

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
September 26th, 2017

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*Old Business*

## ITEM 9b

### Undergrounding Utilities

The facts that have been gathered so far regarding this project are as follows:

- SDGE has told us they will NOT place transformers in underground vaults. This was confirmed independently from sources at the City of Laguna Beach who have worked closely with SDGE and Edison in their undergrounding projects over the years
- SDGE must have easements for ground-level transformer placements
- OCTA/Metrolink does NOT grant easements on their Right of Way properties
- Transformers can NOT be placed on RR property, only on District or private land
- In the north half of the community (to the turnaround at 35537) the District owns a narrow strip of property along the RR block wall where transformers can be placed
- In the south half of the community (from 35545 to the south end) the District owns NO property along the RR side of the roadway so transformers cannot be placed on that side, only on the seaward side on homeowners' properties
- The Engineer's details show a total of 10 transformers to service the south half of the road – of these, 8 must be placed on private property – in a poll of those 13 owners, all but 1 have said No (most of the transformers are intended to straddle property lines thereby requiring two properties for a single transformer)
- The City of Dana Point Planning Dept. has confirmed that the District will need to apply for a Coastal Development Permit. When asked how this might work out given the changes in the flood zones, they had no immediate answer
- SDGE was asked if they have a policy that might restrict or prohibit the undergrounding of utilities within a designated coastal high hazard flood zone and they said SDGE has no such policy (see attached email from Phil Sheridan/SDGE Project Planner)
- also attached on the following pages are the cost estimates by our consultant for the project:  
UTILITY SPECIALISTS INC.