

Appendix C. Dry Utility Report



July 28, 2021

Dennis Buccola and Gilad Ganish
Orangethorpe Investment Partners LLC
2881 East La Cresta Avenue
Anaheim, California 92806

Subject: Final Dry Utility **Site Summary**
777 Orangethorpe Avenue Mixed Used

Dear Dennis and Gilad,

The following is a dry utility related summary for the project described below. This information contained in this report is based on the opinions of Moran Utility Services, Inc. The data is based on the findings from the field, conversations with the utilities, site plan, google maps and existing utility facility maps. The included budget estimate is based upon the findings and assumptions outlined below. It considers the observed existing dry utility locations, and assumed future pick up points to provide electric telephone, CATV, and Gas service to the new project. All existing and proposed utilities along with the estimates were based on the architect's site plan and building layout dated 03-18-21.

Please review the following and let us know if you have any questions we can assist with. Once again, we would like to thank you for considering our firm for your project team.

Sincerely

A handwritten signature in black ink, appearing to read "John Pyles", written in a cursive style.

John Pyles
Principal

PROJECT DESCRIPTION

- Proposed Apartment Complex with approximately 245 to 260 Units.
- 3000 square feet of retail space.
- Location at the corner of Orangethorpe Avenue and Placentia Avenue in the City of Placentia,

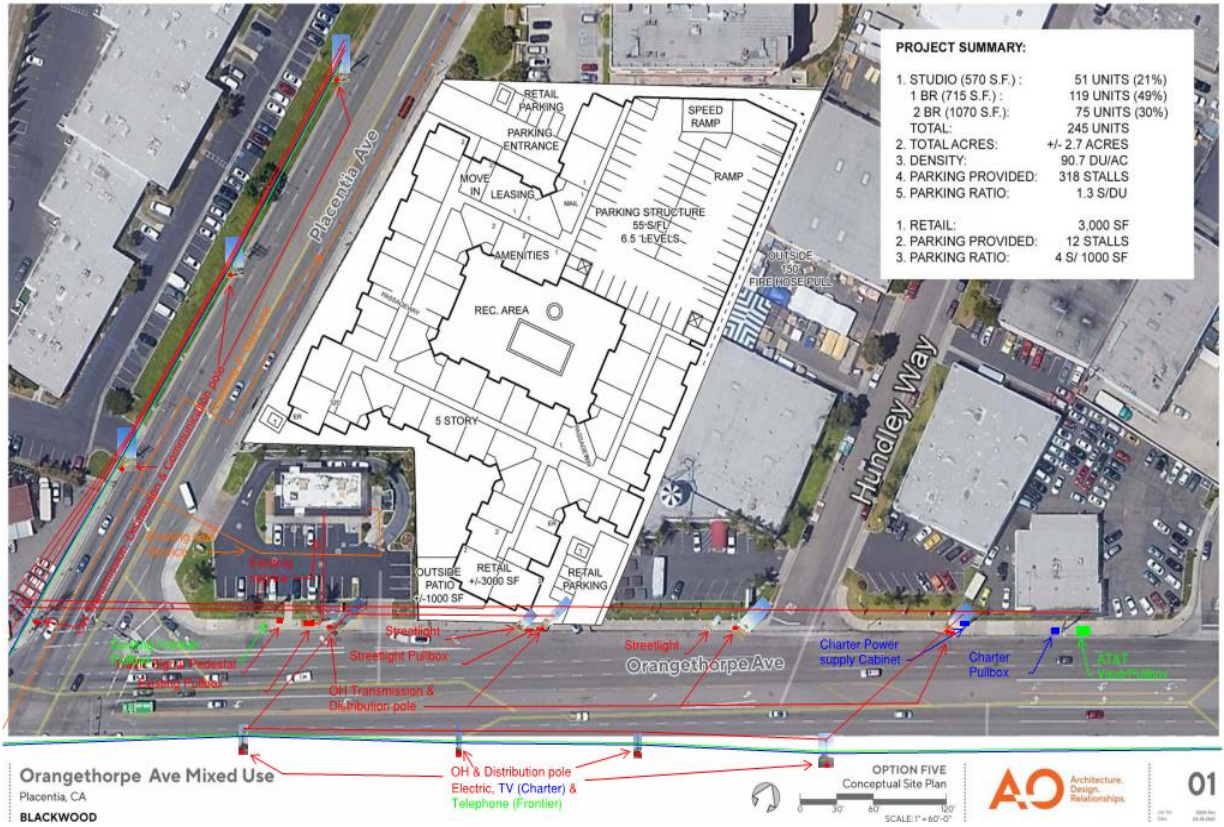
NEW BUSINESS SERVICES ASSUMPTIONS

- 3 - 3000 Amp Panels for the residential, leasing and amenities area. One of the panels to include service to the retail area.
- .
- 2-5" conduits from the overhead pole across Placentia into a new above ground switch onsite.
- 2-5" conduits from the new switch to two transformers and a new capacitor pad. Supporting p pull boxes will also be required.
- 2 banks of 6-5" conduits for service from SCE transformer to each main electric panel.
- 2-4" conduits will originate from Frontier's existing system in the surrounding street(s) to the location of the new MPOE.
- 2-3" conduits from Charter's existing system in Placentia Avenue to the location of the new MPOE onsite.
- Three (3) new SCE transformers needed with 8'x10' or 10'x12' slab boxes (depending on final panel sizes),
- One (1) SCE 3'x5' pull boxes for pulling purposes.
- One (1) TV 3'x5' pull box.
- One (1) Telephone 3'x5' pull box.
- One (1) 7'x14' SCE above ground switch.
- One (1) SCE Capacitor Pad.
- Gas service extension from Placentia Ave into the project to a designated meter location.
- One gas service area for whole project, including either one master meter or individual meters.
- One main MPOE room for the TV & Telephone Backboard, preferred to be near the outside of the building on the Placentia Ave side.
- No easements on project property that appear to interrupt the construction of the building footprint.
- A new electric service will be provided from the existing SCE overhead pole line across Placentia Ave.
- All streetlights will be protected in place, and it is assumed that new streetlights will be served by an existing power source by the city.
- Telephone services are coming from existing overhead pole line across Placentia Ave.
- TV services are coming from existing overhead pole line across Placentia Ave.

