

Appendix 4.12-1

Dry Utilities Assessment and Cost Opinion



Prepared by

Kimley»Horn

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Dry Utility Assessment and Cost Opinion
Artesia Blvd & Fallon Ave
11709 Artesia Blvd, Artesia, CA 90701

Prepared For:



By:
Southern California Utility Solutions, Inc.
39252 Winchester Road, Suite 107-315
Murrieta, CA 92563

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Executive Summary

The following is a summary of our opinions and recommendations in relation to dry utilities for the project located at 11709 Artesia Blvd in the City of Artesia. This report was prepared based on information provided by G3 Urban (G3U) and a site visit.

The attached opinion of probable cost includes the SCE, Frontier, Charter/Spectrum, and SCG fees and dry utility trenching contractor costs. It is based on the C&V VTTM dated March 1st, 2022, that includes sixteen buildings consisting of a total of 80 multifamily dwelling units and two retail spaces.

Electric – Southern California Edison (SCE)

SCE Existing Utility Summary

Northern Property Line

Southern California Edison (SCE) is the incumbent electric utility provider in the area. Based on input provided from G3U all existing poles and overhead wires will not be conditioned by the city to be converted to underground. Recommend obtaining written verification from city.

There are overhead SCE distribution lines running east to west just inside the northernmost property line. After exiting the property, the pole line continues east across Alburdis Avenue and west across Fallon Avenue. There is an overhead service drop from a pole near the center of the northern property line to a commercial building at 17115 Alburdis Avenue. The pole and service drop are planned to be protected in place with no scope to relocate; no associated utility fees are included in the cost opinion.

Due to the proximity of the overhead wires to the property, it is our recommendation to review the state (G.O. 95), city, fire department, and utility minimum clearance requirements to confirm that proposed buildings can be constructed while maintaining the minimum requirements. A review of possible utility easements and access requirements to existing facilities within the project limits is recommended.

Additionally, there is an SCE distribution pole line that cuts from north to south through the center of the property. It begins near the northern property line and dead ends approximately 270 feet south of the starting point. There are three poles in total along with overhead equipment and services. There are also multiple padmounted structures on site. Recommend that the three poles, overhead equipment, padmounted transformers and services be removed on an idle facilities work order. During site visit we met with Angel Cedano with ADEP Precision, the demolition contractor actively working at the site. He stated that he has already coordinated with Frontier and SCG to complete their removals of all facilities within the site. Angel stated that on 2/25/22 SCG completed their removal and Frontier completed theirs on 4/18/22. Angel has scheduled the SCE removal of all structures to be completed on 5/13/22. No associated costs included in the cost opinion.

Flallon Ave

SCE has a pole line running east/west that crosses Flallon Avenue perpendicularly near the northern portion of the cul-de-sac. The pole line contains a distribution circuit as well as communications, both telephone and cable TV. No conflict.

There is also a pole line on the east side of the street belonging to Frontier. However, four of the poles also have SCE low-voltage street light wire and street light mast arms attached to them. Two of these poles one of which has a streetlight attached conflict with proposed driveway locations. Costs were included to underground the lines and remove the two poles in conflict and replace one streetlight with one SCE LS-1 concrete cobrahead light. All other poles and streetlights are assumed to be protected in place. Recommend G3U verify with city street light requirements for all streets and update cost opinion if necessary.

Alburtis Ave

There is an SCE pole line running north/south along the eastern side of the street. No conflict.

Artesia Blvd

There are overhead SCE distribution lines running east to west along the north side of Artesia Boulevard within the public right-of-way. The poles are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Due to the proximity of the overhead wires to the property, it is our recommendation to review the state (G.O. 95), city, fire department, and utility minimum clearance requirements to confirm that proposed buildings can be constructed while maintaining the minimum requirements. A review of possible utility easements and access requirements to existing facilities within the project limits is recommended.

SCE Onsite Assessment

In addition to the comments on the north property line, the parcel on the east side of Alburtis is within the scope of the project limits. The property has an overhead distribution system along the east and north property lines with a meter pole located within the property limits. TTM indicates that existing improvements are to remain. No scope to relocate and no associated costs are included in the cost opinion.

