



**AGENDA**  
**Undergrounding Project Advisory Committee (UPAC)**

**City of Del Mar Town Hall**  
**1050 Camino Del Mar, Del Mar, California**

**Thursday, July 11, 2019, 7:30 A.M.**  
**City Council Liaisons: David Druker and Terry Gaasterland**

**Civility Works - The Del Mar Code of Civil Discourse:**  
**Together we will promote inclusion; listen to understand; show respect;**  
**be clear and fair; and focus on the issue.**

**PUBLIC COMMENT:** Anyone may address the UPAC for three minutes on any Committee Action Item. If there are several speakers on an item, your time available to speak may be limited to two minutes. When the Committee Chairperson recognizes you, please step forward and state your name and address of residence clearly for the record. The committee may ask questions of you, to which you may respond. For items not on the agenda, please indicate you would like to speak during oral communications.

- 1. Call to Order & Roll Call**
- 2. Announcements**
- 3. Approval of Minutes for May 09, 2019**
- 4. Oral Communications (Non-Action Item)**

**Note:** State law precludes the Committee from acting on any topic that is not an action item on the posted agenda. Your information may be received, placed on the next agenda, or referred to the Committee Chairperson.

- 5. Peer Review, Cost Estimate Comparison**
  - A. Subcommittee Update
  - B. City Staff Update
  - C. Discussion
- 6. Role of SDG&E**
  - A. City Staff Update
  - B. Discussion
- 7. Scheduling, Blocks, Pilot Projects**
  - A. Subcommittee Update
  - B. City Staff Update
  - C. Discussion
- 8. Communication subcommittee updates**
- 9. Finance subcommittee updates**
- 10. City Staff Updates**
- 11. General Business**
  - A. Selection of Chair
- 12. Next meeting: 08/08/2019**
- 13. Adjourn**

**Attachments:** Prior Meeting Minutes, UPAC Roster,

## UPAC Roster

MEMBERS	Name	Council Liaison	Scheduling	Finance	Communication	Chair	Vice-Chair	Secretary	City Staff	Consultant	Present?
	David Druker	X									
	Terry Gaasterland	X									
	Steven Voss				X						
	Jay Thomas			X	X						
	Dave Sykes				Chair						
	Mukesh Shah		Chair	X			X				
	Daniel J Quirk		X			X					
	Jim Hindman		X	X							
	Barry J Entous			Chair							
	James M Benedict				X			X			
	Thomas H Blakely		X								
PROJECT TEAM	Scott Huth								X		
	Kristen Crane								X		
	Joe Bride								X		
	Mohsen Maali								X		
	Eric Lovering									X	
	David Tiscareno									X	

**Notes:**

## Undergrounding Project Advisory Committee

### DRAFT MEETING MINUTES – May 9, 2019

1. **Call to order** - Councilmember Dave Druker called the meeting to order at 7:30 am.
2. **Roll Call** – Dan Quirk , Jim Benedict, Mukesh Shah, Dave Syko, Jay Thomas, Jim Hindman, Tom Blakely, Dave Druker, Terry Gaasterland, Mohsen Maali, and Kristen Crane. Lee & Ro not in attendance.
3. **Announcements** – Dan Quirk announced that he will be stepping down as chairman of the committee. Election for a new chair will be at the next meeting.
4. **Approval of minutes** – April meeting - Motion by Dan, Second by Dave. unanimous approval
5. **Oral Correspondence** - two speakers presented their thoughts. Jim B. asked if the 3 minute rule is in effect for our committee meeting - it is, apparently at the discretion of the chair.
6. **Status report by staff** – Kristen reported that DM staff has meet with SDG&E staff to work through the process of the UP program. She mentioned that it is hard to get clarity and who do we deal with. There will be another meeting with SDG&E to continue to work forward with the process. Dave D. asked that we get a full report by the next UP meeting. Mukesh suggested that an UP committee member be invited to attend these meetings. Jim B. supported this thought.
7. **Peer Review** – Jay Thomas/Jim H made a report on the Peer Review process. This committee has had two meetings and is working on developing a list of assumptions to have ‘apples and oranges’ data. They are using the data from Lee & Ro as the benchmark and also the data from US. They are also separating out Via de la Valle, the fairgrounds, and Jimmy Durante. Lee & Ro stated that we need a PMO. They are writing up a spec for this position. They are also evaluating if we, if fact, need to hire a Peer evaluator, or not. They will be making a report at the next full meeting of UP regarding a timeline, decision on the need of a Peer evaluator, and the criteria for evaluation.
8. **Projects in Cal Fire Zone** - Tom B. made the report regarding the designated fire zone in our city. Two very preliminary Project Blocks were presented – Layout X1A and Layout X2A. These incorporated undergrounding up on Crest Rd as well as the canyon. Tom and Terry G. had met with our fire chief that gave some very good data on the fire zones. Tom noted that prioritizing X2A is a cost of over \$12 million and too expensive. It was also noted that SDG&E has the ability to “power down” the utilities in the case of a fire or tragedy. A more defined report from the Subcommittee meeting has been papered by staff and incorporated here as Attachment A.
9. **Subcommittee reports** - No reports.
10. **New Business** - Jay suggested that we do a UP committee status review. For example he suggested that we consider having a member with construction expertise.
11. **Next Meeting** - June 13th, 2019. It was noted that Terry G, and Jim B will not be attending. Meeting adjourned.