EXISTING SERVICES

- Existing electric transmission, distribution, and communication overhead systems along west side of Placentia Avenue. Gas has an existing main in the street position in Orangethorpe.
- Existing electric transmission, distribution, and communication overhead systems along north side of Orangethorpe Avenue. Additionally, there are existing underground fiber line owned by Verizon on the west side of the street as well. Gas has an existing main in the street position in Orangethorpe.
- SCE transformer and service onsite to be removed prior to demo of the existing building.
- Any Electric, telephone, CATV, and gas service to be removed prior to demo.

Existing Conditions



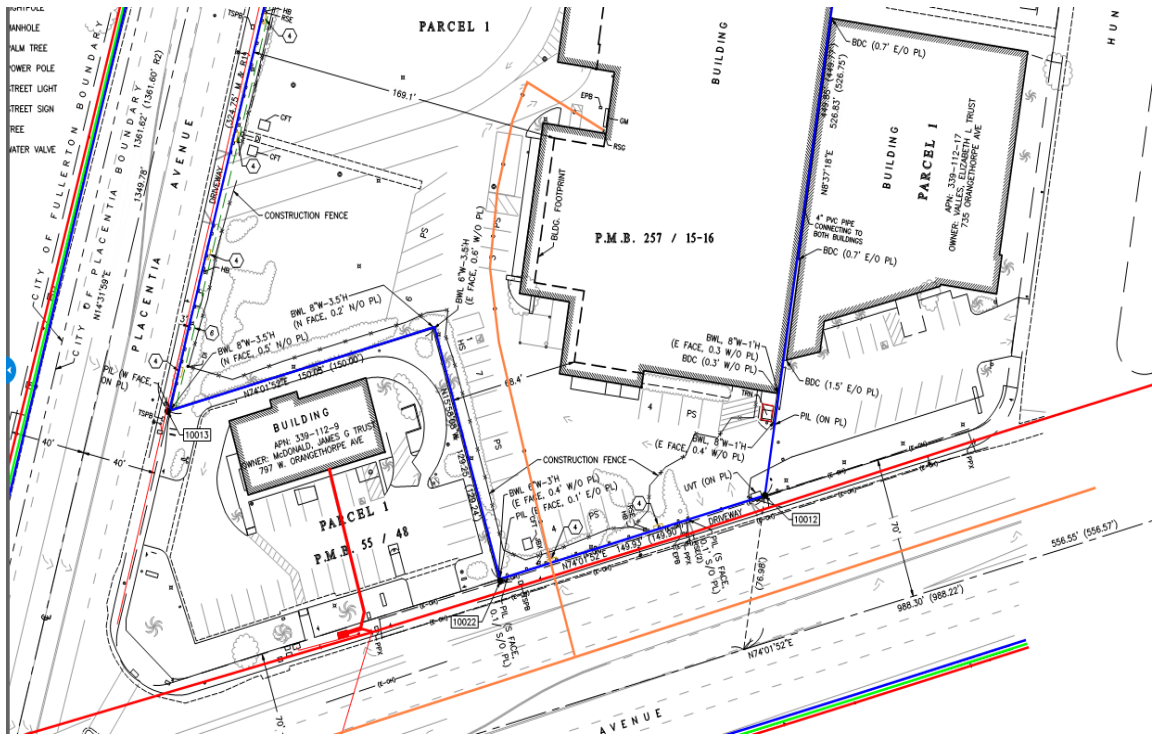
Proposed New Onsite Facilities



PROJECT SUMMARY:

1. STUDIO (570 S.F.):	51 UNITS (21%)
1 BR (715 S.F.):	119 UNITS (49%)
2 BR (1070 S.F.):	75 UNITS (30%)
TOTAL:	245 UNITS
2. TOTAL ACRES:	+/- 2.7 ACRES
3. DENSITY:	90.7 DU/AC
4. PARKING PROVIDED:	318 STALLS
5. PARKING RATIO:	1.3 S/DU
1. RETAIL:	3,000 SF
2. PARKING PROVIDED:	12 STALLS
3. PARKING RATIO:	4 S/ 1000 SF

