Broadband Strategic Plans, benefits, obstacles and results. This education process will be geared to stimulating ideas, identifying applications and charting benefits for Yolo County that will be incorporated into the planning process. Additionally, it will allow the client team to understand real-world examples of how broadband networks are planned, emerge and evolve over time. We believe that the more information the representatives are equipped with, the more successful it will be in the education process with the general community.

During the education primer, we believe it will also be important to educate the representatives on the various grant and loan programs available to rural/urban communities, including the RUS infrastructure loans, the upcoming NTIA FirstNET program, the Connect America fund and related grant/loan offerings. Magellan has deep experience planning, applying for and managing federal broadband grants for communities and has over \$200 million of federal projects currently under management. We have a strong relationship with the NTIA and RUS and will bring these resources to the Yolo LAFCo project to identify possible opportunities for grant/loan funding to build local infrastructure.

Task 1b: Define Scope of Community Stakeholders

Magellan will work with the client team to identify the project stakeholders in the community. We will work to identify all potential stakeholders that may provide value to the project, including local government organizations, public utilities, private broadband providers and private businesses, in addition to any that client representatives may recommend.

Task 1c: Define Milestones and Schedule

Magellan and the client team will define the achievable milestones and outcomes that should be expected for the feasibility study. Since there will be requirements for many local meetings with stakeholders, we will coordinate site visits around the schedules of the stakeholders and project participants.

Task 2: Community Profiles

Task 2a: Community Education and Outreach

Educating the local stakeholders on the importance of broadband will be key to overall community support for the project. We propose to hold several seminars to illustrate the benefits, short-term and long-term. We will utilize case studies and economic factors to help local businesses, residents and anchors understand how advanced broadband can make them more efficient and productive, while enabling them to compete globally. The education seminars will act to inform and rally stakeholder groups around the project. In addition, Magellan suggests that this information be made publicly available on City's or community websites in support of the project along with project contact information. Keeping stakeholders engaged will help ensure overall effectiveness of the outreach process.

Task 2b: Community Surveys

Magellan suggests that electronic surveys be conducted once the education and outreach has been completed. Completing the education process first will ensure that stakeholders have a cursory understanding of broadband, which will help generate survey responses that have greater validity. In many projects, we have found that underserved communities don't even know what possibilities exist because their exposure to broadband has been so limited. The education process will help them understand all of the applications available once broadband is enhanced in the community.

Task 2c: Stakeholder Interviews

Magellan will interview stakeholders in each community, including Davis, West Sacramento, Winters, Woodland, Yocha Dehe Wintun Nation/Capay Valley and unincorporated Yolo County to gain a thorough understanding of their technology, business and broadband needs, now and in the future. We will complete a thorough needs analysis that identifies current services, pricing, availability, issues and gaps in service. We propose to work with local and regional economic development personnel and potentially chambers of commerce to align their economic development strategies with community broadband, making Yolo County a competitive destination to work in the digital economy. We will identify key areas for broadband development, including technology parks, redevelopment areas and business districts. We will help these organizations define what broadband services will attract the types of businesses they seek and retain the community's existing business.

Magellan believes service provider participation will be a key factor in development of the feasibility study and we will conduct one-on-one interviews with each provider to understand their existing operations, needs and limitations. We generally find that broadband planning is more successful when conducted in cooperation with local service providers and strategies are developed that allow them to more efficiently serve local communities, utilizing infrastructure assets brought together by community stakeholders. Public/private partnerships can often maximize the use of existing infrastructure assets to better serve local communities.

Task 2d: Documentation of Broadband Needs

Based on information gained in this area of the project, Magellan will compile all data into a broadband needs assessment for Yolo County. The needs assessment will detail the broadband services, applications, pricing levels and availability that is required by stakeholders throughout the area, analyzing immediate needs, 3-year needs, 7-year needs and 10-year needs. This will allow the client team and Magellan team to develop the milestones that the feasibility study will need to address in planning for current and future infrastructure.

Task 2e: Public Broadband Inventory

The goal of the Public Broadband Inventory analysis will be to document all available infrastructure that may contribute to expansion of broadband in Yolo County. We will perform this analysis for each community defined in the project. We will identify all City and County assets, including right of way, conduit, fiber, copper, wireless, facilities and other resources that may be common to the area. We will also review the other stakeholders' infrastructure to determine what assets they may contribute to the project. Additionally, we will review any franchise agreements that may favor the development of local broadband infrastructure. This will also include a review of City and County land use policies, right-of-way policies, joint trenching agreements and other ordinances that may contribute to the overall development of broadband infrastructure in Yolo County.

Task 2f: Private Broadband Inventory

The goal of the Private Broadband Inventory analysis will be to document all available service provider infrastructure in Yolo County, as well as critical backhaul services to interconnect Yolo County with other metropolitan markets, such as Sacramento, San Jose and San Francisco. Magellan realizes that private providers are often reluctant to share details of fiber, copper, wire centers and central offices in community broadband projects, due to public records disclosure. We will work with local providers to gain as much information as possible on service territories, distribution network, backhaul and other private infrastructure from cooperating providers. We will also utilize information from the CPUC broadband maps and determine the accuracy of these maps against Magellan's broadband penetration data, which we collect for all of our projects.

Task 2g: State of Broadband in Yolo County

Magellan will develop a "State of Broadband in Yolo County" that provides a current overview on the local broadband environment, summarized from all information and technical analysis. The analysis will identify all public and private infrastructure along with broadband penetration rates, speeds, services, technologies and pricing. It will do so for residential, business and the community anchor/government markets to show important detail on how the community is served. This analysis will include an overview of broadband technologies available in the area and an analysis of future technologies that will become available in the next 5 years.

Magellan will develop an interactive map utilizing Google Earth Enterprise that will contain all infrastructure, facilities and service areas. This map will contain layers as follows, designated as public or private infrastructure:

- Right of way
- Conduit
- Fiber/Copper
- Wire centers
- Central offices
- Other structures (pedestals, splice locations, distribution cabinets)
- Towers
- Wireless and microwave components
- Regional data centers
- Backhaul and long-haul
- Distribution networks
- Local businesses – mapped from City/County business tax receipt and utility databases
- Community anchors – mapped from the list of identified anchors
- Broadband penetration and usage – provided from FCC Form 477 data
- Provider service areas

Magellan's geospatial analysis will provide a clear determination of how the Yolo County market is currently served and gaps in service. The maps will be a valuable tool to the planning process in determining proximity of infrastructure to centers of demand, including residents, businesses and stakeholders. They will also allow the team to identify the parties who can "close the loops" where infrastructure gaps exist. Based on the data collected in the maps, LAFCo and Yolo County will gain valuable insight into how their community is currently served.

Task 3: Validate/Correct CPUC Coverage Map

Based on the information gained through the Community Profiles, Magellan’s broadband penetration analysis and other sources, Magellan will evaluate the accuracy of the CPUC coverage maps against the local infrastructure maps developed in the project. Magellan will work to export CPUC data from the State GIS site and import it into the interactive project maps to provide a way to compare data from both sources. We will separate CPUC data from project data maps in different layers so comparisons can easily be made between the two. This will allow the project team to understand the accuracy of CPUC’s maps against those that have been created locally for the project. Magellan will update the CPUC maps as required.

Task 4: Identify Key Issues for Broadband Expansion

We will analyze and document all information received in the outreach, documentation and mapping areas of the project and deduce key issues around broadband expansion for the community. Based on the current broadband inventory, we will produce a thorough analysis of the current limiting factors in broadband development throughout Yolo County and the individual communities, identifying key issues and the root causes behind such issues. Some of the common core issues we encounter include:

- A supply and demand imbalance, resulting from demographic and topographical factors that contribute to overall cost of building broadband infrastructure;
- Limitations on last-mile infrastructure outside of metropolitan centers, which utilize cable or DSL based copper transmission lines
- Limitations on middle-mile infrastructure connecting communities to major telecom points of presence in the area, including San Jose and San Francisco
- Return on investment issues for service providers deploying new broadband infrastructure, due to low population density and fluctuating demand in rural areas
- Topographical issues resulting in higher than average costs for broadband deployments in the local environment
- Local and State regulatory issues governing the construction of broadband infrastructure in Yolo County

Task 5: Outline and Prioritize Community Strategies

Task 5a: Develop a Broadband Infrastructure Design and Middle-Mile Solutions

Based on the analysis of public and private broadband infrastructure that is available, plus any planned broadband infrastructure improvements, this area will identify the gaps that must be filled with new investments to ensure Yolo County has the necessary infrastructure to serve its community. It will identify fiber-optic and related infrastructure that will be required of businesses, residents and community anchors. Magellan will develop a network design that provides the most effective and cost efficient infrastructure deployment, identifying required conduit, fiber-optic, structures, facilities and equipment for the network.

It will identify geographic “zones” of broadband coverage based on the customers who require services and overall demand for services, while estimating key return-on-investment requirements for the infrastructure using Magellan’s comprehensive financial planning tools. We will evaluate different technologies such as GPON and Active Ethernet based on the needs of the community’s customers. The overall design will include backbone, distribution and last-mile components, engineered using industry-standard telecommunications carrier standards.

