

Utility Undergrounding District 1B Stratford Court North

Neighborhood Meeting
January 17, 2024



CITY OF DEL MAR
CALIFORNIA

Meeting Topics

- Introduce Project Team
- Project Overview
- What to Expect
- Timeline

Project Team

City Staff

- Ashley Jones, City Manager
- Joe Bride, Director of Public Works
- Martin Boyd, Project Manager II

Consultant Team

- Duane Strooboscher, Utility Specialists
- Bill Reitman, Utility Specialists
- Bridget Black, KCM Group
- John Stephenson, KCM Group

Citywide Utility Undergrounding Program (UP)

- Long-time community priority
- Measure Q one-cent sales tax passed in November 2016
- On August 5, 2019, City Council adopted the recommended plan and prioritization to achieve the citywide UP
- One area is complete (Tewa Court) and three areas are underway (UUD 1A, X1A, and 1B)





UUD 1B – Stratford Court North

- 11th Street through 15th Street, west of CDM, including L'Auberge.
- 40 poles
- 4,297 LF of overhead utilities within the street right-of-way
- Homeowners to underground individual service laterals within private property, as needed
- Approximately 50 homes out of 175 parcels require lateral undergrounding

Next Steps & Timeline for Stratford Court North (1B) Project

Step	Estimated Duration	Estimated Timeline
Design Phase (pre-construction) <ul style="list-style-type: none">• Preparation of SDG&E base map• Utility company designs• Coordination with property owners	24 months	October 2023 through Fall 2025
Public Bidding Phase to hire construction contractor	3 months	Winter 2025/2026
Construction Phase (per Utility Specialists)	Approximately 10 months	Beginning of 2026 through End of 2026