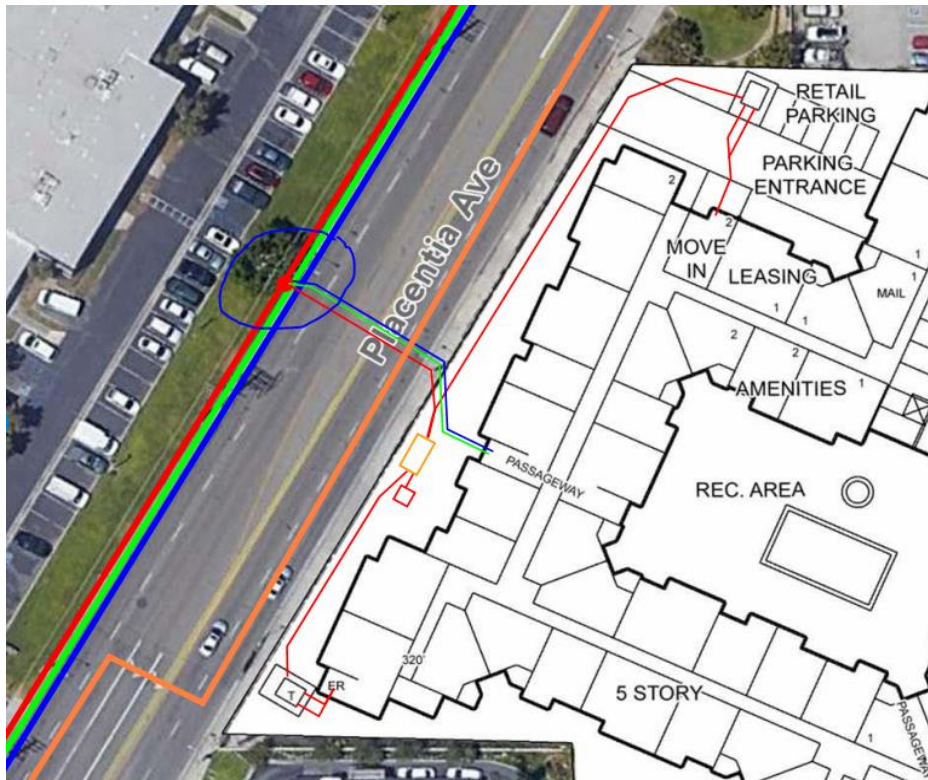
ALTA Survey with Dry Utility Overlay



Southern California Edison – SCE

There is an existing overhead pole line on the west side of the project, across Placentia Avenue, we assume the SCE service will come from either an existing pole or add a new pole to intercept the distribution system. Place a riser conduit on the pole that will serve as the pickup point. Install 2-5" conduits from the overhead pole across Placentia Ave to a new 7'x14' switch. Run 2-5" conduits to two of the transformers and a capacitor pad on the west side of the project. Run 2 banks of 6-5" conduits (12 total) from the transformer to the electric room. On the south side of the project, install 2-5" conduits from the existing pullbox on Orangethorpe Ave to a new 3'x5' pullbox then into the third transformer to feed the retail area. Running 2 banks of 6-5" conduits to the electric room. SCE will need to confirm availability of the existing pull box. If it is unavailable, then a new service will come from the adjacent pole line.

SCE Assumed Point of Connection #1



SCE Assumed Point of Connection #1



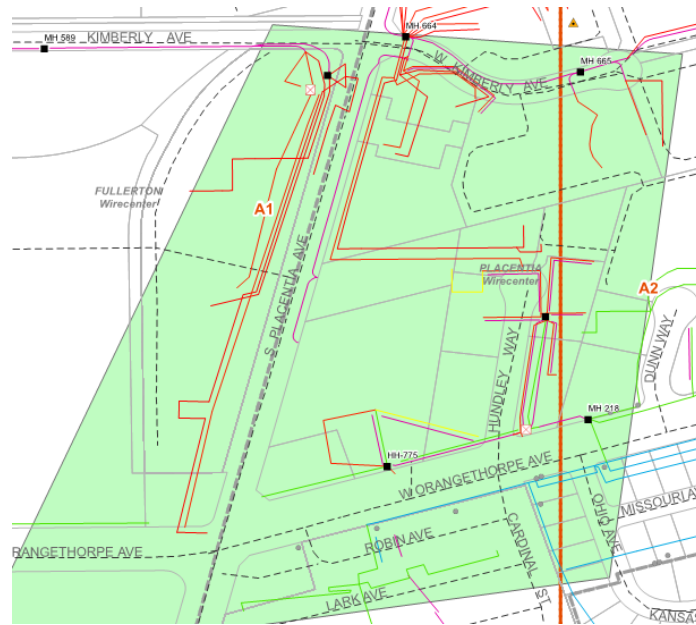
SCE Assumed Point of Connection #2



AT&T - Tele

The new project will be fed from the existing overhead pole across Placentia Ave shown in the photos below. Telephone will need 2-4" conduits from the overhead pole into the project and place a 3'x5' pull box before entering the MPOE at the building.

AT&T Facility Map



Verizon Wireless Facility Map



AT&T Assumed Point of Connection #1



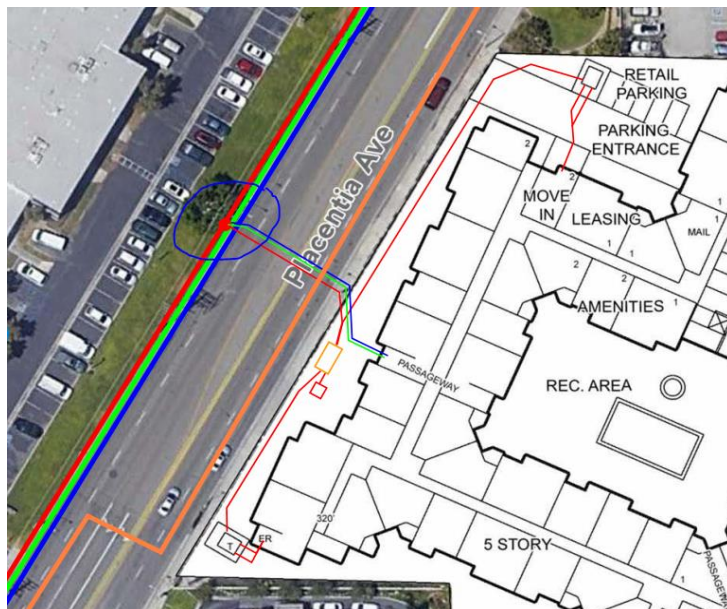
Charter/ Spectrum Communications - TV

The new project will be fed from the existing overhead pole across Placentia Ave shown in the photos below. TV will need 2-3" conduits from the overhead pole into the project and place a 3'x5' pull box before entering the MPOE at the building.

Charter/Spectrum Assumed Point of Connection #1



Charter/Spectrum Assumed Point of Connection #1



SoCal Gas Company - Gas

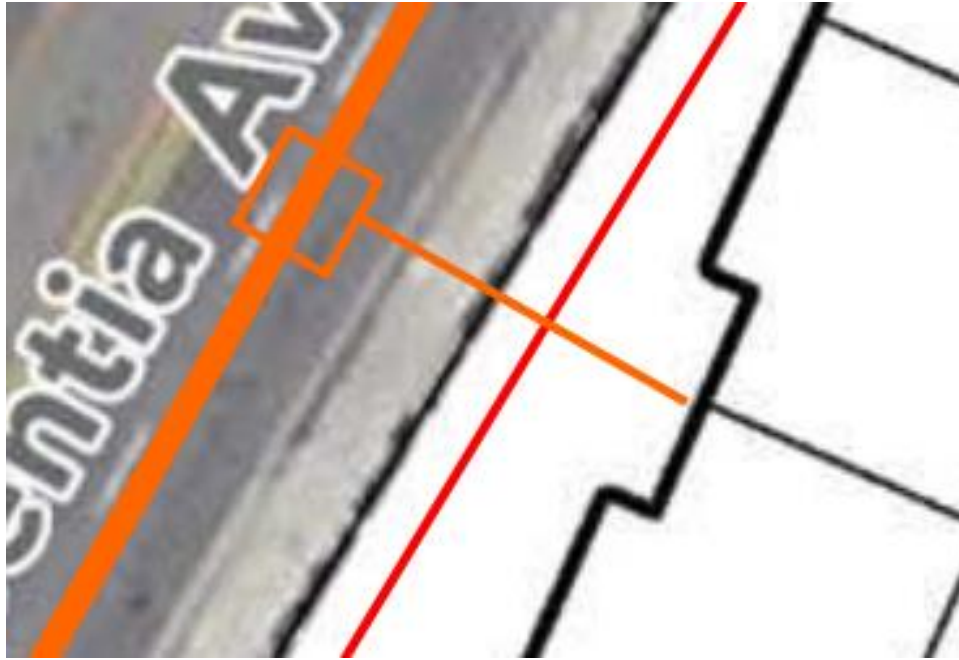
Gas has an existing system that runs north and south on Placentia Ave on the west side of the project. We will need to intercept the existing system on Placentia Ave closest to the proposed location assumed to be near the Placentia Ave side of the project. We will need to make sure we have plumbing plans for the whole project that show the gas loads, and meter location. Gas Company pipe is live as soon as they install it. The other utilities will have empty conduit and substructures before they install the cable.