Task 5b: Develop Last-Mile Solutions

Magellan will work with the client team to identify “Last Mile” connectivity solutions that will meet the requirement to deliver advanced broadband speeds to the various organizations that require access. Several technologies will be analyzed, including Active Ethernet, GPON, DWDM and wireless technologies. While these last mile options may all be suitable for delivery of broadband services, it will be important to ensure the goal of high-speed, synchronous connectivity to the premises. Our consultants will work with client team to understand the pros/cons of each delivery method and the

costs associated with each as the last mile infrastructure that is chosen can have a major impact on financial sustainability.

The overall network design will be based on the needs of the organizations that will utilize the network. This will determine the bandwidths and speeds, performance, redundancy and scalability requirements and solution-specific requirements. At a minimum, we believe that the network should be capable of supporting the following:

- Gigabit to community anchors and large businesses
- 100 megabit to average businesses and residents
- Reliable and redundant
- Flexible and scalable
- Multi-service in design – voice, video, data, with the necessary QOS management

Based on the network design, Magellan will provide estimates for associated costs of network construction, including design, construction, equipment, testing and certification as well as ongoing annual operating costs to operate and maintain such a network. We propose to build a master budget for the project that itemizes all engineer, furnish & install (EF&I) costs in the project, on a monthly basis to enable accurate budget tracking through the project.

Task 5c: Develop Strategic Broadband Policies

Recognizing the broadband expansion issues evident in the community, the study will seek to identify opportunities to leverage community infrastructure (public and private) and targeted new investments to enhance broadband in Yolo County. This study will review fiber, copper, wireless, facilities and other assets in conjunction with current service provider infrastructure that may integrate/interconnect with community assets.

We will also explore policy issues around existing and future broadband expansion. We believe that the Cities and County in Yolo County should integrate essential broadband infrastructure standards into their land development code to enable this infrastructure to be built with any relevant capital projects, such as road widenings/construction, water/sewer, street lighting, right of way and other projects. It will allow these organizations to install basic infrastructure at very low cost, “piggybacking” on existing projects that require trenching/boring in City/County right of way.

This initiative will also ensure that local developers consider implementing key broadband infrastructure with their commercial and residential projects in cooperation with the Cities, County and other stakeholders. In many cases, we have negotiated free installation of basic conduit, pull boxes and other outside plant infrastructure when developers are building residential and commercial parcels. We find that developers generally understand the value this brings to their developments, enabling them to market these new communities as “broadband ready.”

Task 5d: Identify Broadband Service Provider Improvements

This study will also evaluate potential private sector plans for broadband upgrades, from the local cable company, incumbent telco, competitive providers and other parties that may bring new infrastructure to the area. We will seek joint opportunities between these organizations and public organizations to bolster local infrastructure and avoid potential overbuild/overlap in the Yolo County area. 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.

Task 5e: Prioritize the Most Effective Strategies

Based on community need across all stakeholders, Magellan will identify the community strategies that have the most impact for broadband development. We will help LAFCo assess these based on the needs of the individual communities, opportunities at hand, financial consequences and total impact on long-term broadband development. We may find that potential partnerships with existing

service providers can provide significant benefits to the community and that these projects can be fast-tracked to provide near-term benefit to stakeholders in the community. We will also evaluate collaborative opportunities between public agencies to fast-track broadband development, particularly for community anchors in the area.

Task 6: Organization and Network Operations

This analysis will identify the key business factors that will influence what ownership structures are utilized in the project. Magellan's deep experience with public, private and non-profit organizations will bring insightful evaluation of these structures to the project and experience with the many structures that we have recommended in our community broadband projects throughout the Country. Key to this process is an understanding of how publicly-owned assets, such as conduit systems, fiber-optic networks and property may be used in conjunction with private sector telecommunications providers to expand broadband services in Yolo County.

Having built and managed many municipally-owned broadband networks, we understand the strengths and weaknesses of public sector entities. We will guide the client team through the pros and cons of each business and ownership model so that there is strong understanding of the requirements for these networks. We will also demonstrate case studies from many publicly-managed, privately-managed and publicly-privately managed networks to provide additional insight on which model will fit best for the Yolo County project.

Many business and organizational issues surround community broadband projects and Magellan has helped organizations through these complex issues many times. Some of the key questions that we will address in this section include:

- How will joint investment in broadband infrastructure be accomplished between the public and private sector organizations?
- What legal and operational structures should be considered by the public and private sector organizations in development of broadband infrastructure?
- How will the stakeholders balance private sector goals of revenue growth and profitability with public goals of providing affordable and available broadband services across Yolo County?
- How will future system expansion be handled between public organizations and private sector providers and what contributions will the parties make to this infrastructure?
- How will Yolo County maintain neutrality and open interconnection policies with private sector providers, promoting a competitive environment that benefits the County's broadband user base?

Task 7: Action Plan and Resources

The culmination of the study will identify potential paths forward for Yolo County in development of advanced broadband for the community. Magellan recommends a staged approach to broadband development, utilizing success-based, small steps to make broadband a reality in Yolo County. In this analysis, we will analyze the opportunities that provide the greatest impact for the community at the least cost. We will evaluate the probability of receiving funding from federal/state grant and loan programs. We will also identify potential public/private and infrastructure sharing partnerships between entities, enabling private providers to efficiently utilize public sector infrastructure for a mutually beneficial outcome. We will utilize the 3, 7 and 10 year milestones to define the projects that should be undertaken to meet the community's broadband demands by these dates. This will help keep the momentum of the broadband project strong and Yolo County focused on achieving key milestones over the 10-year period.

V. Project Plan and Timeline

Project Management

Magellan Advisors maintains formal project management methodologies for all broadband planning engagements. Because these projects are often times multi-faceted and involve many community individuals, elected officials and project participants, we have crafted custom processes around broadband planning that ensure the projects are completed efficiently. Magellan maintains project management professionals that oversee key milestones and deliverables, coordinated with our clients' needs. Our 10 years of broadband planning with many public sector clients has given us a deep understanding of how to manage these critical projects and ensure that milestones are met on time and on budget. A testament to our project management abilities, Magellan has never missed a milestone or exceeded a project budget in its 10 years of broadband planning.

For this project, Magellan will implement its online project management system that will allow authorized personnel from the LAFCo and participating agencies to monitor the progress of the engagement from start to finish. Our online project management system allows for tracking of key milestones, deliverables, critical path items, documents and works-in-progress. We have found that implementing this toolset provides significant value to our clients, allowing them to gain valuable project information from an always-on, web-based tool.

Magellan also suggests that we establish a bi-weekly project call with the client team to report status, manage deliverables and ensure expectations are met throughout the project.

Project Timeline & Schedule

Task #	Description	Month 1	Month 2	Month 3	Month 4	Month 5
1	Refine Project Goals and Purpose					
2	Community Profiles <ul style="list-style-type: none"> ▪ Community Education and Outreach ▪ Community Surveys ▪ Stakeholder Interviews ▪ Documentation of Broadband Needs ▪ Public Broadband Inventory ▪ Private Broadband Inventory ▪ State of Broadband in Yolo County 					
	Onsite Meeting #1 – Community Outreach (4 Days) <ul style="list-style-type: none"> ▪ Stakeholder Interviews (Anchors, Large Businesses) ▪ Focus Groups (Medium and Small Business) ▪ Public Meeting (Residents – TBD) ▪ Service Provider Meetings ▪ Strategy Meetings with Client Team 					
3	Validate/Correct CPUC Coverage Map					
4	Identify Key Issues for Broadband Expansion					
5	Outline and Prioritize Community Strategies <ul style="list-style-type: none"> ▪ Develop a Broadband Infrastructure Design and Middle-Mile Solutions ▪ Develop Last-Mile Solutions ▪ Develop Strategic Broadband Policies ▪ Identify Broadband Service Provider Improvements ▪ Prioritize the Most Effective Strategies 					
	Onsite Meeting #2 – Review Broadband Issues (4 days) <ul style="list-style-type: none"> ▪ Review of Current Issues ▪ Analysis of Possible Solutions ▪ Gain Consensus with Client Team 					

6	Organization and Network Operations Options					
7	Action Plan and Resources					
	Onsite Meeting #3 – Review Strategies (3 Days) <ul style="list-style-type: none"> ▪ Overview of Recommended Strategies ▪ Political, Legal, Financial Impact ▪ Ownership options and business models ▪ Public and Private Options ▪ Gain Consensus with Client Team 					
8	Produce Yolo Broadband Strategic Plan Document					
	Onsite Meeting #4 – Present Plan to Client Team (And elected officials if required) (2 Days)					

VI. Pricing and Budget

The total cost to LAFCo is \$46,200. Pricing for the project is lump sum and includes all work to be completed by Magellan for LAFCo as stated in this Proposal. Our hourly rate for the proposal is \$140 per hour inclusive of overhead and travel. We estimate that over the 5-month duration of the project, approximately 13 days onsite will be required for successful completion of the project. During this time, Magellan will meet with County staff, hold meetings, review plans, visit regional sites and make presentations to the Yolo County LAFCo project team as well as other activities to be determined between the County and Magellan. Schedules will be determined cooperatively between the County, LAFCo, and Magellan.