SCE New Service

Assumed point of connection is pole 2147865E, approximately 240' north of the centerline of Artesia Boulevard, just behind curb on the east side of Alburtis Avenue. Assume 2-5" primary conduits to riser on pole heading west directly across the street to a new switch near the southeast corner of the project site. Assume that four transformer pads will be required. Conduit size and quantity for services at each respective building to be determined by the panel sizes.

SCE Streetlights

Alburtis Avenue has existing streetlights on the east side across from the project frontage, and Fallon Avenue has existing streetlights on the east side along the project frontage starting at Artesia Boulevard. All onsite streetlights assumed to be private with service coming from one of the building's house meters; no costs included for onsite streetlights or along the frontage of Alburtis or Fallon. Recommend review of streetlight and undergrounding requirements with City and update cost opinion, as necessary.

Frontier

Frontier is the incumbent telephone provider in the area.

Frontier Existing Utility Summary

Northern Property Line

Frontier has facilities attached to the poles along the northern property line with an overhead service drop to 17115 Alburtis Avenue. These are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Flallon Ave

Frontier has a pole line running north/south on the east side of the street along the project frontage. Two of the poles conflict with proposed driveways; costs are included to either relocate the poles and replace the SCE pole mounted streetlight with a concrete cobrahead street light, with Frontier transferring their existing cable to the relocated poles (Option 1). Option 2 is to remove the two poles and underground the facilities.

Alburtis Ave

There are no Frontier facilities attached to the SCE pole line running north/south along the eastern side of Alburtis Avenue.

Artesia Blvd

There are Frontier overhead lines attached to the SCE poles that are running east to west along the north side of Artesia Boulevard within the public right-of-way. In addition there are underground facilities including a pedestal located along the project frontage. The poles, pedestal and all underground facilities are assumed to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Frontier Onsite Assessment

See SCE summary for Northern Property Line section for notes related to the demolition contractor who has coordinated the Frontier removal.

Frontier New Service

Assumed point of connection is a pole located approximately 670' north of the centerline of Artesia Boulevard on the east side of Albutis Avenue. Assume 2-4" conduit to be extended into the site, with pull boxes, and 1-4" service conduit to each respective building's communication closet.

Included in the cost opinion are Frontier fees for Secondary Minimum Points of Entry (SMPOE) to each building. If Frontier can provide service off their fiber network these fees should not be applicable. However, if traditional copper terminals are the only service option available then the SMPOE fees would be applicable based on Frontier tariffs.

Spectrum/Charter (Charter)

Charter is the incumbent Cable TV provider in the area.

Charter Existing Utility Summary

Northern Property Line

Charter has facilities attached to the poles along the northern property line with an overhead service drop to 17115 Albutis Avenue. These are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Flallon Ave

There are no Charter facilities attached to the Frontier pole line running north/south along the eastern side of Flallon Avenue.

Albutis Ave

There are no Charter facilities attached to the SCE pole line running north/south along the eastern side of Albutis Avenue.

Artesia Blvd

There are Charter overhead lines attached to the SCE poles that are running east to west along the north side of Artesia Boulevard within the public right-of-way. The poles are planned to be protected in place with no scope to relocate; no associated costs included in the cost opinion.

Charter/Spectrum Onsite Assessment

See Charter/Spectrum Existing Utility Summary above. No active services or other conflicts found during our site investigation.

Charter/Spectrum will not to be installed onsite per previous direction from G3U.

SCG – Existing and New Service summary

Gas mark outs were observed running north/south on Albutis Avenue on the east side of the street approximately 3' from curb.

Gas mark outs were observed running north/south on Fallon Avenue on the east side of the street approximately 3' from curb.

Gas mark outs were observed running east/west on Artesia Blvd south of the median.

See SCE summary for Northern Property Line section for notes related to the demolition contractor who has coordinated the SCG onsite removal.

All gas mains are assumed to be protected in place and no associated costs included in the cost opinion.

SCG will not to be installed onsite to residential units per previous direction from G3U. Cost opinion includes extension of gas stub to each of the two retail buildings.