Looks like we have 3" gas line on Placentia Ave and a 4" gas line on Orangethorpe Ave, the actual location of these will need to be field verified to make sure no one hits them. The 4" gas line on Orangethorpe looks to be serving the existing building.

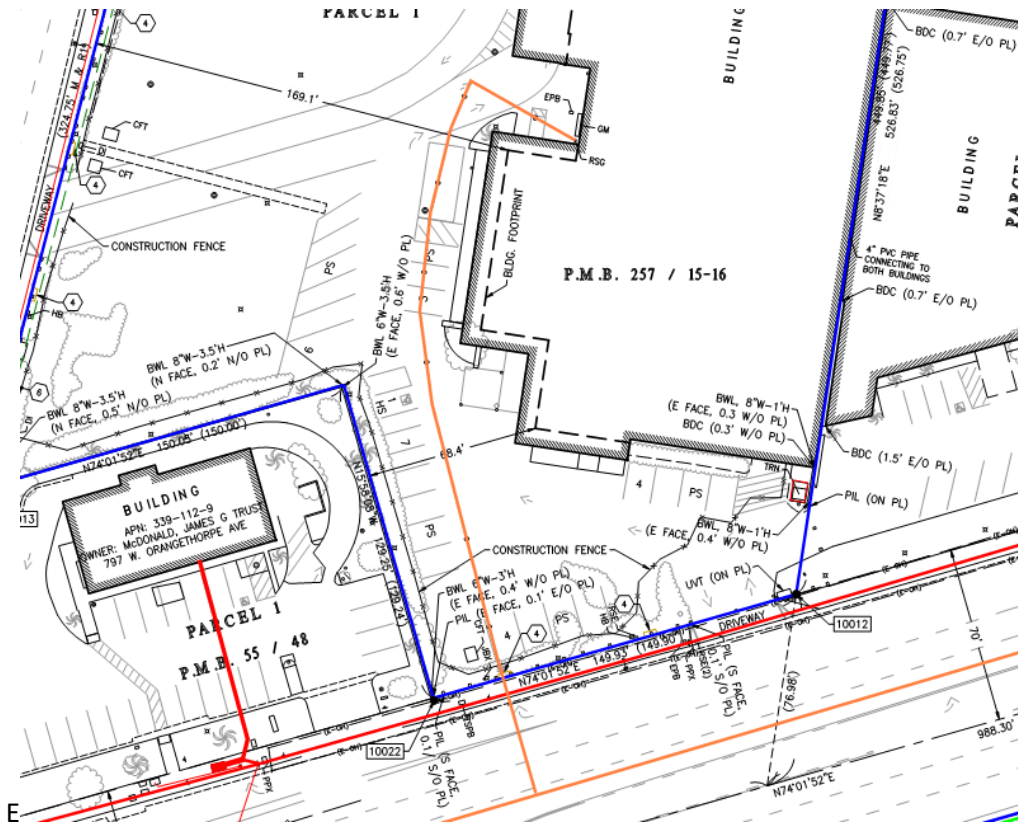
Gas Facility Map



Gas Assumed Point of Connection #1

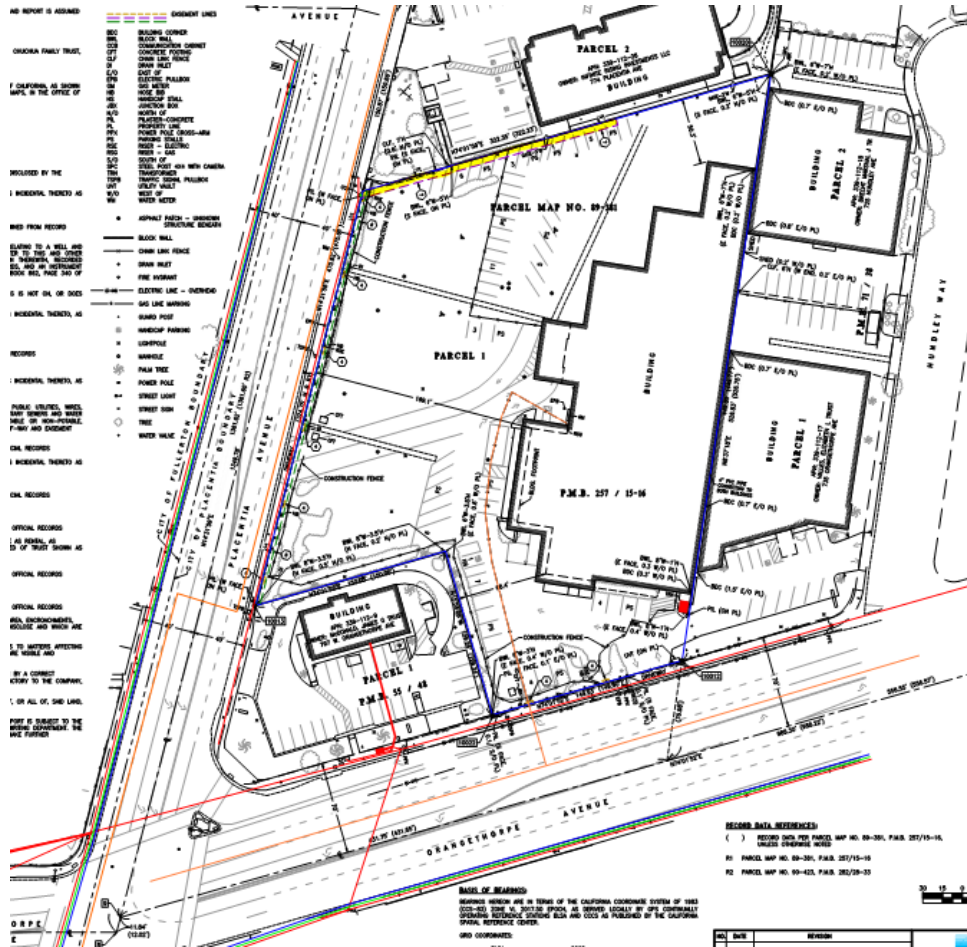


Parcel Map