Task #	Description	Hours	Rate	Total
1	Refine Project Goals and Purpose	20	\$140/Hr.	\$2,800
2	Community Profiles	60	\$140/Hr.	\$8,400
	Onsite Meeting #1 – Community Outreach (4 Days)	Included	\$140/Hr.	
3	Validate/Correct CPUC Coverage Map	40	\$140/Hr.	\$5,600
4	Identify Key Issues for Broadband Expansion	50	\$140/Hr.	\$7,000
5	Outline and Prioritize Community Strategies	40	\$140/Hr.	\$5,600
	Onsite Meeting #2 – Review Broadband Issues (4 days)	Included	\$140/Hr.	
6	Organization and Network Operations Options	40	\$140/Hr.	\$5,600
7	Action Plan and Resources	40	\$140/Hr.	\$5,600
	Onsite Meeting #3 – Review Strategies (3 Days)	Included	\$140/Hr.	
8	Produce Yolo Broadband Strategic Plan Document	40	\$140/Hr.	\$5,600
	Onsite Meeting #4 – Present Plan to Client Team	Included	\$140/Hr.	
	Total Not-To-Exceed			\$46,200

VII. Client References

We have significant experience assisting local, regional, and state organizations with their broadband planning, telecommunications, and technology projects. We have worked with many governments as a strategic partner to assist them with such projects. For the LAFCo and its associates, this provides additional value.

Three professional references are listed below.

City of Hamilton, Ohio

Contact: Mark Murray

Title: Project Manager

Office: 513-785-7242

Email: mmurray@ci.hamilton.oh.us

Web: www.hamilton-city.org

Contract Dates: 08/2012 - Present

Project Overview:

Magellan Advisors recently completed a study of the City of Hamilton's extensive fiber optic network, identifying potential opportunities to improve its uses, both internally to the City itself and within the greater Hamilton community. The findings identified opportunities that position the City to significantly enhance economic development, improve broadband services, keep broadband costs reasonable, spur broadband competition, and enable more broadband choices.

Through meetings with key stakeholders, the business community and other community anchors, our consultants have identified several opportunities to allow the City to move ahead with developing the community broadband network, including providing services to the Hamilton City School District through the Federal USAC E-Rate program.

The plan provided all information, strategies, technical designs, operating requirements, financial plans and related information to allow Hamilton's management to make informed decisions about developing a broadband utility in the City.

Magellan is currently in discussions to further the City of Hamilton engagement, the tasks include:

- Review data center/colocation facility options and identify build-out steps
- Develop cost estimates for network build out to service Hamilton City Schools
- Complete registration with USAC to become an E-Rate provider
- Develop implementation plan
- Develop business outreach process
- Develop marketing/branding plan
- Develop service provider development/recruitment program
- Identify near term opportunities and adjust project timelines accordingly

Columbia County Community Broadband Utility, Georgia

Contact: Michael Wilson

Title: Broadband Manager

Office: 706-312-7238

Email: mwilson@columbiacountyga.gov

Web: www.columbiacountyga.gov/index.aspx?page=4049

Contract Dates: 05/2012 - Current

Project Overview:

Magellan Advisors recently completed a region-wide market, demand and rate study for Columbia County Community Broadband Utility (C3BU), recipient of a \$13.5 million dollar NTIA BTOP Round 2 grant. The Rate Study Project focused on development of sustainable rates for its portfolio of services, based on comprehensive market demand planning, research, modeling and financial analysis. Key to this study was the development of a granular forecast model, which identified



the uptake of services from the C3BU's many customer segments. Over the 220 mile, county-wide fiber middle mile network, Magellan was able to model customer demand and uptake to provide a concise capacity forecast to the C3BU for its services. This tool gave the C3BU the unique ability to understand demand at the smallest geographic site level as well as aggregated demand at various network nodes throughout the County. It also provided a valuable resource for the C3BU's key business functions, including capacity planning, engineering, sales, marketing and customer outreach.

A comprehensive financial plan was developed to enable the C3BU to understand financial sustainability based on the demand forecast presented in the first phase of the project, utilizing Magellan's Financial Sustainability Model. This financial plan incorporated all revenues, costs, capital needs and future funding sources into a dynamic model that allowed the C3BU to run sensitivity analysis on different scenarios in its business and make informed management decisions. In addition, the model allowed the C3BU to understand financial sustainability for its organization, through an analysis of profitability, capital expansion, debt coverage and other financial metrics. As a NTIA grant recipient, demonstrating financial sustainability was key to compliance with federal regulations around the BTOP program.

Magellan has provided many rate and market studies for broadband providers, local governments and utilities, domestically and internationally. For broadband grant recipients, these models allow organizations building both last-mile and middle-mile networks to accurately forecast and meet the requirements of their service areas, enabling them to get to market more quickly, understand their customers and meet large demand requirements from unserved and underserved regions. In addition, Magellan's rate and market studies are critical planning tools to demonstrate financial sustainability of grant-funded projects.

About the Columbia County Community Broadband Network

The Columbia County Community Broadband Network plans to build a 220-mile, county-wide fiber middle mile network to connect nearly 150 community anchor institutions and enhance health care, public safety, and government services throughout this eastern Georgia county. Anchor institutions expected to be connected at broadband speeds of 100 Mbps to 10 Gbps include K-12 schools, fire and emergency facilities, public libraries, Augusta Technical College, and the Columbia County Health Department. The project also plans to facilitate the creation of a high-capacity data center at the Medical College of Georgia, support a sophisticated county-wide traffic and water control system, and construct five wireless towers to enhance public safety communications as well as improve wireless communications capabilities throughout the region.

City of Palm Coast, Florida

Contact: Steve Viscardi

Title: Director of Information Technology

Office: 386-986-4732

Email: sviscardi@palmcoastgov.com

Web: www.palmcoastgov.com

Contract Dates: 01/2005 – Present

Project Overview:

Palm Coast FiberNET, Florida's first municipal owned open-access network went live with commercial services on May 1, 2010 giving new service providers access to the Palm Coast market. FiberNET provides a new carrier-class "local loop" alternative to access community anchor institutions and local businesses across a state of the art completely fiber based network. FiberNET is capable of providing local businesses in Palm Coast with direct fiber-optic connectivity over which customers can contract with the service provider of their choice. FiberNET currently serves the entire Flagler County School Board, comprised of 16 schools and educational facilities. FiberNET also connects the local Hospital and 10 affiliated doctor's offices over its direct fiber transport, as well as many of the areas local businesses and anchor institutions. Our consultants lead the effort in getting the City through the USAC E-Rate process to receive a Service Provider Identification Number and successfully worked with the City and School District to provide E-Rate eligible transport and Internet services to the schools, bringing new revenue of nearly \$250,000 annually from the Federal Government.



Magellan Advisors has been instrumental in assisting the City of Palm Coast with the development of its fiber optic network. Magellan has provided business planning, analysis, engineering, design and operations to Palm Coast to ensure the network continues to expand throughout the community. Magellan has also played a critical role in recruiting Internet and voice service providers to the network. Magellan has extensive relationships with the service provider community and as a result was able to rapidly identify and recruit providers to Palm Coast's FiberNET. This allowed the City to launch FiberNET with multiple providers, resulting in quick revenue generation and immediate new services to customers on FiberNET.

Magellan continues to aid the City of Palm Coast in effort to expand its network. Magellan is currently assisting the City in finding additional revenue opportunities by providing local loop services to anchor institutions not currently served by FiberNET.

Charlotte County, Florida

Contact: Ray Desjardins

Title: IT Operations Manager

Office: 941-764-5524, Fax: 941-764-5500

Email: Ray.Desjardins@Charlottefl.com

Web: www.charlottecountyfl.com

Contract Dates: 06/2010 – Present

Project Overview:

Magellan Advisors recently completed a broadband market study for Charlotte County Government in the State of Florida. The goals of this study were to identify opportunities in the local broadband and telecommunications market for the County, with a specific focus on current market penetration, competition, capabilities, services and uptake. In an effort to promote revenue generation, economic development and job growth in many underutilized areas of a predominantly rural County, Magellan provided a quantitative analysis of the local market with defined opportunities for the County to implement community broadband strategies. Since the initial study, Charlotte County is currently evaluating plans to proceed with implementation of a community broadband network capable of generating new revenues for the County and bolstering economic and community development.



Magellan's project team provided quantitative and qualitative market data on the Charlotte County broadband and telecommunications market, identifying community need for local transport, IP, Internet, Voice and other telecommunications services, for both the business and residential markets. Magellan utilized its market analysis methodologies to determine the features of the business and residential markets in Charlotte County and determine how the organization could utilize its County-owned and operated fiber optic network to supplement local loop services in areas of the County that were underserved. County management, community stakeholders, local service providers and developers were all included in the process to determine a sustainable path forward to improve local access to broadband services in Charlotte County.

The outcome of the market study project provided a set of management directives for the planning and implementation of a community broadband network, operated by Charlotte County. In March of 2011, the County approved and awarded a contract to Magellan Advisors to develop a comprehensive Community Broadband Business Plan that would provide all aspects of planning and implementing this network. Magellan is currently scheduled to finalize this plan in September of 2011 and conduct a formal review and next-steps plan with County management.

Colorado EAGLE-Net Alliance

Contact: Perry Movick

Title: Chief Operations Officer

Office: 720-210-9468

Email: perry.movick@co-eaglenet.net

Web: www.co-eaglenet.net

Contract Dates: 06/2012 - Present

Project Overview:

EAGLE-Net Alliance (EAGLE-Net) is a Colorado intergovernmental entity which operates a cost-sharing cooperative that will deliver a carrier quality broadband network to more than 170 communities across the state. EAGLE-Net is building a sustainable network to better connect education, libraries, government and health care facilities statewide. EAGLE-Net also provides commodity Internet services with access to advanced research and education networks. EAGLE-Net was awarded a Round-2 \$100.6 million Broadband Technology Opportunities Program (BTOP) infrastructure grant in September 2010 from the National Telecommunications and Information Administration (NTIA), and will bring it to completion by August 2013.



