City of Loma Linda Official Report

Floyd Petersen, Mayor
Karen Hansberger, Mayor pro tempore
Robert Christman, Councilmember
Stan Brauer, Councilmember
Robert Ziprick, Councilmember

COUNCIL AGENDA: December 16, 2003

TO: City Council

VIA: Dennis R. Halloway, City Manager

FROM: Deborah Woldruff, AICP
Community Development Director: and,

James Hettrick, Information Systems Director

SUBJECT: Precise Plan of Design (PPD) No. 03-02 (Ryland Homes) – Request to remove or modify a Condition of Approval for the Implementation of the Loma Linda Connected Community Program Requirements

RECOMMENDATION

The recommendation is that the City Council determine that the developer, Ryland Homes, comply with the Condition of Approval for the Loma Linda Connected Community Program.

BACKGROUND

On November 18, 2003, the City Council reviewed the request and continued the item to the December 16, 2003 agenda. Staff was directed to provide additional information to the Council to assist them in their decision, and to work with the applicant to find a resolution to the issues. During the month intervening, staff met with Ryland Homes once and had numerous email and telephone communications. As a result, the applicant identified locations within the models for specified equipment; however, there was no final acknowledgement of compliance with the Loma Linda Connected Community Program.

Additional background information is available in the November 5, 2003 City Council Staff Report (see Attachment A).

ANALYSIS

Since the November 18, 2003 City Council meeting, Information Systems staff conducted additional research on the core concepts of the Loma Linda Connected Community Program. The result is further development of the program in terms of design, installation and product

specification for the Program. (A copy of the Program specifications and requirements is available from the Information Systems Department.) Staff also worked with Ryland Homes to enable them to integrate the Program requirements into the Mission Trails Development. Some progress has been made in that staff has facilitated three separate conduit, fiber-optic design plans for their development project with the ultimate goal of providing the developer with some options. However, Ryland Homes has not made a firm commitment to participate in the Program.

The additional research has served to help solidify staff's position that Ryland Homes' participation in the Loma Linda Connected Community Program is vital. The Mission Trails Development is a key development project in the northeastern quadrant of the City. Future residents in the area should be provided with the ability to connect and utilize the latest technology. If the City is to prepare for a future of advanced telecommunications, then all new development needs to meet the program requirements. For the reasons stated, staff's position on Ryland Homes' request remains unchanged.

A detailed analysis on the Loma Linda Connected Community Program is available in the November 18th Staff Report (see Attachment A).

ENVIRONMENTAL

On January 28, 2003, the City Council adopted the Mitigated Negative Declaration for Tentative Tract Map No. 16341. The environmental documentation for a single-family residential subdivision generally assumes that single-family residential structures will be constructed on the lots as the ultimate goal of the project. Therefore, PPD No. 03-02 falls within the scope of the adopted Mitigated Negative Declaration. The removal, modification, or implementation of Condition No. 1.13 will have no effect on the existing environmental documentation for the project.

FINANCIAL IMPACT

Implementation of the Loma Linda Connected Community Program will increase the cost per unit by approximately $2,700 to $3,000 for the additional equipment, labor, and infrastructure. Staff estimates that the total cost to the developer will be $600,000. There are no financial impacts to the City as a result of this request.

ATTACHMENTS

A. November 18, 2003 City Council Staff Report

I:\Project Files\PPD's\PPD 03-02 - Ryland\CC121603 Connected Comm sr.doc

ATTACHMENT A

City of Loma Linda Official Report

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BACKGROUND

On November 5, 2003, the Planning Commission approved PPD No. 03-02, a request to construct196 single-family residences on 40.9-acres located on the south side of Mission Road between the Edison Easement and California Street. The Commission's approved the project subject to Conditions of Approval, which included the following Condition:

> *1.13 The developer shall provide infrastructure for the Loma Linda Connected Community Program, which includes a technologically enabled development that includes coaxial, cable, and fiber optic lines to all outlets in each unit of the development. Plans for the location of the infrastructure shall be provided with the precise grading plans and reviewed and approved by the City of Loma Linda prior to issuing grading permits.*

Ryland Homes expressed their concerns about the Condition to the Planning Commission and requested that it be removed. However, the Planning Commission was not comfortable granting the request because the City Council had required the same Condition of the Barton Vineyard Project (AGS, The Spanos Companies). During the discussion of the Barton Vineyard Project, the City

Council had indicated their interest in requiring that all new resident developments comply with the Loma Linda Connected Community Program. For that reason, the Planning Commission approved PPD No. 03-02 with the Connected Community Program Condition and forwarded the request to remove Condition No. 1.13 to the City Council for their consideration. A copy of the applicant's letter of request is available in Attachment 1.