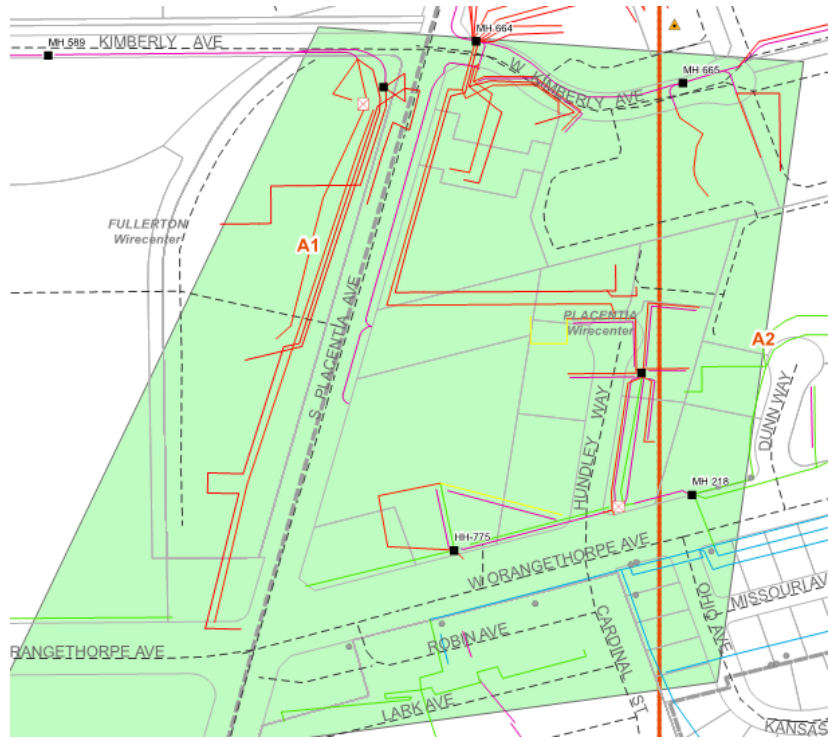


Existing Facilities

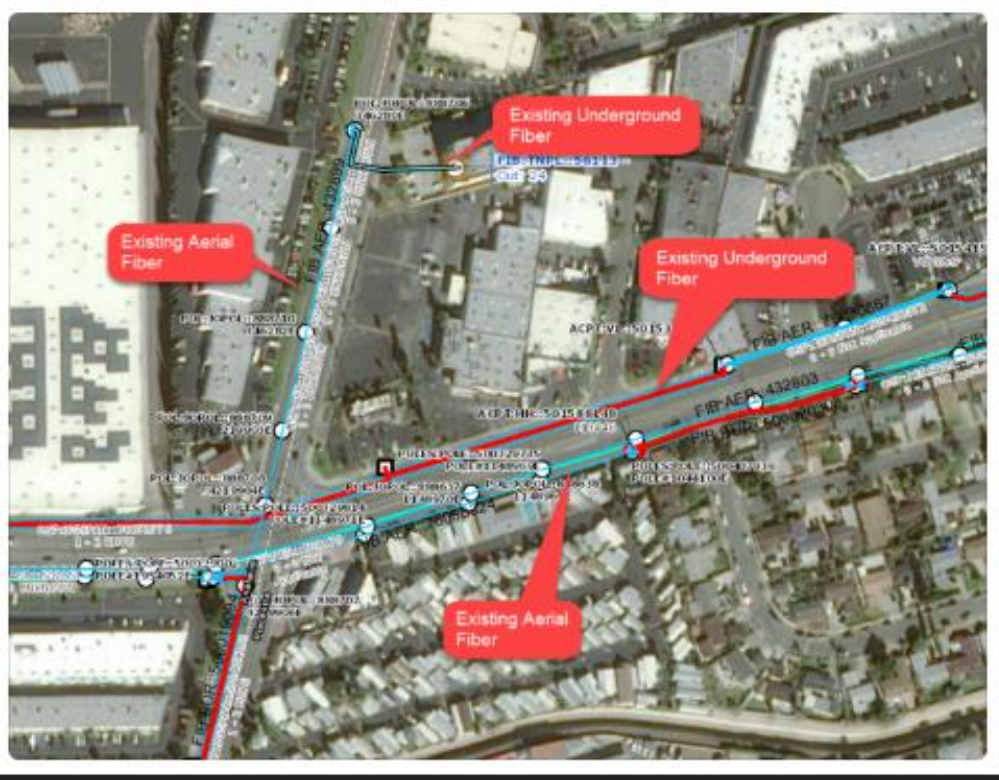
Parcel Map



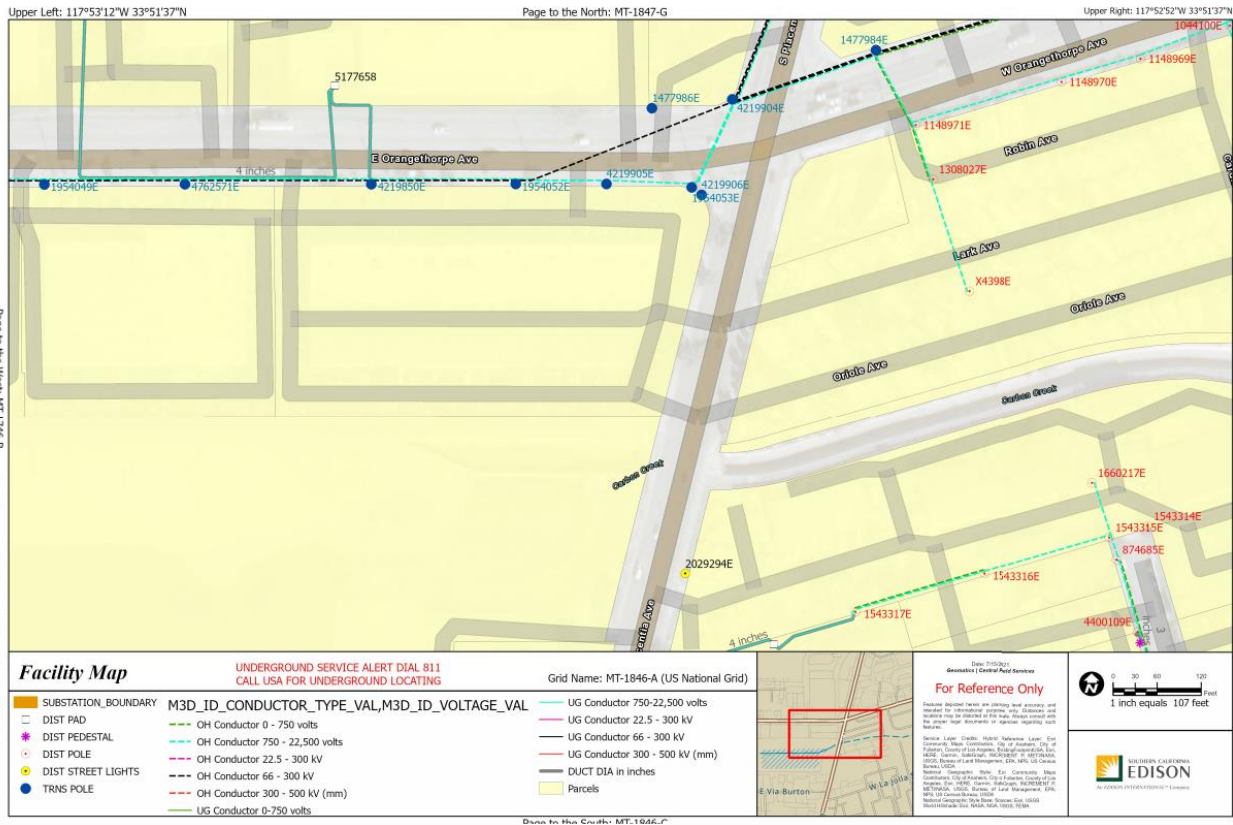
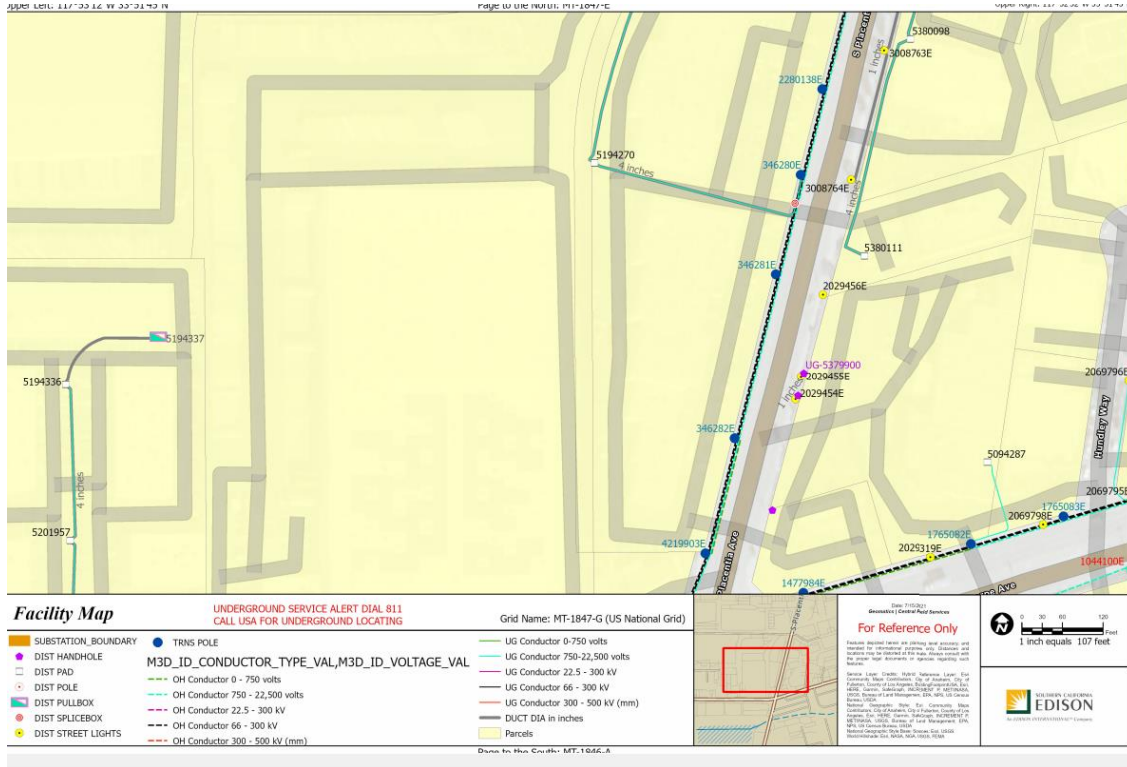
AT&T Facility Map