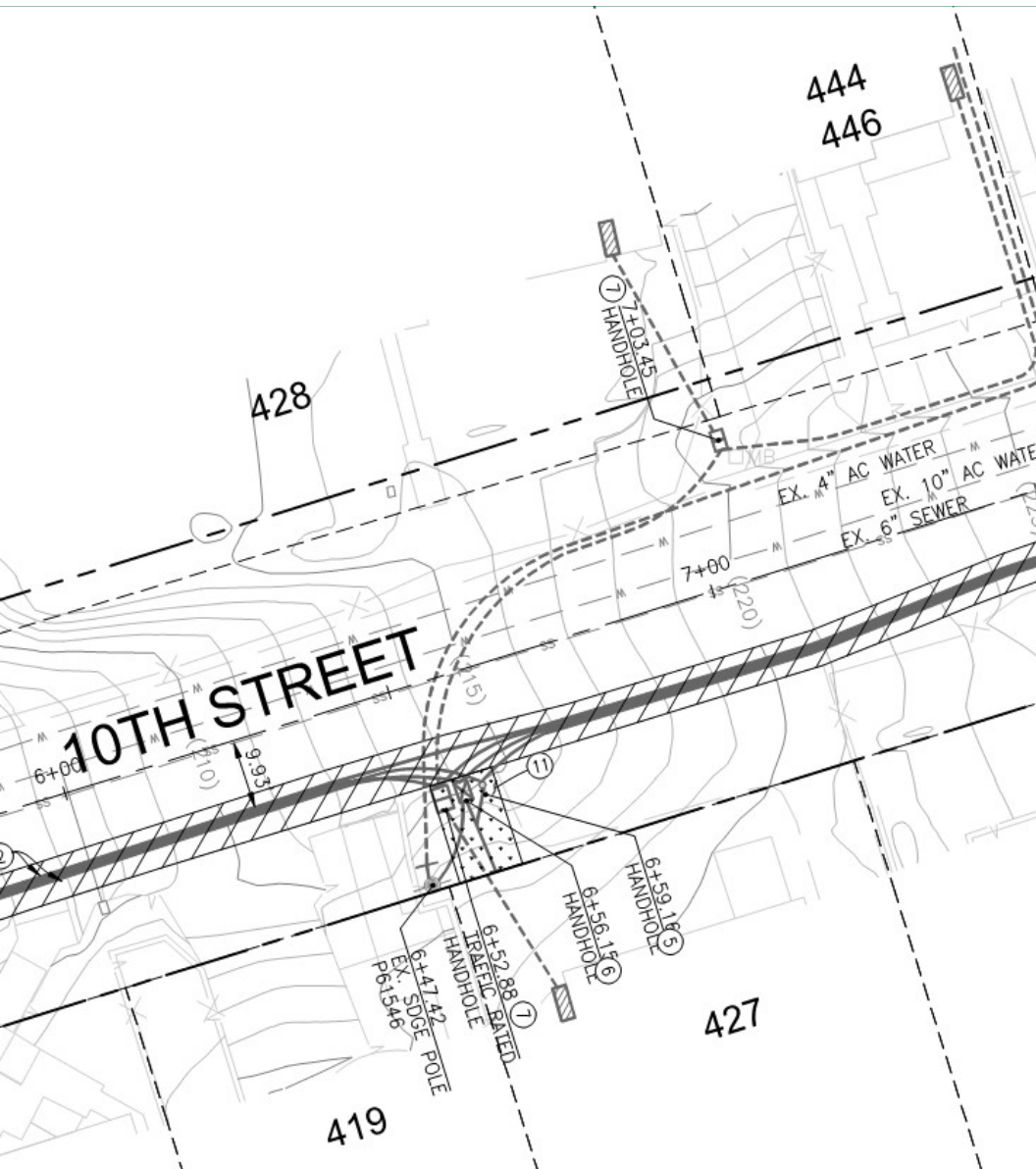
Design Phase – Next Steps

- Survey of existing conditions (in process now)
- Utility companies designs and City civil design.
- Service lateral design coordination with homeowners (only required for homes with overhead service)
- Easement Coordination and Recordation (where required)

Survey of Existing Conditions

- Existing water, sewer, storm drain lines
- Fire hydrants, manholes, inlets, valves
- Asphalt pavement limits, concrete/paver driveways, concrete curbs and sidewalks
- Fences and walls
- Protected trees





Utility Companies Designs and City Civil Design

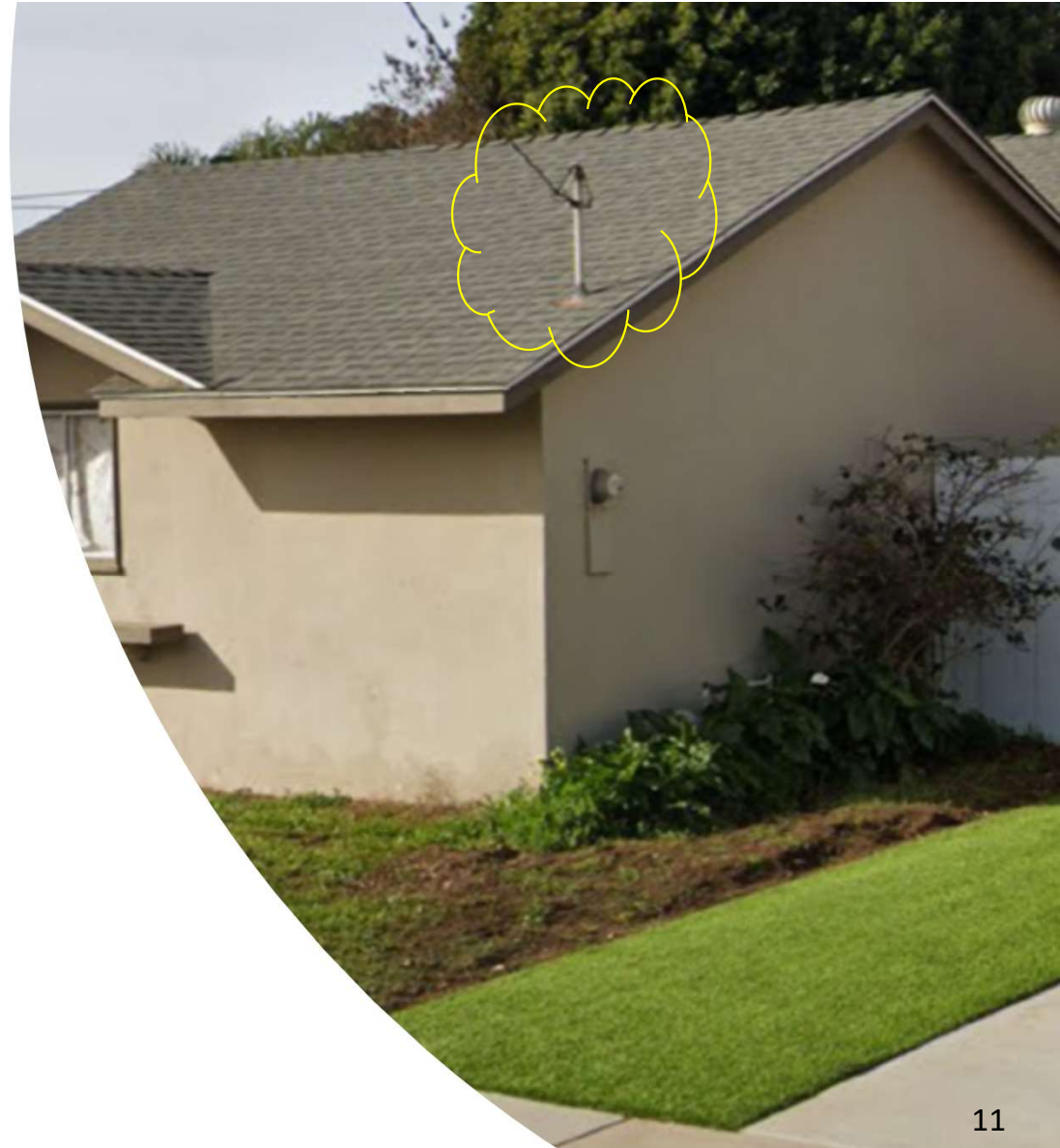
- SDG&E electrical system
- AT&T telecommunication
- Other cable TV/internet providers
- Existing improvement repairs (as-needed)
- Design of any necessary retaining walls