ANALYSIS

The City of Loma Linda, with its high percentage of professionals and a prestigious university and medical center, is a great match for the concept of a Connected Community Program. The Loma Linda Connected Community Program will provide an industry standard, implementation of infrastructure deployment, and provide considerable conveniences and flexibility in the utilization of Internet-based smart home technology. This connectivity will allow Internet and other data sharing functions to occur between the home and the rest of the world. For this reason, each home within new developments will meet all of the specifications to enable homeowners and residents to configure and reconfigure their telephone/data and cable television throughout their home as desired. Homeowners will be provided with greater options for their voice and data services. A copy of the Loma Linda Connected Community Program is available in Attachment 2.

Ryland Homes has submitted a letter, which outlines their proposal to modify the Condition No. 1.13. Essentially, they would like to limit the requirements to the installation of CAT6E wiring (industry standard voice data cable for telephone and computer) to include two data and one cable outlet per room, without conduit in all bedrooms, family rooms, den and/or bonus rooms, and wherever desks are provided as a standard of the housing model. They also agree to run one, two-inch conduit throughout the development in the dry utility trench and provide the main data frame (MDF) room within the pool house building.

Staff feels that it is important that the development meet the standards of the Loma Linda Connected Community Program, which includes the installation of a data cabinet and related components in each residence. Each residence should be equipped with one set of data jacks in each livable space. Large rooms should have two sets of data jacks on opposite walls to accommodate homeowner convenience. The Program requires up to 24 data jacks per residence. Smaller residences may not require the full number of data jacks, whereas all 24 data jacks will be required in larger residences.

For coaxial cable (cable, satellite, and closed-circuit television), Ryland Homes indicates that they are willing to install one cable run per room. The City's Program requires one cable run per set of CAT6E wiring, which provides increased convenience to homeowners.

In regards to the installation of interdict conduit within the residences, staff is willing to allow the cable runs in walls without the conduit. This will save the developer the labor costs for installation.

The developer has agreed to install the two-inch conduit within the dry trenches throughout the development. However, the intent of the Program is to provide fiber optics to each residence and installing the conduit without the fiber will not provide the homeowners and residents with the full

range of data voice options. For this reason, staff is requiring that this component of the Program implemented.

ENVIRONMENTAL

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FINANCIAL IMPACT

Implementation of the Loma Linda Connected Community Program will increase the cost per unit by approximately $2,700 to $3,000 for the additional equipment, labor, and infrastructure. Staff estimates that the total cost to the developer will be $600,000. There are no financial impacts to the City as a result of this request.

ATTACHMENTS

1. Ryland Homes Letter of Request (November 12, 2003)
2. Loma Linda Connected Community Program

I:\Project Files\PPD's\PPD 03-02 - Ryland\CC111803 Connected Comm sr.doc

ATTACHMENT 1

RYLAND HOMES

November 12, 2003

Southern California Division

1101 California Avenue, Suite 100
Corona, CA 92881

909 273-3473 Tel
909 273-3472 Fax

www.ryland.com

Ms. Deborah Woldruff
Community Development Director
City of Loma Linda
25541 Barton Road
Loma Linda, CA 92354

RE: Connected Community

Dear Deborah:

Thank you for the opportunity to meet with you and James Hettrick regarding the City's proposed connected community wiring requirements. Per your recommendation, this letter will serve as our proposal for wiring in the homes at Mission Trails.

Per the Development Agreement for Mission Trails, we are not subject to any additional requirements on the community. We do however recognize the City's concern to include upgraded wiring in new homes in Loma Linda and we have taken your concerns to heart. Therefore, we propose providing the following in each home at Mission Trails:

- CAT6E wiring to include 2 data and 1 cable outlet, without conduit, to the following locations:
  - All bedrooms
  - Family room
  - Den/Bonus room, per plan
  - Desks where standard, per plan (kitchen, study desk area, etc.)