### **Attachment A Scheduling Subcommittee Discussion Summary**

The Scheduling Subcommittee further discussed the fire hazard area topic associated with undergrounding prioritization and reached consensus on the following topics:

#### A. Within the CAL FIRE High Hazard Map Area

1. Based on feedback from the Fire Chief about the fire hazard and how fires are ignited, spread, affected by topography, weather condition, and fuel availability, it is recommended to partition the entire CAL FIRE map into 3 areas.
  - a) Top priority area (i.e., most susceptible to ignite based on fuel, topography, and exposure to high wind conditions) where utility poles could be an exacerbating factor is the region within the canyon area off San Dieguito Drive/Oribia and along the upper Crest Road rim, currently labeled as Area X1A.

Staff Note: Area X1A could be a good baseline for the rest of the projects within CAL FIRE High Hazard Map. However, it may not be considered as such for the rest of the City due to the very different nature of the work in and near canyons.
  - b) Partition the remaining area within the CAL FIRE High Hazard Map into two additional areas that may be prioritized based on Customer Density if needed.
2. Direction will be given to the Consultant to provide layout maps and cost estimates for this approach.

#### B. Citywide (outside CAL FIRE High Hazard Area)

1. Re-number the citywide priority ranking (no changes to the prioritization).

Continue with the area west of CDM between 4th and 11th Streets (currently labeled as 1A) as the “pilot project.”

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**UPAC Updated Cost and Scheduling Recommendations**  
**07/11/19**

**Background:**

1. The committee and staff selected a consultant to survey the City and to provide a cost estimate and implementation plan. This report was done by Lee & Ro, Inc. and was submitted in January 2019 using an “applicant design” approach.
2. Utility Specialist who provided the original cost estimate for Measure Q provided a second estimate in March 2019 that had different assumptions and recommended that SDG&E complete the design aspects of the project verses “applicant design.”
3. In May 2019, City staff in discussion with SDG&E were informed that the bulk of undergrounding project would have to be covered under section 20B to receive any SDG&E credit and that SDG&E would be required to do the design of the undergrounding and not utilize “applicant design.”
4. Based on these multiple inputs and substantial efforts by the Project Team (i.e., UPAC, Staff, and Consultant), UPAC believes the most probable cost to underground utilities in the right-of-way areas of the City of Del Mar would range between \$32 and \$42 million in 2019 dollars. This cost estimate excludes private laterals and 20A related work. The key variances in the range has to do with the cost of undergrounding other utilities, project management related costs, inflation, and amount of acceptable contingency.

