

CAPISTRANO BAY DISTRICT  
AGENDA REPORT  
*February 27, 2018*

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*Underground Utilities*

## ITEM 9a

### Transformer Issue for South Half of Community

At the January meeting it was discussed that there may be a solution to the issue of how to fit the transformers along the roadway given that most of the homes south of the turnaround sit so close to the road edge.

Since OCTA permits the MCI underground communications cable to sit within the Right of Way (ROW) and also permits permanent placement of several utility laterals such as water supply and natural gas pipelines, why couldn't they also permit the permanent placement of 4 ft x 4 ft residential transformers positioned just at the edge of their property where it abuts with the District's property.

The option was submitted to OCTA in early February and around mid-month OCTA replied that it is and has always been their policy that OCTA does not grant easements for anything on their property, without exception. We already know that SDGE will not place transformers without permanent easements, thus, the idea of possibly placing transformers along the RR side of the roadway, on their property, south of the turnaround is out of the question.

This means that unless several property owners south of the turnaround are willing to offer up easements in front of their homes, the overhead utilities in the south half of the community can not be converted to underground.

Options discussed in the recent past by Board members as an incentive to induce homeowner acceptance of transformers were to offer a free ride or possibly a greatly reduced cost plus an annual payment to consenting homeowners.

According to the cost estimate developed by our consultant, Utility Specialists Inc, the estimated cost by each homeowner for the full utility conversion with transformers placed at ground level will be approximately \*\$21,500 per home plus up to \$5000 additional for the power connection to each house. Newer homes already have the underground feed to their electrical panel so their additional cost will be minimal but older homes will have to upgrade and install new electric panels and dig up sidewalks, etc., to run underground conduits so their additional costs will be greater, that's why the estimate for additional work could run as much as \$5000.

*\*cost estimates are from December 2016. At such time as when the project gets approved the cost estimate will have to be updated and we should plan for an increase.*