In addition, we propose running one 2" conduit throughout the community in the dry utility trench (for future fiber installation) and providing the required space for the MDF in the pool building. We do not think it is appropriate for us to provide fiber to the homes. Providing the conduit will allow a provider, once the City and provider are ready and able to commit, to easily run fiber that will be the latest technology available at that time.

In order to aid in offsetting these additional development costs, we propose the City support and approve the formation of a CFD for Mission Trails.

We thank you for your consideration of the above proposal and look forward to working with Staff to come to a mutually beneficial agreement without the need for City Council intervention. We think this proposal would provide excellent service and connectivity to the residents now and for decades into the future.

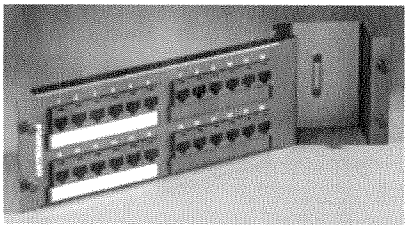
Kindest regards,

Scott McKhann
Senior Project Manager

Loma Linda Connected Community Program

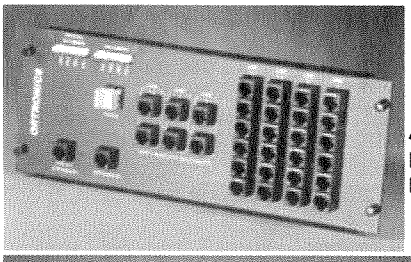
Product Family: Residential
Part Number: OR-42400019
Description: Recessed Enclosure (36" H x 14.5" W x 4" D) with white painted cover, lockable

This will be placed in centrally located place in the home. All coaxial/CATV, data and phone cabling will be run to this location. A conduit to the Verizon box located on the outside of the home will be provided. A conduit for Adelphia will be provided. A conduit for the fiber will be provided.



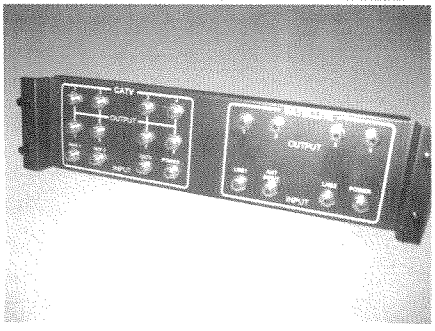
Product Family: Residential
Part Number: EP03-194
Description: Enhanced Voice/Data Station Panel for 21", 28" and 36" Enclosures, patching, 24-port

All phone and data will be terminated in to this panel. This will provide a standardized cabling infrastructure for the homeowner. This will provide considerable conveniences and flexibility to utilize smart home technology well into the future.



Product Family: Residential
Part Number: OR-866045650
Description: Enhanced Voice/Data Host Panel for 21", 28" and 36" Enclosures, patching, 24-port, with RJ31x for security

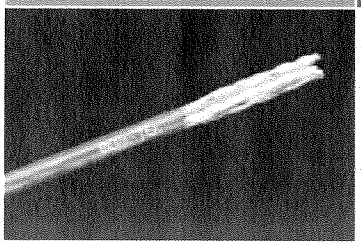
Allphone jacks will be cross-connected between this device and the above patch panel. This will allow any jack in the home to be utilized for phones. This will provide considerable conveniences and flexibility for the homeowner.



Product Family: Residential
Part Number: OR-866845686
Description: Passive Video Splitter for 21", 28" and 36" Enclosures, 1 x 8, 1 GHz for CATV and Satellite Switch 4 Output.

Any of the coaxial/CATV cabling will be able to plugged into this device to allow video distribution of CATV to any jack in the home. I also can serve as a satellite TV switch.