Design Phase through Fall 2025

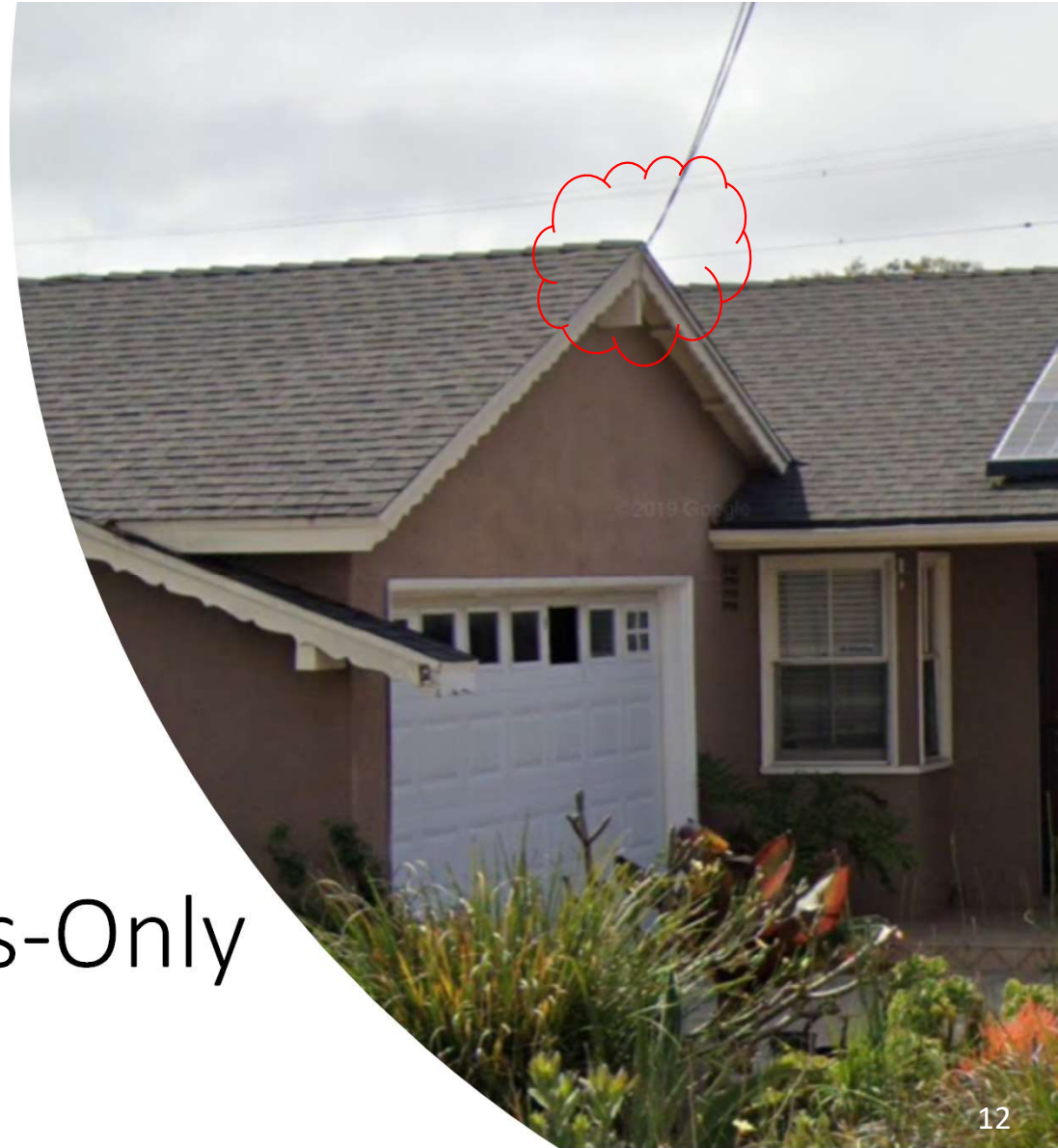
Service Lateral Design Coordination with Homeowners