**Recommendations**

1. *City's Commitment* - City Council needs to confirm its commitment to underground the utility overhead lines citywide and approve using funding from Measure Q. With this commitment SDG&E is willing to proceed with design at no initial cost (i.e., deposit). The undergrounding project will be done in phases in coordination with SDG&E.
2. *Project Boundaries* - Based on feedback from the Fire Chief about the fire hazard and how fires are ignited, spread, affected by topography, weather condition, and fuel availability, it is recommended to partition the entire City into two major regions which are subject to minor adjustments by SDG&E due to operational and circuitry requirements:
  - A. Fire Critical Region – This is the area most susceptible to ignite and spread to other areas based on fuel, topography, and exposure to high wind conditions) where utility poles could be an exacerbating factor is the region within the canyon area off San Dieguito Drive/Oribia and along the upper Crest Road rim, currently labeled as Area X1A.
  - B. Non-Fire Critical Region – This is the remainder of the City where fire started in (A) above could spread to via embers that could be in any direction. Use the current partitioning i.e., blocks as approved by SDG&E for this region.
3. *Project Priorities* - Prioritize Non-Fire Critical Region solely based on Customer Density as defined previously and start with the area west of CDM currently labeled

**DRAFT**  
**UPAC Updated Cost and Scheduling Recommendations**  
**07/11/19**

as 1A as the “pilot project” along with Area X1A simultaneously. Area X1A cost will not be representative of the normal cost to underground, the additional area should then provide the City with more accuracy which can then be used to finalize an overall cost estimate.

4. *Project Management* - To help facilitate this next phase of the project the committee recommends the issuance of an RFP for a qualified project consultant by the City. This RFP would cover the project management aspect of implementing undergrounding. The consultant would have experience working with SDG&E and the City on undergrounding related work and would be tasked to deliver this project in the cost-efficient manner working with the constituent parties.

With the approval and commitment by the City, SDG&E will complete the design of the selected areas. Once the design is complete, SDG&E will provide a not-to-exceed cost estimate to complete the undergrounding for the selected areas. The City will have the option to assess different construction alternatives to complete this work e.g., using a turn-key contract with SDG&E or a contract with SDG&E and a trenching contractor if this is more cost efficient.

Upon completion of the initial design efforts, the Project Team would provide an updated implementation plan, a cost estimate based on actual cost, funding alternatives, and completion schedule.



# City of Del Mar

June 11, 2019

Scott Huth; City Manager  
City of Del Mar  
1050 Camino Del Mar  
Del Mar, CA 92014

Dear Scott,

This letter is in response to questions raised by you as well as the Undergrounding Subcommittee during our meeting a couple weeks ago regarding wildfire risk and overhead powerlines.

Crest Canyon Park is located on the eastern side of the City of Del Mar, south of the San Dieguito Lagoon State Marine Preserve and Del Mar Fairgrounds, and west/northwest of the City of San Diego neighborhood of Del Mar Heights. The city boundary between Del Mar and San Diego runs north/south almost splitting the canyon in two.

Crest Canyon Park is comprised of coastal sage scrub, chaparral and some mix of large, rare Torrey Pine trees. The fuel bed is continuous except for a small north/south trail system and areas where cliff faces prevent growth of native vegetation. Comprised mostly of native vegetation ranging in height from two to eight feet, excluding the intermixture of pine trees, the alignment of the fuel bed on a northern aspect with north/south alignment creates significant risk during a Santa Ana wind driven fire.

Fire is influenced by three factors; fuel, weather and topography. Due to radiant heat and convection, fire will burn hotter and travel faster uphill to the ridgetop. During a Santa Ana wind event, fire path and speed will be determined by wind direction and speed. As discussed in our meeting, a primary concern with a wind driven fire is the flying embers that are carried by the wind in front of the main body of fire. These embers can embed in a fuel source (vegetation, houses, etc.) and start additional fires. However, there is no way to predict when and where an ember will start a fire.

With the fuels that are in Crest Canyon and also the alignment of the canyon during a Santa Ana wind event, it is the Fire Department's opinion that Crest Canyon poses a greater threat in terms of wildfire damage than other parts of the City. This is NOT to say that other parts of the City are not at risk. As seen in years past, devastating wildfires can happen anywhere in Southern California. However, it is our opinion that Crest Canyon poses the greatest risk for

wildfire issues in the City. The influencing factors mentioned above would be the same in other areas of the City.