ENHANCED CATEGORY 6 | UTP/4 PAIR | LANMARK-2000



- Best for Future Proofing
- Multimedia Capable
- Riser and Plenum Rated
- Limited Combustible Available

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LANmark Gigabit Solution

LANmark™ 2000
PREMIUM UTP CABLE

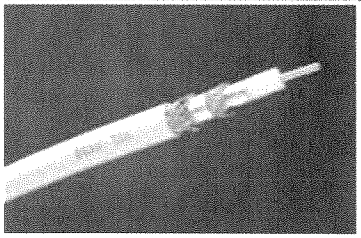
Applications Overview:

The LANmark-2000 cable series is comprised of TIA/EIA Category 6, Draft 10 compliant cables that are specified and tested to 500 MHz. LANmark-2000 is a true multimedia cable and is designed to handle voice, video, and data simultaneously. The useable bandwidth allows for the convergence of analog video, voice, and data onto one cable simultaneously. This convergence of technologies allows for the simplification of structured cabling systems.

- 155 Mb/s ATM
- FDDI/CDDi 100 Mb/s
- Token Ring
- Gigabit Token Ring
- Ethernet (10BaseT)
- Fast Ethernet (100BaseT)
- Gigabit Ethernet (1000BaseT)
- Multimedia (500Mhz)

Future applications requiring full duplex transmission

RG-6 | COAXIAL/CATV | QUAD SHIELD



- CATV/Security Applications
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- Clear Broadcasts, Minimal Interference

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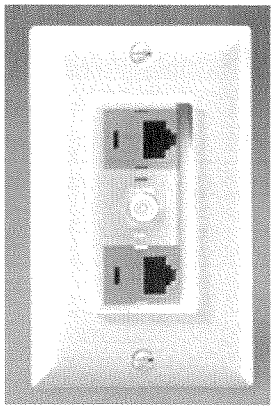
New Holland, PA Berk-Tek, a Nexans company, introduces a complete line of flame-retardant, broadband coaxial cable products. These products are being added to one of the industry's most diverse LAN cable product lines to give users a complete premise cable package from Berk-Tek.

Berk-Tek broadband coaxial cables are ideal for use in video distribution, CATV, MATV, video-conferencing, DSS and TVRO applications. Berk-Tek is offering two types of broadband coaxial cables: Quad Shield – for use in high noise, or low emission environments and Drop Cable – a more cost-effective alternative for less demanding electrical noise and emission environments.

"The addition of coaxial cables to our product line will give users another reason to solely specify Berk-Tek cable products for their premise cabling needs," said Dan Kennefick, Berk-Tek copper products business manager.

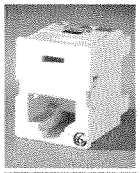
"Berk-Tek broadband cables are manufactured to exacting standards and exceed industry standards for attenuation, SRL (Structural Return Loss) and Impedance stability giving users interference-free installations," Kennefick said.

Berk-Tek broadband Quad Shield and Drop coaxial cables are available in CMP (plenum) and CM (general purpose) rated versions. The styles available will be: RG-6, RG-59, and RG-11.



Product Family: Residential
Part Number: OR-854045330
Description: Stylistics Single Gang Wall Plate, holds three modules, cloud white

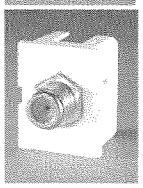
Each livable space will have at least one set. Large rooms will have two sets, on opposite walls for homeowner convenience. The standard install will up to 24 phone/data ports and up to 12 coaxial/CATV.