- About 50 properties within Area 1B need to underground service laterals on their private property
- Timing needs to coincide with the construction phase for this project
- Consultant team will coordinate with each applicable property

Example:
Overhead Service
Electrical
Weather Head



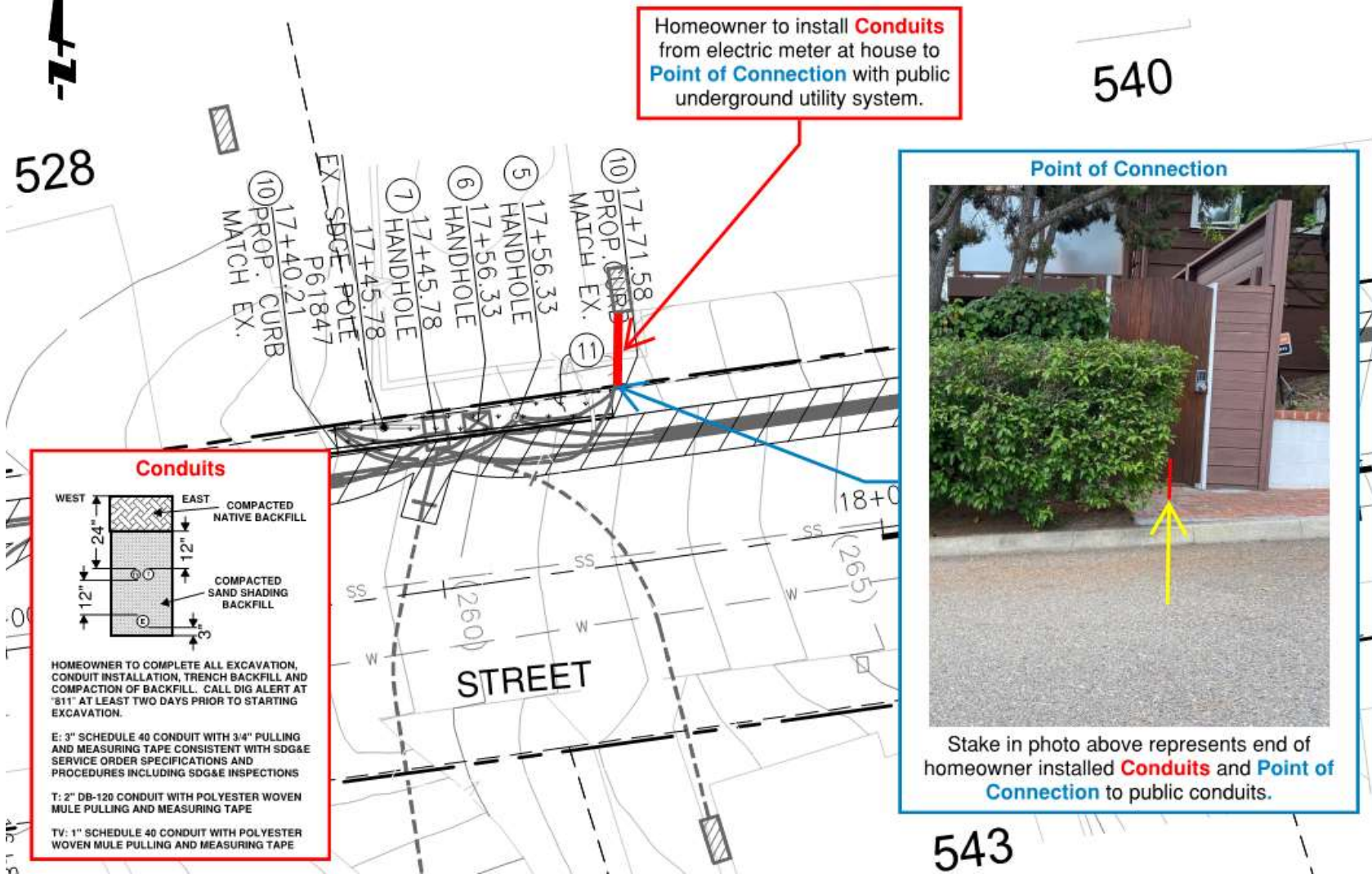
Example:
Overhead Service
Telecommunications-Only