Magellan Advisors has been instrumental in assisting Colorado EAGLE-Net in development of its extensive middle-mile network that will provide significant new broadband services to governments and other public organizations throughout Colorado. Magellan was contracted by EAGLE-Net to analyze its current strategy, business and financial plans to determine the most effective implementation strategy that would lead to long-term sustainability and fulfillment of EAGLE-Net's mission. Through this project, Magellan developed a comprehensive business, financial and sustainability plan for EAGLE-Net that provided the underlying metrics to maximize its sales and profitability, while identifying operating cost structures that would lead to long-term stability. Magellan helped EAGLE-Net better understand how it could maximize the use of its network to serve education, government, public safety and wholesale service providers throughout Colorado. Magellan worked side-by-side with the EAGLE-Net executive management team, ultimately resulting in a more effective organization and focused strategy to more serve its broadband market throughout Colorado.

VIII. Appendix A – Resumes

John P. Honker President

Education:

Master in Business Administration, Executive Program University of Miami – Miami, FL

Bachelor of Arts in Philosophy Stetson University – Deland, FL

Strengths:

- Strategic Planning
- Multinational Expansion
- Business Development
- Market Planning
- Business Strategy Formulation
- Financial Planning
- Investor Marketing & Identification
- P&L Management
- Operations Planning
- Investor Relations
- Technical Design
- Technical Implementations
- Operations Management
- Performance Management



John has over ten years of executive management with new, growing and well-established firms, in the Telecommunications, Information Technology and Outsourcing sectors. Strong expertise in managing rapidly growing companies with responsibility for P&L, Business Strategy and Operations. Insightful execution of business strategy with a clear focus on achieving goals through concise management of people and resources. Significant entrepreneurial experience through the founding of several successful firms in the consulting and outsourcing sectors.

Magellan Advisors LLC – Miami, FL

President & CEO - *Magellan Advisors is a full service consulting and technology services firm, specializing in telecommunications planning, deployment and management for public and private sector organizations.*

Founding and current member of the firm, organized to capture strong demand from public and private sector clients requiring strategic telecommunications planning services. Responsible for core business strategy, P&L, operations, technology and finance. Leadership position that requires a unique combination of executive tactics, hands-on processes and a team-based orientation.

Clear Connect Inc. – Miami, FL

Chief Operating Officer - *Clear Connect is a contact center and business process outsourcing provider uniquely positioned to deliver vital business services at savings beyond what is seen in today's outsourcing market. Combining strong domain experience with a world-class workforce and adaptive technology, Clear Connect provides solutions to meet our customer's most challenging business needs.*

Founding member of the firm, specializing in contact center and business process outsourcing services for Fortune-200 based US companies. Built the firm's operations, finance and technology from greenfield into a 210-employee firm in 18-months, providing services to several large Fortune-200 companies. Responsibility for all departments, with 8 top-level manager reports.

Columbus Networks Inc. – Miami, FL

Director of Internet Services - *Columbus Networks is a telecommunications service provider that offers broadband and IP capacity services to telecom carriers, TV cable companies, Internet Service Providers and network integrators.*

Built Internet Service Provider business from greenfield into \$20M business in 5 years. Multinational venture into 15 countries in Central/South America, The Caribbean and Mexico, to deliver services in new markets. Provided all operational planning, development and implementation for the business unit. Organized and lead cross-functional teams under strict timelines to deliver services.

Government Technology Resources Inc. – Orlando, FL

Principal Consultant - *GTR provides strategic consulting services to public sector clients, focused on leveraging emerging technologies to support the goals of local, state and federal government.*

Developed consulting practice for firm, focused on expanding existing services for local and state governments. Provided business development to build a book of business to include many local government clients.

Florida Hospital Inc. – Orlando, FL

Network Engineer - *Florida Hospital, comprised of eight Orlando hospitals provides a wide range of health services for the entire family, including many nationally and internationally recognized programs in cardiology, cancer, women's medicine, neurology, diabetes and rehabilitation.*

Information technology liaison for the Radiology/Radiation Oncology departments. Translated specialized departmental needs into Information Technology strategies and presented to Information Systems department heads. Provided network engineering services to the Radiology and Radiation Oncology departments at 8 metro-Orlando hospitals. Worked with cross-functional medical and non-medical teams, vendors and technology specialists to deliver projects.

Courtney Violette, CISSP
Managing Partner & Sr. Consultant

Education:

*Masters in Information
Technology Management
Webster University – St.
Louis, MO*

*Bachelor of Science in
Computer Science
Webster University – St.
Louis, MO*

Strengths:

- *Strategic Planning*
- *Broadband
Deployment*
- *Market Planning*
- *Funding Strategies &
Procurement*
- *Financial Planning*
- *Performance
Management*
- *Contract Negotiations*
- *Operations Planning*
- *Technical Planning*
- *Technical Design*
- *Technical
Implementations*
- *Operations
Management*

Certifications:

- *CISSP – Certified
Information Systems
Security Professional*
- *ITIL v3 Foundation*
- *CCIO – Certified Chief
Information Officer*
- *CCNA – Cisco Certified
Network Associate*
- *MCSE – Microsoft
Certified Systems
Engineer*
- *Network+*
- *A+*

Courtney has nearly fifteen years of executive management in telecommunications, consulting and government sectors. Experience in managing government telecommunication projects, strategic planning, technical architecture, implementation and operations.

Magellan Advisors LLC – Miami, FL

Managing Partner/Senior Consultant - *Magellan Advisors is a full service consulting and technology services firm, specializing in telecommunications planning, deployment and management for public and private sector organizations.*

Senior Consultant focused on Technology, Broadband Deployment and Government Services. Performs technical consultations in the specific areas of network implementation and management, telecommunications services and information security. Assists organizations in the development of strategic management/technical plans focusing on alignment of technology initiatives with that of the business units. Coordinate and manage Data/voice/video projects for clients to include the negotiation and provisioning of carrier services from major telecommunications and upstream providers.

City of Palm Coast – Palm Coast, FL

CIO - *The City of Palm Coast located in North Florida serves a population of nearly 80,000. This full service city is a leader in Florida with investments in technology initiatives in commercialized broadband infrastructure geared toward providing business class services to regional anchor institutions and the Palm Coast business community.*

As Director of Technology and Communications/CIO, managed full services department of IT professionals in areas of Network/Telecommunications, Application Development, Geographic Information Systems and Video Broadcasting. Managed the implementation of Palm Coast FiberNET, Florida's first municipal owned "carrier-class" open-access network. Created departmental goals and objectives that directly aligned with the organization's vision, values and strategic plans. Responsible for risk management, information security audits, physical security and all federal regulations related to organizational data and infrastructure.

Valencia College – Orlando, FL

Associate Professor - *Valencia College ranks among the nation's top two year colleges and is considered a premier learning college that provides opportunities for academic, technical and life-long learning in a collaborative culture dedicated to inquiry, results and excellence.*

Full-Time Professor of the Computer Engineering Technology Department specializing in instruction in areas of Telecommunications, Network Services and Information Security.

Robert A. Beach
Managing Partner

Education:

*Master of Business Administration
The Florida Institute of Technology – Melbourne, FL*

*Master of Science in Information Technology
The Florida Institute of Technology – Melbourne, FL*

*Bachelor of Science in Business Administration
University of Central Florida – Orlando, FL*

Strengths:

- Strategic Planning
- Telecommunications Operations
- Business Development
- Business Strategy Formulation
- Financial Planning
- Funding Strategies and Procurement
- P&L Management
- Operations Planning
- Contract Negotiations
- Operations Management
- Performance Management
- Government Relations and Operations
- Community Outreach

Certifications:

- ITIL v3 Foundation
- CCIO – Certified Chief Information Officer
- Network+
- A+

A highly motivated and accomplished Gartner recognized and Computerworld Premier 100 IT Leader with over twenty years of experience; an executive who is results-oriented, driven by professionalism, innovation and teamwork. A creative problem solver who has demonstrated over time the ability to identify problems, develop solutions, and lead teams to achieve the desired result. A genuine leader that can effectively communicate with both technical and nontechnical personnel to ensure the goals set forth by both the organization and customer are achieved.

Magellan Advisors LLC – Miami, FL

Managing Partner/Senior Consultant - *Magellan Advisors is a full service consulting and technology services firm, specializing in telecommunications planning, deployment and management for public and private sector organizations.*

Senior Consultant focused on Technology, Broadband Deployment, and Government Services. Performs consultations in the specific areas of broadband strategy formation, technology governance and management, and telecommunications operations and maintenance. Assists organizations in the development of strategic management/technical plans focusing on alignment of technology initiatives with that of the business unit and overall organization.

Seminole County Government – Sanford, FL

Chief Information Officer - *Seminole County is located in Central Florida in the metropolitan Orlando area with a population of 414,000 residents. Seminole County invested heavily in technology including redundant data centers and nearly 400 miles of County owned fiber optic infrastructure. Known in the area as a technology leader, Seminole County is also known as "Florida's natural choice" for its pristine waterways and unspoiled natural habitats.*

Active member of the County's executive leadership team and involved in the development of the County's overall strategic plan. Responsible for the providing strategic direction, leadership, management, and oversight to all County technology endeavors. Directly responsible for managing a staff of 68 technology professionals consisting of administrators, technicians, architects, developers, project managers, business analysts and helpdesk staff with an annual budget of approximately \$11 million. Managed network operations consisting of over 1300 workstations, 200 virtual servers, and a fiber optic network spanning nearly 100 locations and 400+ miles.