MCI Facility Map



SCE Facility Map



GAS Facility Map

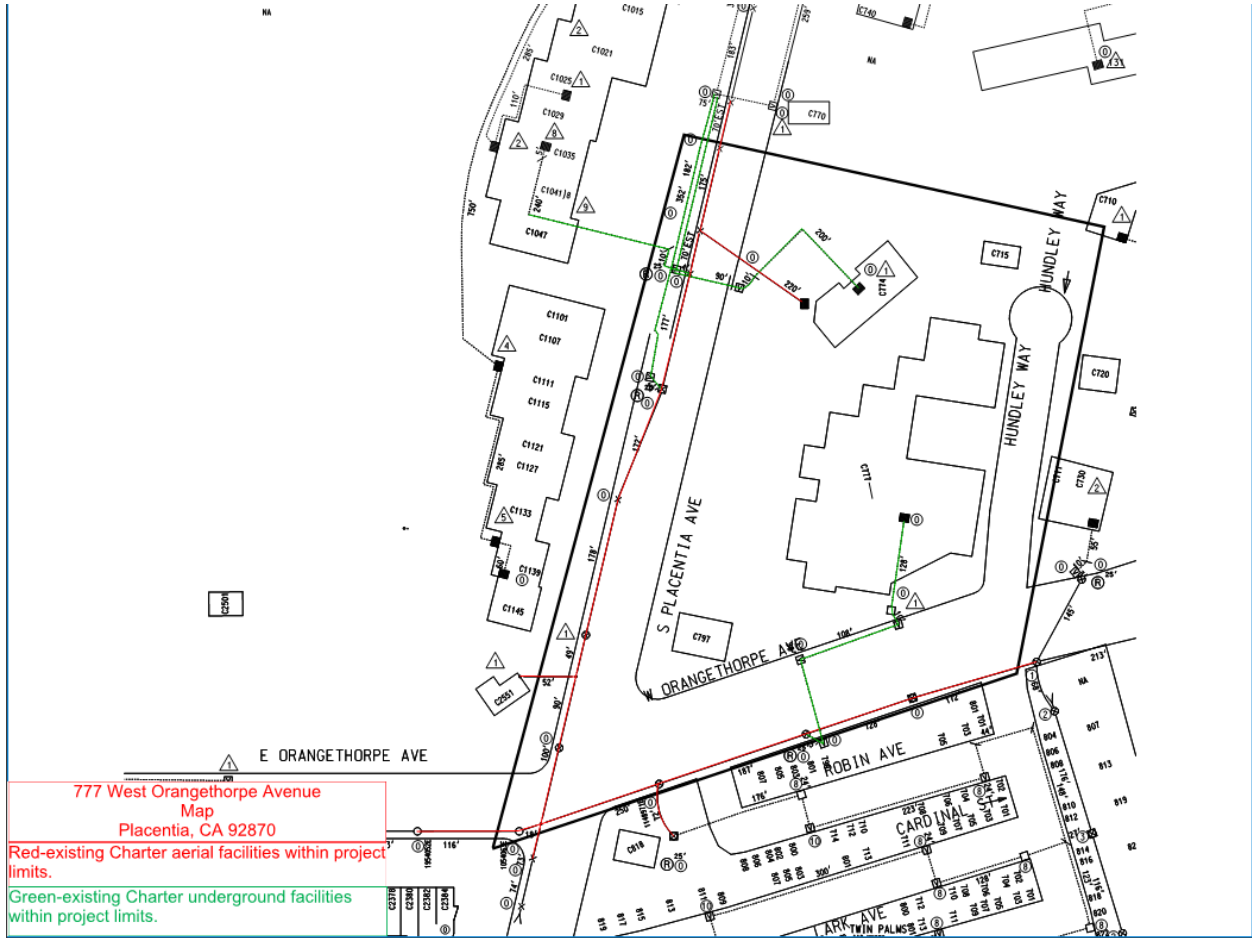
Gas Transmission Line



Gas Distribution Line



Charter Facility Map

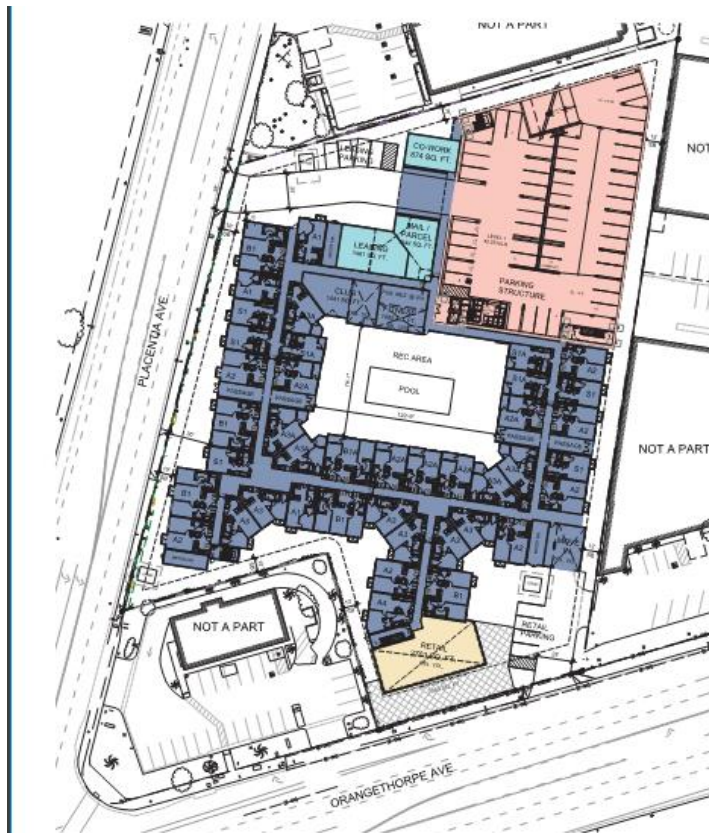


Proposed Layout for New Business

Assumed New Business Layout



Newest Site Plan



Will Serve Letters



1452 Edinger Ave, 3rd Floor
Tustin, CA 92780

May 7, 2021

Orangethorpe Investment Partners, LLC.
2881 Eat La Cresta Avenue
Anaheim, CA 92806

RE: Will Serve Letter; 777 Orangethorpe Avenue, Placentia, CA

Dear Ms Lloyd,

This letter acknowledges that the project at 777 Orangethorpe Avenue, Placentia, CA is located in an area served by AT&T. Any service arrangements at 777 Orangethorpe Avenue, Placentia, CA will be subject to later discussions and agreements between the developer and AT&T. While AT&T has the capacity to serve the projects, please be advised that this letter is not a commitment by AT&T to provide service to 777 Orangethorpe Avenue, Placentia, CA.

Please contact me at the phone number included in this letter with any questions.

Thank you for contacting AT&T.