Coordination with Homeowners on Service Laterals

- Letters to homeowners in early 2025 with details for their property and request to share contact information
- Homeowners to review proposed service lateral location closely and promptly coordinate with City consultant team
- City consultant team available to review lateral design and scope of work with homeowners
- Homeowners obtain cost proposals from electricians
- After SDG&E design is complete in Fall/Winter 2025, homeowners receive SDG&E Service Order required by electrician for lateral installation

Sample Lateral Undergrounding Coordination Exhibit



Homeowner to install **Conduits** from electric meter at house to **Point of Connection** with public underground utility system.

Conduits

WEST 24" EAST COMPACTED NATIVE BACKFILL
12" COMPACTED SAND SHADING BACKFILL
3"

HOMEOWNER TO COMPLETE ALL EXCAVATION, CONDUIT INSTALLATION, TRENCH BACKFILL AND COMPACTION OF BACKFILL. CALL DIG ALERT AT '811' AT LEAST TWO DAYS PRIOR TO STARTING EXCAVATION.

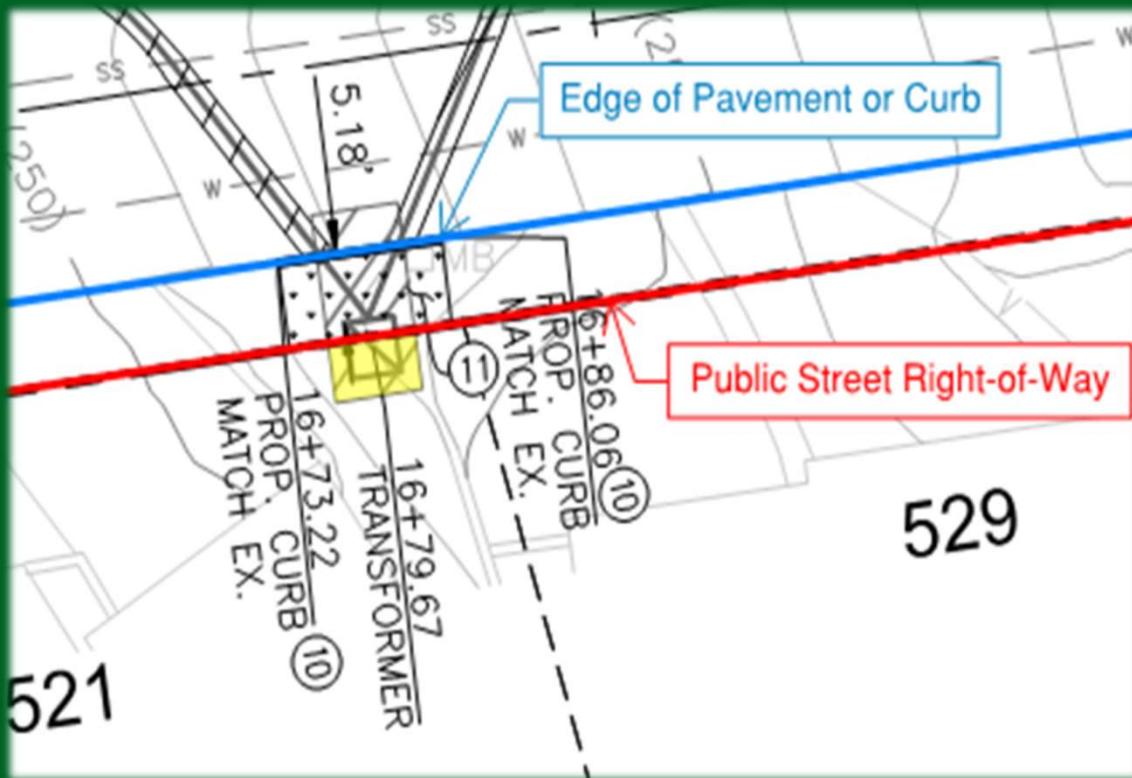
E: 3" SCHEDULE 40 CONDUIT WITH 3/4" PULLING AND MEASURING TAPE CONSISTENT WITH SDG&E SERVICE ORDER SPECIFICATIONS AND PROCEDURES INCLUDING SDG&E INSPECTIONS