City of Oviedo – Oviedo, FL

Director of Information Technology - *The City of Oviedo is located in Seminole County, Florida with a population of nearly 34,000 residents. In 2011, Oviedo was recognized by Relocate America as one of the Top 100 Cities to Live.*

Responsible for providing visionary leadership and management of the City's Information Technology Department. Established organization-wide computing standards and introduced new cutting-edge technologies to Oviedo's computing, telecom, and support infrastructure. Recruited highly skilled personnel to support the day-to-day WAN/LAN, desktop, I-Series, and telecom environments and developed ongoing user training programs to educate City staff on how to best leverage the systems available to them.

Trust International – Winter Park, FL

Director of Information Systems, The Americas – *Trust International is a private label central reservations service company that specializes in servicing high-end hotel chains by providing its proprietary central reservation system and call center services.*

Responsible for the day-to-day operation and management of several international networks and staff. Duties included planning and management of strategic projects, ensuring successful implementations of new software applications with minimal downtime, management of a technical support helpdesk, and all other administrative functions related to the Information Systems Department.

**Kyle Hollifield
Consultant**

Education:

*BS Degree, Business
Management and
Marketing
University of Tennessee –
Knoxville, TN*

Strengths:

*Community, Public
Relations and Business
Development Professional*

- *Marketing execution and implementation*
- *Business Strategy Planner*
- *Project Sustainability Professional*
- *Capital Asset Management*
- *Financial Management*
- *Operations Planning and Execution*
- *Investor Relations*
- *Customer Relations*
- *IP Telephony Professional*
- *Fiber Optics Professional*
- *Business Analysis*

Innovative professional with 30 years of progressive management and marketing expertise in marketing, logistics, sales and distribution. Knowledgeable and successful in B2B environments, E marketing and establishing cross channel promotions in cyber space including "Cyber" communities. Expertise in strategic planning, strong customer relations, including both well established and new business start ups, market plan execution, capital asset oversight, cost containment, budgeting/finance, training, supervision and mentoring. Vast knowledge in cutting edge technologies of community broadband, IP Telephony, FTTH/B, cable TV, video programming contracts and Unified Communications. Highly skilled in pricing strategies, competitor and market analysis. Contract negotiation, product specifications, testing, legal compliancy, staffing, purchasing and vendor relations. New product rollout, targeted marketing, and market segmentation. Expert in community relations, economic development and FTTH market penetration and sustainability. Thrives in both independent and collaborative work environments.

Participated in the following community broadband project: Vice President of Business Development for Bristol Virginia Utilities for the town of Bristol, VA. One of America's first community broadband networks beginning in 2001, growing to over 60 million dollar project. Senior executive in charge of a 92 million dollar broadband project for the cities of Mooresville, Davidson and Cornelius, North Carolina. Consulted for the Town of Morganton, N.C. broadband network in programming and market planning. Provided consulting and advise on all areas of community broadband projects to more than twenty communities.

Chairman of the Board of the FTTH Council; Vice-Chairman of Broadband Communities and Magazine. Both non-profit trade organizations promoting HSD broadband community networks.

BVU Authority – Bristol, VA.

Vice President - Responsible for all community, marketing and business development activities. Achieved penetration rates of over 68% of community customers both residential and businesses as an over-builder of incumbents. Achieved sustainability and growth for 10 consecutive years bring community broadband project to positive cash flow in 24 months and operational profits by year three. Manages and oversees the FOCUS division that provides consulting services for other community broadband projects. Won the National League of Cities Gold Award for the best sustainable community broadband network and the ICF 7 award for the best Community broadband network in America and top three in the world.

Alcatel-Lucent – White Plains, NY.

Vice President – Directed daily sales and marketing efforts, established under contract a large base of US distributors to bring the products to market. Managed advertising campaigns, reviewed products and established market penetration strategies to take market share from competitors. Managed an annual budget of over fifty million dollars in investment and expenditures, coordinated with corporate CFO from the home office in Paris, France in planning and business development issues and opportunities. Part of the corporate merger and acquisitions team. Approved sales plans, marketing efforts, new product roll outs, advertising and sales functions and product development.

The Proctor and Gamble Co. – Cincinnati, OH.

Product Brand and Marketing Manager - Worked to maintain and build the P&G business within the trade. Established local/national Ad campaigns, marketing campaigns, prepared product profit analysis for senior managers. Tracked and managed sales results by products and revenues. Managed over 40 million dollars in sales revenues helped grow the business at 8% YOY. Managed units marketing expense budget and on-going sales and marketing plan and training.

IX. Appendix B - Magellan's Broadband Financial Sustainability Plan Toolkit

The most critical analysis required in this project is the business and financial planning that justifies the County's future broadband strategies and development. Quantitative market, business and financial analysis is paramount to the success of this project in order to ensure that the County and the LAFCo has vetted all opportunities, risks and threats before proceeding forward. Magellan's depth of experience in broadband business, market and financial planning in the telecommunications sector will bring key resources to the LAFCo's evaluation of broadband opportunities.

Magellan exceeds the capabilities of traditional broadband planning organizations because we assist our clients heavily in implementation of these projects. In doing so, we understand how to develop sound planning strategies, implement these strategies and track their effectiveness based on measurable performance metrics. We will aid the development of sound business models that are based on quantitative analysis of the market, demand and financial aspects of broadband in Yolo County. We have broad experience in all broadband business models, including open-access, owner/operator, lease, public/private partnership, joint venture and co-investment and have implemented these in both the public and private sector.

A key tool in development of the business model and financial plan is Magellan's industry-leading Broadband Financial Sustainability Plan. Our BFS Plan has been used extensively with private sector telecommunications providers to develop market strategies and business plans. We have developed strategic business and financial plans for broadband providers, carrier's carriers and Internet service providers. In addition, our strategic plans have been implemented by private broadband providers such as Florida Rural Broadband Alliance, who have received NTIA BTOP grant funding to build out their networks. In these cases, Magellan's strategic plans were vetted and approved by the NTIA for measuring sustainability of these projects.

Magellan's Broadband Financial Sustainability Plan (BFS Plan) is a widely utilized demand and financial modeling tool that we will bring to the LAFCo's project. Magellan's BFS Plan has been utilized to plan and manage broadband network investments for over \$250 Million in broadband projects nationwide, including \$150 Million in Broadband Stimulus investments under the NTIA BTOP grant program. We have implemented our comprehensive business and financial planning models for federal BTOP grant recipients including:

- North Florida Broadband Authority;
- Florida Rural Broadband Alliance;
- Columbia County Community Broadband Network; and
- Colorado Eagle-NET.

In all of these projects, Magellan has implemented our BFS Model, which integrates demand, services, forecasting, financials and sustainability into a dynamic model used for strategic planning of broadband projects. Magellan's model has been developed specifically for broadband projects that need significant data modeling and planning services in support of business and financial sustainability. Magellan has a strong and active relationship with the NTIA and has presented business, financial and sustainability plans to federal program officers on multiple projects, as well as to Assistant Secretary Strickling of the NTIA.

Magellan's BFS Model integrates business planning, market planning, financial planning and sustainability planning into a comprehensive model that Yolo will be able to use to determine options for broadband business models and investments throughout its service area. We incorporate the following functional areas into our models, including:

- Demand Planning
- Forecasting
- Services Portfolio
- Rates and Adjustments

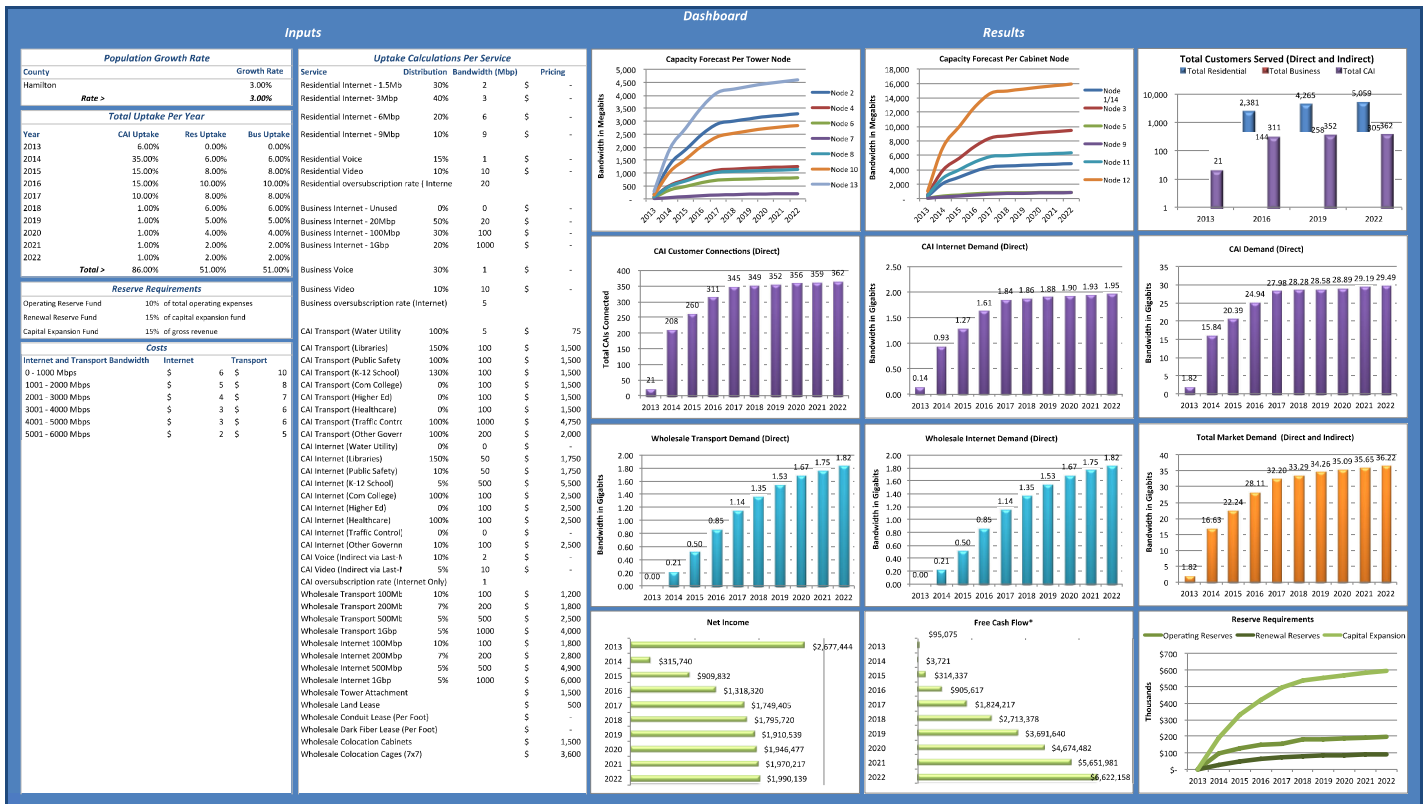
- Market Strategy
- Growth Management
- Financial Planning
- Funding Strategy

Below is a brief overview of Magellan’s BFS Plan and the importance of this key tool to the LAFCo’s project. The figure below illustrates our BFS Model Dashboard, which will allow the LAFCo to understand the main drivers of demand, services, cost, profitability and sustainability.

Magellan’s Broadband Financial Sustainability Model

A broadband utility rate model for business and financial planning

Broadband Utility Dashboard – Integrated Financial Planning and Forecasting

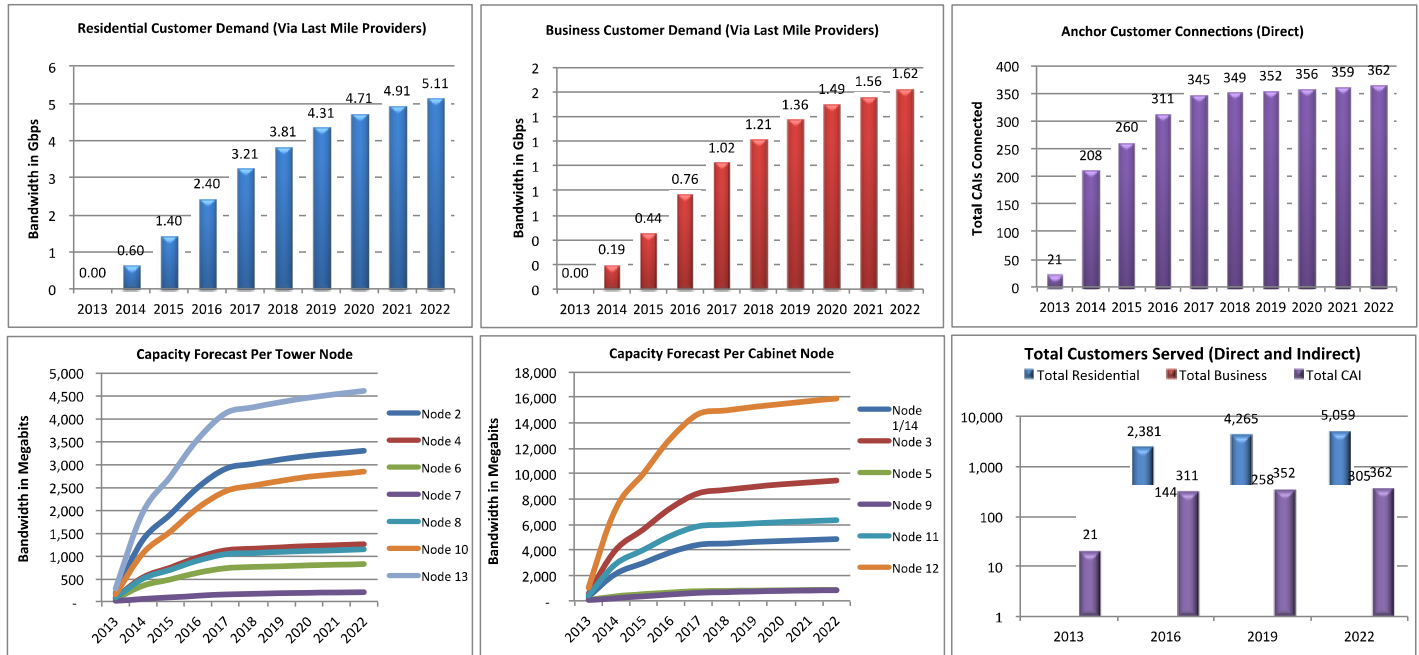


The Demand section of our dashboard identifies the uptake of services from the service areas in question across many market segments. In the example shown below, we identify demand sourced from residential, business, wholesale and community anchor customer segments. Magellan’s Broadband Uptake Methodology is utilized to estimate demand throughout the County based on quantitative data, market research and other validation techniques. For the LAFCo, this will provide accurate demand and services planning across the County allowing the organization to understand demand drivers, customer uptake and broadband needs.

Magellan’s Broadband Financial Sustainability Model

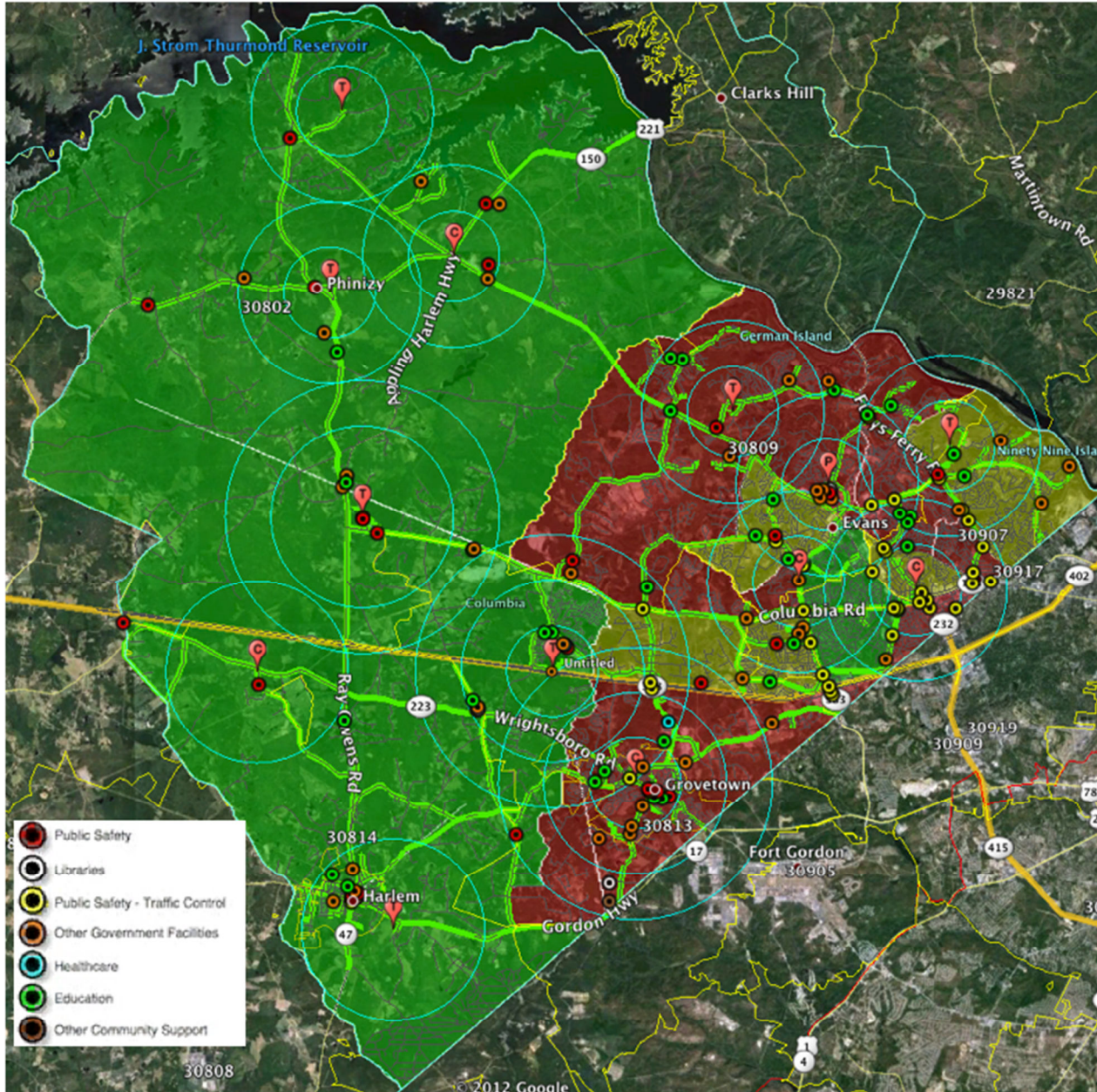
A broadband utility rate model for business, financial and rate planning

Forecast Planning Dashboard – Customer forecasting across all market segments



Our demand planning will enable the LAFCo to concisely measure demand throughout the County and geographically estimate uptake through geo-correct broadband analyses. We are well versed in broadband mapping capabilities and develop market strategies based on geographical information, utilizing GIS-based analysis of broadband availability, penetration and uptake. These capabilities will enable the LAFCo to understand regional broadband uptake and plan for network assets accordingly.

