

CAPISTRANO BAY DISTRICT
AGENDA REPORT
March 28, 2017

Old Business

ITEM 9a

Undergrounding Utilities

After several months of studying the undergrounding options and evaluating the existing community conditions, the design consultant Utility Specialists Inc., has provided the District with the only two scenarios that can be constructed for Beach Road. The entire community is limited by the fact that OCTA/METROLINK/SCRRA cannot permit placement of transformers on their property. The power company, SDGE, requires permanent easements for placement of any of their infrastructure and the railroad owners DO NOT grant easements. Consequently, this limitation requires all transformers to be placed on District owned or private property.

PHASE 1 (North half of road from the entrance to the turnaround at 35537)

The roadway owned by the District in this portion of the community is 30 feet in width. The actual paved portion is only 25 feet which allows for a 5 foot wide strip along the RR side of the roadway (in District ownership) where transformers can be placed. In Phase 1, all the existing power poles would be taken out and ALL overhead utilities, power-TV-communications, would be placed underground with ground-level transformers on concrete pads, located about every 10-12 homes with the majority of these units placed on the RR side of the road – a few may be located on the seaward side. The transformers are in a cabinet about the size of an office desk.

PHASE 2 (South half of road from the turnaround at 35537 to the end at 35857)

The roadway owned by the District in this portion of the community is only 20 feet in width. The entire 20 feet is taken up with the paved road so there is no option to place ground-level transformers south of the turnaround on the RR side of the road. While a homeowner might be inclined to grant an easement for having a transformer on their seaward property, there is not enough space between homes to fit a transformer with all the required working clearances. In Phase 2, all power poles and pole-mounted transformers would remain in place. However, this option allows for all secondary power and all communications and TV cabling to be run underground. This would result in a less cluttered appearance of the overhead wires since the only wires visible would be the three thin ones at the very top.

For review at the meeting are the completed design drawings that indicate the locations of transformers on the ground in the north half of the community and on power poles in the south half past the turnaround at 35537.

With this information the District can now go out into the field and locate where ground-level transformers are to be placed to determine if there are existing physical obstacles might interfere with any of the proposed locations.