Workstation

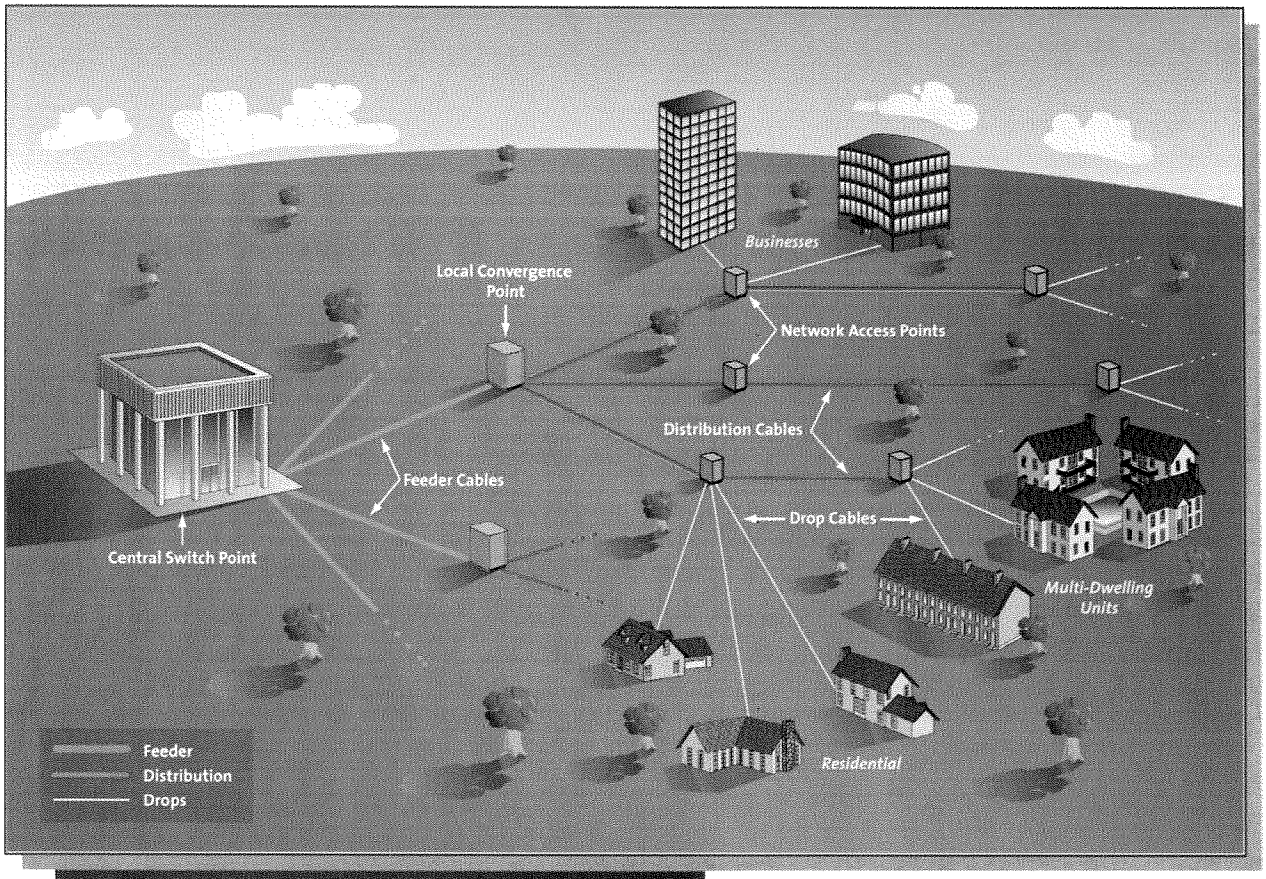
Part Number: OR-TJ600-88
Description: TracJack Clarity[6], T568A/B, 180°

