

Appendix L

Dry Utility Profile Report

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Lake Elsinore Mixed Use Grand & Ortega

January 10, 2019

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Project Description

This report assesses the existing conditions and the impact dry utilities have on the proposed project identified as APN 381-320-023 & 381-320-020 in the City of Lake Elsinore.

We have addressed provisions for permanent service to your site from electric, telephone, cable television, and gas facilities. The basis of our findings is the result of a site review and the existing utility maps. These results are subject to change without notice due to unforeseeable issues, such as additional building in the general vicinity that affects how the planning of a current project evolves.

Locating and Plotting of Existing Dry Utilities – The existing underground utilities should be located and included in the preparation of all off site grading and street improvement plans. This effort may require the potholing of existing underground utilities in the area of the project. The potholing should include, but not be limited to:

1. Underground SCE, Verizon, Spectrum (CATV), and The Gas Co. Although there did not appear to be conflicts with the locations of the underground lines adjacent to the property, we would recommend potholing these facilities to confirm actual location and depths are not in conflict. While walking the site I noticed an old GTE (now Frontier) manhole lid. It may not be in direct conflict, but it should be surveyed and noted on the plans.

Serving Utilities and Existing Utility Review

SOUTHERN CALIFORNIA EDISON (SCE)

Existing Electric Distribution Facilities: Southern California Edison (SCE) will provide electric service to the project. SCE has existing overhead distribution facilities on the south side of Grand Ave along the project frontage. There is also an overhead line that runs along the western side of Ortega Highway along the project frontage on Ortega. In addition to the facilities directly in front of the development, SCE crosses Grand Ave overhead in 3 different locations, so the developer will have to cut the street in these 3 locations in order to maintain service to the customers across the street. These facilities will likely have to be undergrounded per the conditions of approval for the project. The developer is responsible for providing all trench, conduit and substructures for these facilities. SCE (or their contractor) will place the wire once the conduit and substructures has been placed, inspected and released by SCE. All costs associated with the undergrounding will be charged to the project.

Proposed Electric Distribution Facilities: Southern California Edison (SCE) will provide electric service to the project from the new underground system to be placed as part of the project improvements noted above. The underground design noted above will provide stubs to the property for the new transformers and services to be placed on site for the new building. The size of the transformers will depend on the serving voltage, phase, and ampacity of the electric panels. The size and location of the proposed transformers shown on the composite exhibit are based on assumed sizes and locations of the panels based on preliminary discussions with Inland Empire Survey and Engineering.

Refundable/allowance money indicated, as well as timing is based on meters being set (and bona fide load being realized) within 6 months of the Ready to Serve Date (Date SCE energizes the system if SCE installation, date first piece of cable is placed if Applicant installation).

If meters are not set within these timeframes, any upfront allowances granted will become due and payable to SCE.

Verizon

Existing Verizon Telephone Facilities: Verizon has existing overhead distribution facilities on one pole on the south west corner of the Grand Ave and Ortega Hwy intersection along the project frontage. These facilities will likely have to be undergrounded per the conditions of approval for the project. The developer is responsible for providing all trench, conduit and substructures for these facilities. Verizon (or their contractor) will place the wire once the conduit and substructures has

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been placed, inspected and released by Verizon. All costs associated with the undergrounding will be charged to the project.

While walking the site I noticed a old GTE (now Frontier) manhole lid. It may not be in direct conflict but it should be surveyed and noted on the plans. The underground lines should also be noted on plans once they are potholed and located.

Proposed Verizon Telephone Facilities: Verizon is the serving telephone company within this region and can serve from the new underground system to be placed as part of the project improvements noted above. The underground design noted above will provide stubs to the property and per the tariffs Verizon will provide for one telephone feed point per parcel, known as the minimum point of entry (MPOE).

Spectrum

Existing Spectrum Cable Television Facilities: Spectrum has existing overhead distribution facilities on the south side of Grand Ave along the project frontage. There is also an overhead line that runs along the western side of Ortega Highway along the project frontage on Ortega. These facilities will likely have to be undergrounded per the conditions of approval for the project. Spectrum (or their contractor) will place the wire once the conduit and substructures has been placed, inspected and released by Spectrum. All costs associated with the undergrounding will be charged to the project.

Proposed Spectrum Cable Television Facilities: Spectrum is the serving telephone company within this region and can serve from the new underground system to be placed as part of the project improvements noted above. The underground design noted above will provide stubs to the property

The Gas Co

Existing The Gas Co Gas Facilities: There is an existing 4" and 2" High Pressure line on the north side of Grand Ave. There do not appear to be any conflicts with the location of the existing lines.

Proposed The Gas Co Gas Facilities: The Gas Co is the serving utility in the area. There is an existing distribution line on the north side of Grand Ave. It is most likely that this line could potentially feed the project, once the loads and meter locations are determined, how the project is fed will be determined by The Gas Co.