T: 2" DB-120 CONDUIT WITH POLYESTER WOVEN MULE PULLING AND MEASURING TAPE

TV: 1" SCHEDULE 40 CONDUIT WITH POLYESTER WOVEN MULE PULLING AND MEASURING TAPE



Easement Coordination and Recordation



- Identify need for easement
- Preliminary notification to Homeowner
- SDG&E/City prepare easement for Homeowner signature
- Easement recordation

Post-Design Phase

- Public bidding process to hire a construction contractor
- Construction by the City contractor
- Lateral undergrounding by homeowners
- Wire pull and pole removal by utility agencies

Public Bid and Construction of Mainline by City

- Public bid the project and select lowest bidder
- Public bidding process will take three months after design phase
- City Council will award bid for construction
- Construction of trenches, conduits, vaults, handholes, and equipment pads



Lateral Undergrounding by Homeowners During Construction

- Homeowner to contract with electrician
- Electrician to pull City building permit
- Electrical panel upgrade, if necessary
- After City mainline construction in Spring/Summer 2026, homeowner will have two months for electrician to finish lateral scope of work

Wire Pull and Pole Removal by Utility Agencies



- Utilities will only pull wires after all homeowner laterals are complete
- SDG&E will energize new underground system after wire pulling
- SDG&E will remove existing poles after energizing
- Timeline of above still to be confirmed by utilities

Project Timeline

Work Item	Estimated Duration	Estimated Timeline
Design Phase	24 months	October 2023 through Fall 2025
Service Lateral Design Coordination	6 months	Spring/Summer 2025
Easement Coordination & Recordation	12 months	Spring 2025 to Early 2026
Public Bid Process	3 months	Winter 2025
Mainline Construction by City	2.5 months each phase (5 months total)	Spring/Summer 2026
Lateral Construction by Homeowner	2 months each phase (4 months total)	Spring/Summer 2026
Wire Pull and Pole Removal by Utility Agencies	6+ months	Summer 2026 to Winter 2026 (still to be confirmed by Utility Agencies)



What You Can Do Now...

- Provide the City your contact phone number and email:
 - Via form mailed to you, or
 - Via website form at www.delmar.ca.us/upcontactform, or
 - Via email to UP@delmar.ca.us
- If you have an overhead service, find licensed electricians you can request pricing from once you receive the Service Lateral Exhibit



Questions?

Ask your questions in the meeting, input into the Zoom Q&A or “Raise Your Hand” for answers now.

Questions later...

- See City Website www.delmar.ca.us/UP and select FAQ tile for answers to Frequently Asked Questions
- Send the City and Consultant Team an email at UP@delmar.ca.us
- Call the City and Consultant Team at the UP phone number 858.375.9513