

CAPISTRANO BAY DISTRICT
AGENDA REPORT
January 30, 2018

Underground Utilities

ITEM 10a

Possible Solution to Transformer Issue

A possible solution to the problem of placing transformers on the ground in the south half of the community might be coming.

Given that the SDGE detail calls for a 4 foot square concrete pad for a standard residential single-phase transformer, it seems likely that such a small area at the edge of the RR property might be allowed by OCTA. After all, there is an underground fiber optic communications cable buried within the ROW (Railroad Right of Way) which is permanent and has been in place just about forever plus there are water and natural gas supply lines running under the ROW.

An inquiry was sent to Bill Mock, former OCTA Right of Way Administrator and currently the Senior Real Property Agent for OCTA. His initial response in late December was surprisingly positive in that he requested aerial photos of the road and RR trackbed area that showed generally where we are proposing to place the transformers.

Photos were downloaded from Google Earth, printed and marked up to show the proposed locations, and submitted last week to OCTA for consideration. It's possible that we may have some response from OCTA in time for reporting at the meeting Tuesday.

While there has been no discussion yet about money regarding this particular issue, we do know that OCTA's Real Property Department is very interested in raising lease rates and this transformer issue may come down to a negotiation of an increase in our Master License Agreement.

The good news is that the railroad folks have not said NO to our offer yet and the fact that they're thinking about it indicates that this is actually a possibility.