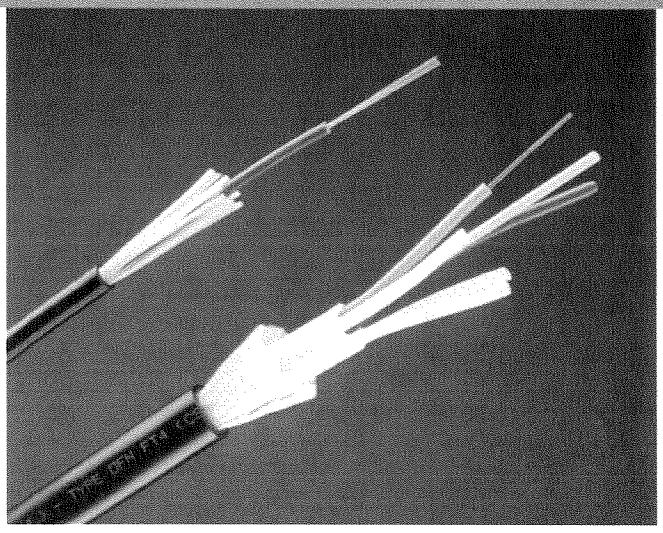
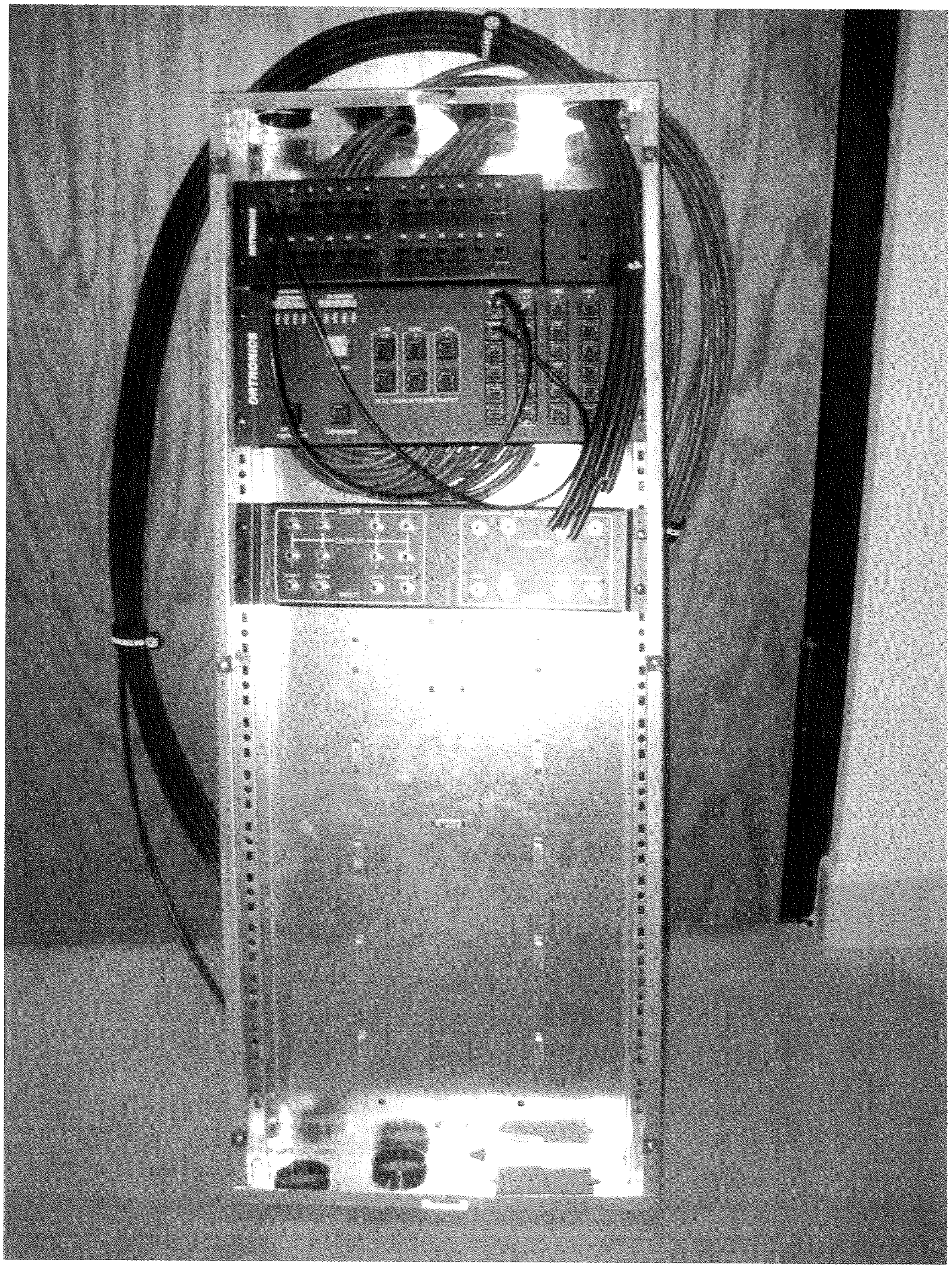
These also have a color coded symbol that attaches to the front to indicate the label and use of the Jack.



Product Family: Residential
Part Number: OR-63700006-88
Description: F Connector, TracJack, 75-ohm, cloud white

The Fiber network will extend for a central location in the development though nodes to the individual homes. This connectivity will allow Internet and other data sharing functions to occur between the home and the rest of the world. This central location is traditionally called a MDF – Main Data Frame. The city will connect the MDF to the Internet by various means and provide and maintain this service for the communities.





Below is a picture of a mockup of the Data Cabinet. As described the home can now be configured for phone, data and TV usage as desired by the homeowner. The Cabinet also provides room for other devices such as firewalls, DSL routers, Small switches, etc. Surge protected power will be available in the Cabinet.