The Figure on the next page illustrates a sample of our geographical demand planning capabilities, illustrating broadband uptake throughout a particular region. Regions shaded in green show low uptake, areas in orange show moderate uptake, areas in red show high uptake. Data used to determine uptake was sourced from the FCC, regional providers and market research conducted in the local area. In addition to uptake identified in the region, we analyze the region for optimal placement of network assets to serve demand, illustrated by the green rings in the figure below. All geographical information collected is linked directly to Magellan’s BFS Plan, providing a fully integrated business planning model for our clients.

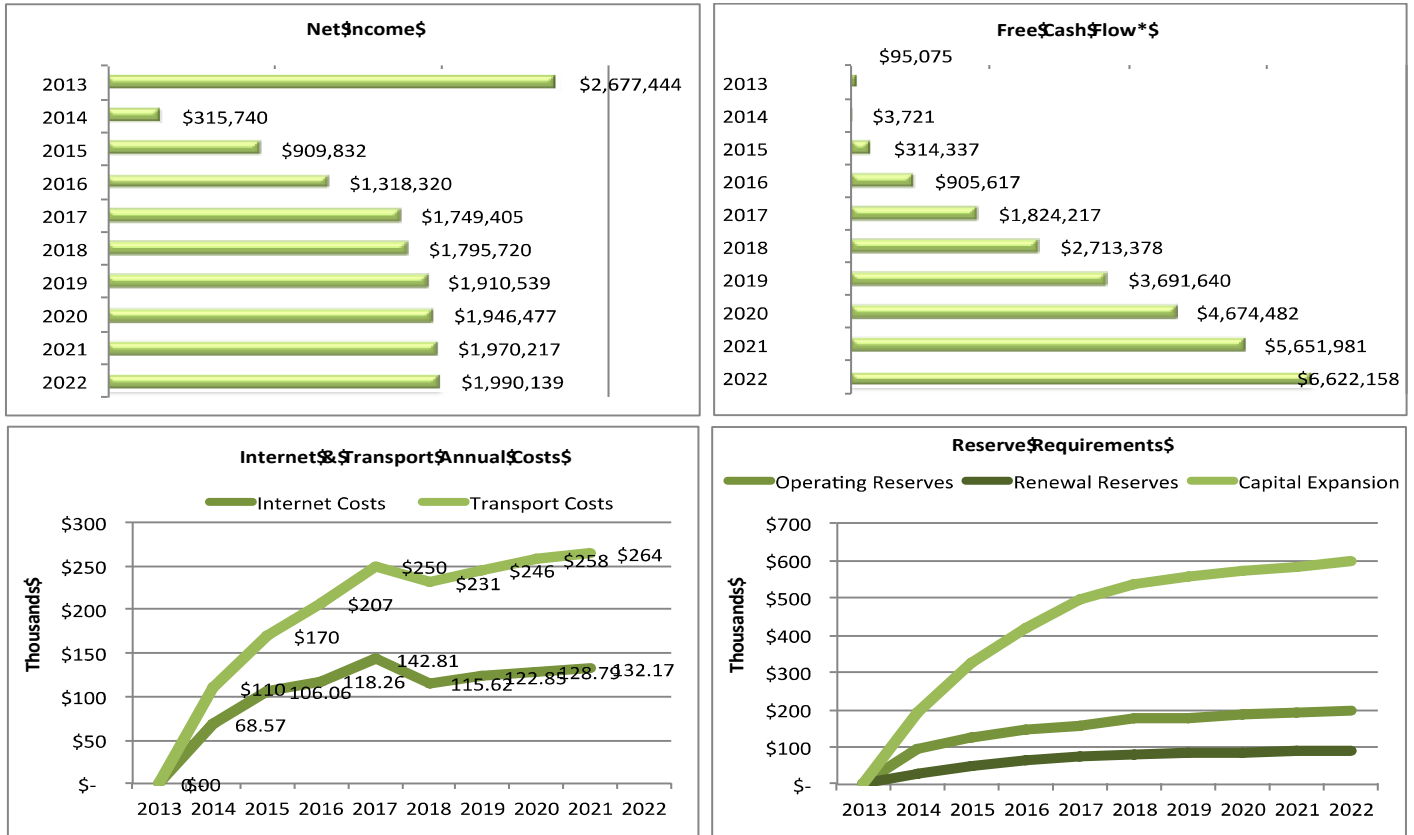


The Financial section of our dashboard provides key financial information related to the broadband projects in a dynamic tool that is tied directly to demand, services, rates, costs and investment. Our model will enable Yolo to gain deep insight into financial variables that drive sustainability and success. It will also allow the LAFCo to run sensitivity and what-if scenarios on its business models to determine overall sustainability and growth of its broadband network. Included in our Financial Dashboard is analysis of key financial ratios that will enable the LAFCo to understand the financial performance of its projects and identify optimal levels of investment in such projects. With the BFS Plan, Magellan provides full sets of funding-ready pro-forma financial statements that can be used as the basis for equity, debt and other types of investment.

Magellan's Broadband Financial Sustainability Model

A broadband utility rate model for business, financial and rate planning

Financial Planning Dashboard – Profitability, Reserves, Covenants, ROI and Free Cash Flow Analysis



X. Appendix C – Letters of Reference



December 1, 2012

To whom it may concern,

We are very happy to provide this letter of reference for Magellan Advisors. EAGLE-Net Alliance is a Colorado based Intergovernmental entity and Magellan Advisors has supported us over the past six months by providing professional consulting services in the areas of Broadband Business Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it relates to broadband deployment. Their services have always met or exceeded our expectations and have brought true value to our organization.

Magellan's staff is exceptionally knowledgeable in all areas of broadband and telecom consulting and has always added value to our organization through their services. We highly recommend Magellan Advisors and their broadband planning services for public and government organizations.

Sincerely,

EAGLE-Net Alliance



Perry Movick
Chief Operations Officer

EAGLE-Net Alliance • 11800 Ridge Parkway, Suite 450 • Broomfield, Colorado 80021
Phone: 720•210•9500 Fax: 720•210•9501
www.co-eaglenet.net



CITY OF BARTOW

October 17th, 2012

To Whom It May Concern:

I am happily writing to you today to provide this letter of reference for Magellan Advisors. The City of Bartow has contracted with Magellan Advisors over the past several years so that they would provide broadband consulting services in the areas of Broadband Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it related to our broadband deployment. The projects they have completed with us always have exceeded our expectations and have added true value to our organization.

Magellan and its staff are exceptionally knowledgeable in what they do and always conduct themselves in a professional manner.

We have always been highly impressed with the quality of work they produce and look forward to working with Magellan in the future.

If you have any questions or concerns, please feel free to contact me at your earliest convenience.

Sincerely,

Frank Canovaca
IT Manager
City of Bartow
T: 863.534.0252
E: fcanovaca.cis@cityofbartow.net

450 N. WILSON AVENUE • P.O. BOX 1069 • BARTOW, FLORIDA 33830 • (863) 534-0100

October 15, 2012
1101 East 1st Street
Sanford, FL 32771

To Whom It May Concern,

In 2009, Seminole County Government's Information Technology Department contracted with Magellan Advisors, LLC to perform a detailed analysis and recommendation for a "Telecommunications Enterprise Plan" and a "Strategic Telecommunications Plan". This effort defined the current state of our telecommunications network and supporting systems, integrated a series of "best practice" processes, systems, architecture and financials, and proposed a maturity path (with alternates) for our telecommunications services program.

Magellan Advisor's analysis and recommendation was very detailed, well supported, and provided an excellent foundation for improving and potential expanding telecommunications services within the county.

Security continues to be a critical component of our telecommunications infrastructure and Magellan Advisors performed an exemplary job of addressing our existing security processes, systems and architecture as well as suggestions for improvements.

Magellan Advisor's work was exemplary and well worth the cost. Please contact me at (407) 665-1148 or sfussell@seminolecountyfl.gov if you have additional questions.

Sincerely,



Stephen P. Fussell
Manger – Office of Organizational Development
Seminole County, FL



Southwest Florida Regional Planning Council

1926 Victoria Avenue, Fort Myers, Florida 33901-3414
(239)338-2550 FAX (239)338-2560 SUNCOM (239)748-2550

October 18, 2012

To whom it may concern,

We are very happy to provide this letter of reference for Magellan Advisors. They have contracted with the Southwest Florida Regional Planning Council over the past few years providing broadband consulting services in the areas of Broadband Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it related to broadband deployment. The projects they've completed have always met or exceeded our expectations and have brought true value to our organization.