Sincerely,

Carl Johnson

Carl Johnson
Manager (OSP) Planning and Engineering
(714) 618-9141
cj2315@att.com

CJ/rb



Will Serve Letter

5/19/2021

Shannon Lloyd
Moran Utility Services Inc
27121 Calle Arroyo, Suite 2220
San Juan Capistrano, CA 92675

Project Name: WSL - Orangethorpe Ave. and Placentia Ave. Placentia CA 92870
LOCATION: Orangethorpe Ave. and Placentia Ave. Placentia CA 92870

Re: May Serve Letter by Charter Communications or an affiliate authorized to provide service ("Charter")

Thank you for your interest in receiving Charter service. The purpose of this letter is to confirm that the Property is within an area that Charter may lawfully serve. However, it is not a commitment to provide service to the Property. Prior to any determination as to whether service can or will be provided to the Property, Charter will conduct a survey of the Property and will need the following information from you:

- Exact site address and legal description
 - Is this an existing building or new construction?
 - Site plans, blue prints, plat maps or any similar data
 - The location of any existing utilities or utility easements
-

Please forward this information to the construction manager listed below. Upon receipt, a Charter representative will be assigned to you to work through the process. Ultimately, a mutually acceptable service agreement for the Property will be required and your cooperation in the process is appreciated.

Construction Manager Contact:

Dianna Netherlain
SoCal Central Specialist, Business Development
3430 E Miraloma Ave
Anaheim CA 92806
714-414-1454
dianna.netherlain@charter.com

Sincerely,

Dianna Netherlain



1919 S. State College Blvd.
Anaheim, CA 92806-6114

June 23, 2021

Moran Utility Services, Inc.
27121 Calle Arroyo, Suite 2220
San Juan Capistrano, CA 92675

Attn: Shannon Lloyd

**Subject: Will Serve Request for the area around the intersection of
Orangethorpe Ave and Placentia Ave; Placentia**

Thank you for inquiring about the availability of natural gas service for your project. We are pleased to inform you that Southern California Gas Company (SoCalGas) has facilities in the area where the above named project is being proposed. The service would be in accordance with SoCalGas' policies and extension rules on file with the California Public Utilities Commission (CPUC) at the time contractual arrangements are made.

This letter should not be considered a contractual commitment to serve the proposed project, and is only provided for informational purposes only. The availability of natural gas service is based upon natural gas supply conditions and is subject to changes in law or regulation. As a public utility, SoCalGas is under the jurisdiction of the Commission and certain federal regulatory agencies, and gas service will be provided in accordance with the rules and regulations in effect at the time service is provided. Natural gas service is also subject to environmental regulations, which could affect the construction of a main or service line extension (for example, if hazardous wastes were encountered in the process of installing the line). Applicable regulations will be determined once a contract with SoCalGas is executed.

If you need assistance choosing the appropriate gas equipment for your project, or would like to discuss the most effective applications of energy efficiency techniques, please contact our area Service Center at 800-427-2200.

Thank you again for choosing clean, reliable, and safe natural gas, your best energy value.

Katrina Regan
Planning Supervisor
SouthEast Region - Anaheim Planning & Engineering

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wikatv.doc

**Dry Utility Cost Estimate
Orangethorpe Apartments
Placentia, Ca**

Item	Description	Estimated Quantity	Unit Price	Total
<u>CONTRACTOR COSTS</u>				
A. DRY UTILITIES				
<u>ELECTRIC - SCE</u>				
	FURNISH AND INSTALL ELEC. CONDUIT 5"	3,500 LF	\$11.00	\$38,500.00
	FURNISH AND INSTALL ELEC 10'X12' TRANSFORMER SLAB BOX	3 EA	\$22,500.00	\$67,500.00
	FURNISH AND INSTALL ELEC SWITCH	1 EA	\$15,500.00	\$15,500.00
	FURNISH AND INSTALL ELEC 3'X5' PULL BOX	1 EA	\$12,500.00	\$12,500.00
	FURNISH AND INSTALL ELECTRIC ENCASEMENT	150 LF	\$75.00	\$11,300.00
<u>TELEPHONE - AT&T</u>				
	FURNISH AND INSTALL 4" TYPE C CONDUIT	150 LF	\$5.00	\$800.00
	FURNISH AND INSTALL TELE 3'X5' PULLBOX	1 EA	\$5,000.00	\$5,000.00
<u>TV - CHARTER</u>				
	FURNISH AND INSTALL 3" TYPE C CONDUIT;	150 LF	\$5.00	\$800.00
	FURNISH AND INSTALL TV 3'X5' PULLBOX	1 EA	\$5,000.00	\$5,000.00
<u>GAS - SOCAL GAS</u>				
	6'X6' GAS PIT	1 EA	\$5,000.00	\$5,000.00
<u>TRENCH</u>				
	TRENCH	900 LF	\$35.00	\$31,500.00
		0 LF	\$35.00	\$0.00
		0 LF	\$35.00	\$0.00
		0 LF	\$150.00	\$0.00
		0 LF	\$150.00	\$0.00
	SAWCUT AND REPAIR	200 LF	\$150.00	\$30,000.00
TOTAL CONTRACTOR COSTS				\$193,400.00

ESTIMATED UTILITY FEES/REFUNDS

<u>UTILITY FEES</u>		<u>COSTS</u>	<u>REFUNDS</u>
SCE FEES	1 LS	\$85,000.00	\$75,000.00
AT&T FEES	1 LS	\$0.00	\$0.00
CHARTER FEES	1 LS	\$0.00	\$0.00
GAS CO FEES	1 LS	\$10,000.00	\$9,000.00
TOTAL UTILITY FEES/REFUNDS		\$95,000.00	\$84,000.00

THE ABOVE REPRESENTS OUR OPINION OF PROBABLE
COSTS FOR THE DRY UTILITY PORTION OF THE WORK.
ACTUAL COSTS TO BE BASED ON UTILITY INVOICING AND
WILL VARY FROM THIS ESTIMATE

TOTAL UTILITY FEES	\$11,000.00
TOTAL ESTIMATED PROJECT COSTS	\$204,400.00

Dry Utility Cost Estimate
Orangethorpe Apartments
Placentia, Ca

Item	Description	Estimated Quantity	Unit Price	Total
				\$193,400.00
	TOTAL UTILITY FEES			<u>\$193,400.00</u>
	TOTAL CONTRACTOR COSTS			<u>\$11,000.00</u>
	Total Estimated Costs			<u>\$204,400.00</u>