It is for these reasons that in terms of prioritization of undergrounding due solely to wildfire issues, the fire department believes that the highest priority would be Crest Canyon up to the ridgetop (Crest Rd.). While other areas of the City are still at risk of wildfire, the risk would be equal as fuel and topography are fairly consistent throughout other areas of the City.

Please feel free to contact me if you have any questions.

Respectfully,

A black rectangular redaction box covering the signature of Mike Stein.

**Mike Stein**  
**Fire Chief**  
760-633-2801 **Office**  
760-685-0626 **Cell**

## Mohsen Maali

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**From:** Mohsen Maali  
**Sent:** Wednesday, July 03, 2019 2:51 PM  
**To:** dave; jhindman2015; jimbene; Joe Bride; joelbarryentous; Kristen M. Crane; mukesh.shah.dm; Scott Huth; stevevoss1; dquirk@sageviewadvisory.com; jaydt2989; thomas blakely; Terry Gaasterland; David Druker  
**Subject:** FW: Red-Dot Letter for Undergrounding Advisory Committee Meeting July 11, 2019

FYI

-----Original Message-----

**From:** Margaret Pope <popesbythesea@roadrunner.com>  
**Sent:** Wednesday, July 3, 2019 11:38 AM  
**To:** Mohsen Maali <mmaali@delmar.ca.us>  
**Subject:** Red-Dot Letter for Undergrounding Advisory Committee Meeting July 11, 2019

Dear Committee Members, Mayor Druker, and Councilmember Gaasterland:

We have lived at 1430 Via Alta in our circa 1950's remodeled home since 1996. Besides the two protected towering Torrey Pines on our property we have multiple Torrey Pines in lots directly to the north, south, east, and west of our home. Our lush neighborhood is characterized as an 'urban forest' because of the density of large trees and shrubs. When fires return to Del Mar our neighborhood will likely be affected right after Crest Road. We have experienced evacuation and understand the real and frightening threat of fire.

Please reconsider the issue of fire protection in our neighborhood when prioritizing zones for the undergrounding of utilities in Del Mar.

Thank you,

Margaret & Charlie Pope

Robert A. Wyman  
Dr. Lisa C. Krueger  
530 Van Dyke Avenue  
Del Mar, CA 92014  
(213) 891-8346  
ROBERT.WYMAN@LW.COM

July 7, 2019

*Transmittal by Email*

c/o Mohsen Maali  
City of Del Mar  
Public Works Department  
mmaali@delmar.ca.us

Re: Del Mar Undergrounding Priority

Dear Committee Members, Mayor Druker and Councilmember Gaasterland:

Thank you for the opportunity to write to you regarding the undergrounding priority in Del Mar.

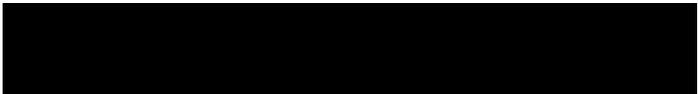
We live on Van Dyke Avenue, in the heart of Old Del Mar, one of the city's oldest residential areas surrounded by some of our town's oldest and most beautiful Torrey Pine trees. Our home is bordered by electric poles and wires on two sides. As we look to the ocean, we can see some of these wires embedded in overgrown vegetation on two neighboring properties.

Recognizing the importance of moving wires underground in this vulnerable and venerable area of Del Mar, almost a decade ago, we met individually with each of our neighbors in an effort to develop community support for paying privately for the undergrounding costs. Unfortunately, our vote occurred in the Spring of 2010, too soon after the 2008 economic downturn and we fell just short of the required level of support.

We understand that one of the Del Mar regions, i.e., the Crest area, warrants high priority due to their proximity to vegetation and associated fire risk. But we are truly mystified as to why our region, which shares such proximity and contains some of the oldest and most vulnerable poles, wires and homes as well as the oldest trees, is not positioned more highly in the priority list.

As we did in 2008, we stand ready to assist the community in any reasonable manner to move the wires underground. This is long overdue and we are seriously concerned about this not happening more promptly in our area.

Thank you sincerely for your consideration.



Bob Wyman and Lisa Krueger