Magellan and its staff are exceptionally knowledgeable in all areas of broadband consulting and always conduct themselves in a professional manner. Magellan has added significant value to Broadband Planning for the region especially through outreach and the intergovernmental component. They are always ready to engage an audience with best practices and capture valuable participation from diverse groups.

The Southwest Florida Regional Planning Council has always been highly impressed with the quality of work they produce and looks forward to working with Magellan in the future.

Sincerely,
The Southwest Florida Regional Planning Council



Jennifer Pellechio, MBA
Planner III/Network Administrator



TOWN OF JUPITER

October 19, 2012

RE: Letter of Reference

To Whom It May Concern:

We are pleased to provide this letter of reference for Magellan Advisors. They have contracted with the Town of Jupiter over the past several years providing broadband consulting services in the areas of Broadband Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it related to broadband deployment. The projects they've completed have always met or exceeded our expectations and have brought true value to our organization.

Magellan and its staff are exceptionally knowledgeable in all areas of broadband consulting and always conduct themselves in a professional manner.

The Town of Jupiter has always been highly impressed with the quality of their work and looks forward to working with Magellan in the future.

Should you have any questions, please feel free to contact me at (561) 746-5134.

Sincerely,



Melinda S. Miller
Director, Information Systems

210 Military Trail • Jupiter, Florida 33458 • www.jupiter.fl.us • Phone (561) 746-5134



October 19, 2012

To Whom It May Concern,

We are very happy to provide this letter of reference for Magellan Advisors. They have contracted with the Columbia County Georgia the past several years providing broadband consulting services in the areas of Broadband Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it related to broadband deployment. The projects they've completed have always met or exceeded our expectations and have brought true value to our organization.

They are also very experienced in the Federal Governments American Recovery and Reinvestment Act (ARRA) of 2009, specifically in the area of the Broadband Technology Opportunities Program (BTOP) of which Columbia County Georgia was a recipient.

Magellan and its staff are exceptionally knowledgeable in all areas of broadband consulting and always conduct themselves in a professional manner.

Columbia County has always been highly impressed with the quality of work they produce and looks forward to working with Magellan in the future.

If you have any questions, please don't hesitate to contact me at (706) 312-7325, or by e-mail at lfoster@columbiacountyga.gov.

Sincerely yours,



Lewis Foster
Broadband Utility Manager

FRBA Florida Rural
Broadband Alliance

October 17, 2012

To whom it may concern,

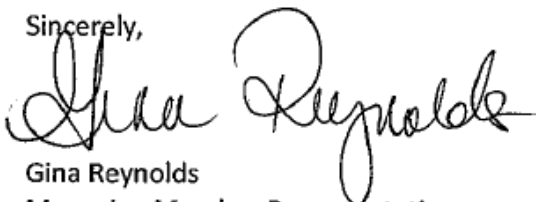
We are very happy to provide this letter of reference for Magellan Advisors. They have contracted with the Florida's Rural Broadband Alliance, LLC providing broadband consulting services in the areas of Broadband Planning, Broadband Financial Planning/Sustainability, Broadband Architecture, Market Analysis and Demand Forecasting, Broadband Outreach and Intergovernmental Cooperation as it related to broadband deployment. We are extremely pleased with their product, professionalism and willingness to go above and beyond.

They are also very experienced in the Federal Governments American Recovery and Reinvestment Act (ARRA) of 2009, specifically in the area of the Broadband Technology Opportunities Program (BTOP) of which Florida's Rural Broadband Alliance, LLC was a recipient. Magellan has also been instrumental in assisting and being present for various meetings with the NTIA.

Magellan and its staff are exceptionally knowledgeable in all areas of broadband consulting and always conduct themselves in a professional manner.

Florida's Rural Broadband Alliance, LLC has always been highly impressed with the quality of work they produce and looks forward to working with Magellan in the future.

Sincerely,



Gina Reynolds
Managing Member Representative



Regular **9.**

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

Consider and Adopt the Yolo LAFCo 2014 Meeting Calendar

RECOMMENDED ACTION

Consider and adopt the attached 2014 calendar for Yolo LAFCo meetings, subject to amendments through Commission suggestions.

REASONS FOR RECOMMENDED ACTION

The intent of an annual calendar is to provide the Commission with an overview of the year and consideration of events that affect meeting dates.

BACKGROUND

Staff has considered the meeting dates as set by Yolo LAFCo Administrative Policies and Procedures; impact of holidays; CALAFCO events; county and city association annual events; and traditional break periods for meetings. Given these considerations the attached calendar proposes an overview of anticipated LAFCo meetings for the 2014 year. This calendar does not preclude the calling of special meetings as needed or cancellation of meetings, if appropriate.

Please note that due to the CALAFCO Staff Workshop in Berkeley April 23-25, 2014, staff has moved the April LAFCo meeting to the third Thursday.

Attachments

Item 9-Calendar

Form Review

Inbox

Christine Crawford
Form Started By: Terri Tuck
Final Approval Date: 10/15/2013

Reviewed By

Christine Crawford

Date

10/15/2013 11:56 AM
Started On: 10/11/2013 03:25 PM

Yolo LAFCo 2014 Meeting Calendar

JANUARY

S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	

FEBRUARY

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MARCH

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23	24	25	26	27	28	29
30	31					

APRIL

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27	28	29	30			

MAY

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18	19	20	21	22	23	24
25	26	27	28	29	30	31

JUNE

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29	30					

JULY

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AUGUST

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31						

SEPTEMBER

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28	29	30				

OCTOBER

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19	20	21	22	23	24	25
26	27	28	29	30	31	

NOVEMBER

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23	24	25	26	27	28	29
30						

DECEMBER

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21	22	23	24	25	26	27
28	29	30	31			



LAFCO meetings

Yolo County Holidays

Apr 12 - 15

Apr 23 - 25

May 14 - 15

Jul 11 - 14

Sep 3 - 5

Sep 17 - 19

Nov 18 - 21

Capitol to Capitol – Washington DC

CALAFCO Staff Workshop - Berkeley

CSAC Legislative Conference - Sacramento

NACo Annual Conference – New Orleans LA

League of Cities Annual Conference – Los Angeles

CALAFCO Annual Conference – Ontario

CSAC Annual Meeting - Anaheim



Executive Officer Report 10.

LAFCO

Meeting Date: 10/24/2013

Information

SUBJECT

A report by the Executive Officer on recent events relevant to the Commission and an update of Yolo LAFCo staff activity for the month. The Commission or any individual Commissioner may request that action be taken on any item listed.

- Shared Services - Animal Services
 - Staff Activity Report - September 23 to October 18, 2013
-

Attachments

[Item 10-ATT Staff Activity Report](#)

Form Review

Form Started By: Terri Tuck
Final Approval Date: 10/15/2013

Started On: 10/15/2013 01:44 PM

LAFCo Staff Activity Report

September 23 through October 18, 2013

Date	Meeting/Milestone	Comments
09/23/2013	Shared Services – Nishi Property Project meeting with Perkins + Will, UCD, City and County staff	Davis Innovation District Kickoff Meeting
09/23/2013	Shared Services – Meeting w/Diane Parro (Deputy to Supervisor Saylor)	
09/24/2013	Meeting w/Yolo-Zamora Water District Board and Tim O'Halloran (YCFCWCD)	Attended (re: Combined Water Districts MSR/SOI)
09/24/2013	Shared Services – Conference call w/Broadband Consultant ICF International	Debrief on why they were not chosen for Yolo Broadband project
09/24/2013	Shared Services – Conference call w/Broadband Consultant The Broadband Group	Debrief on why they were not chosen for Yolo Broadband project
09/25/2013	Shared Services – Yolo Leaders Forum-UCD World Food Center with Chancellor Katehi	Attended
09/26/2013	Shared Services – Winters/County 2x2	Attended
09/27/2013	Shared Services – Yolo Managers Meeting	Attended re: Animal Services
10/02/2013	Shared Services – Lunch Meeting w/Cecilia Aguiar-Curry	Broadband, LAFCo issues, etc.
10/02/2013	CSUS Japan Student Delegation Presentation	Presented to a CSUS student delegation
10/04/2013	Broadband Consultant Interviews	Interviewed 3 firms with selection committee
10/08/2013	Shared Services – Nishi Property Project meeting with Perkins + Will, UCD, City and County staff	Opportunities and Constraints Meeting
10/08/2013	Shared Services – Meeting w/Diane Parro (Deputy to Supervisor Saylor)	
10/09/2013	Conference Call with Consultant Heidi Tschudin	City of Winters Annexation-CEQA

Date	Meeting/Milestone	Comments
10/09/2013	Shared Services - Conference Call w/Magellan Advisors	Discuss Yolo Outreach Process and Intro to Kyle Hollifield
10/10/2013	CALAFCO University Course – Performance Measures and MSR Strategies	Attended
10/14/2013	Monthly Meeting w/Don Saylor	
10/16/2013	Meeting w/Yolo-Zamora Water District Board and Donita Hendrix (Dunnigan Water District)	Attended (re: Combined Water Districts MSR/SOI)
10/17/2013	Shared Services Local Government Broadband Roundtable	Attended
10/18/2013	Shared Services – Yolo Managers Meeting	Attended
10/18/2013	Shared Services – Nishi Property Project meeting with Perkins + Will, UCD, City and County staff	Davis Innovation District Charette with Perkins + Will