STAFF REPORT
CITY OF SOLANA BEACH

TO: Honorable Mayor and City Councilmembers
FROM: Alyssa Muto, City Manager
MEETING DATE: September 25, 2024
ORIGINATING DEPT: Engineering Department
SUBJECT: **Update on Utility Underground Districts and Adopting District Boundary Maps for the Glenmont/Mar Vista/Marview UUD and the Nardo/Granados/Rios UUD**

BACKGROUND:

The City of Solana Beach has been working to take a major step toward enhancing public safety and preserving its coastal views with the creation of Utility Undergrounding Districts, aimed at relocating overhead utility lines underground. Staff has been working with the neighborhood coordinators on three separate utility underground districts, all west of Interstate 5. The three districts and the corresponding boundaries are summarized below. An update was last provided to the City Council at the January 24, 2024, City Council meeting.

- **Pacific Avenue – Phase II Utility Underground District (UUD)** – Pacific Avenue from North Helix Avenue to Solana Vista Drive (this District includes the Fletcher Cove Community Center).
- **Glenmont/Mar Vista/Marview UUD** – Glenmont Drive (entire street), Mar Vista Drive (entire street), Rawl Place (entire street), Marview Drive (entire street), Ford Avenue (entire street) and Canyon Drive (from Rawl Place to Ford Avenue).
- **Nardo/Granados/Rios UUD** – Nardo Avenue from Lomas Santa Fe Drive (LSF) to just south of Lirio Street, South Granados Avenue from LSF to south end of the street, South Rios Avenue from LSF to south end of the street, Rosa Street (east end of street), Palmitas Street (entire street), Lirio Street (entire street) Corto Street (entire street) and the south end of Via de Vista.

This item is before the City Council for the consideration of Resolution 2024-006 (Attachment 1), which would approve a revised district boundary map and authorize payment of $18,647 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the Glenmont/Mar Vista/Marview Utility Underground District. This item

CITY COUNCIL ACTION:
_____
_____

also includes for Council consideration Resolution 2024-007 (Attachment 2) which would approve a revised district boundary map and authorize payment of $24,979 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the Nardo/Granados/Rios Utility Underground District.

DISCUSSION:

Below are updates for each of the three UUDs along with action/recommendations for the City Council's consideration for each District. Staff has been meeting routinely with SDG&E and other utility companies (i.e., phone, cable) to further the undergrounding designs, easements, and utility coordination in an effort to move the projects forward for future consideration by residents and the City for implementation. At the end of the update summary provided below for each District, the update and action items are provided in an outline format.

While the Pacific Avenue – Phase II District is in the final stages of design (pre-construction bid), the information provided at this time is still in the design phase for each of the three UUDs. For each district, once the design is completed, the project has been put out for construction bids, and all costs for the district is known, the property owners for that district will vote to decide if their district should be formed and construction move forward. Property owners will have the opportunity to know the costs that they will be required to pay prior to voting. Each district will have a separate vote for that district only, making each district independent of the others so that it will be possible for individual districts to move forward while others are under design and/or should one or more others do not move forward.

Pacific Avenue – Phase II (Pacific) UUD

The Pacific UUD was the first of the three UUDs that was submitted to the City and it is also the furthest along in the process. The second petition was completed and met the 70% threshold as detailed in the "Steps to Forming a Private Residential Utility Underground District" brochure. It is important to note that the City-owned Fletcher Cove Community Center and the adjacent Overlook Park are included in this District. SDG&E is working with the other utility providers (phone and cable) to determine construction costs for this project.

As part of the January 2024 update, the City Council approved payment in the amount of $45,360 to AT&T for the design of their underground system from the CIP Fund - Engineering Design Account. If the UUD is ultimately approved, the money the City paid to AT&T for this design cost would be included in the total UUD cost and would be reimbursed to the City. Once the total project cost is determined and if the district is formed, the City will have to pay its fair share of the undergrounding cost for the Fletcher Cove Community Center and the Overlook Park.

City Council also approved the District Boundary Map (Attachment 3) allowing AT&T to sign a joint trench agreement (JTA) with SDG&E. The JTA allows AT&T to include their facilities and corresponding construction costs in the SDG&E construction documents for the competitive bidding process as one project. SDG&E is still coordinating with AT&T to execute the JTA for this District.

There are six streetlights within the boundaries of this District that are attached to wood utility poles. Since the wood utility poles would be removed as part of the undergrounding project, the streetlights would be replaced by the City using proceeds from the City of Solana Beach Lighting Maintenance District. Service points for the new streetlights would be included with the undergrounding work so that future trenching will not be required. The pole and light styles and mounting height will be consistent with the City Standard design, similar to the exposed aggregate concrete poles with LED fixtures installed as part of the UUD on the north end of Pacific Avenue and Circle Drive. Please see Attachment 4 for a comprehensive, detailed update on the current activities and future action items.

Glenmont/Mar Vista/Marview (Glenmont) UUD

As part of the SDG&E design of this District, SDG&E identified several locations where easements are required to place pad-mounted transformers and certain overhead utility lines underground. All required easements are for the undergrounding of overhead facilities located along private roads or within private properties. Since these locations where transformers or overhead utility lines would be placed underground are not within public streets, the utility companies do not have pre-existing rights for undergrounding their utility lines. The overhead utility lines have easements for the overhead placement of the lines, but these easements do not extend the rights for underground placement of the utility lines. As such, new easements are required for the underground placement of the utility lines.

In the boundaries of the Glenmont UUD, there are properties along the private street Marview Lane for which easements are required. Extensive outreach has been conducted but the necessary easements for the majority of the properties have not been obtained. In order to move forward, the initial District boundary has been adjusted to remove Marview Lane from the UUD since the majority of the properties are not willing to grant easements and the original design needs to be revised. The revised District boundary is included as Exhibit A to Resolution 2024-006. This redesign will remove the properties along Marview Lane as indicated in Exhibit A to Resolution 2024-006. SDG&E requires an additional fee for the redesign of their infrastructure in the amount of $18,647 so that the District can be built without obtaining easements.

Per Council Policy No. 13, the City Council may approve seed money to be used for the preparation of preliminary plans and a preliminary cost estimate by SDG&E. SDG&E has stated that the redesign fees are eligible to be paid out of the City's Rule 20A allocations. If the District is ultimately formed, then the redesign fees would be paid

back to the City's share of Rule 20A account from the proceeds collected from the property owners within the District. If the District is not approved, the Rule 20A funds would be lost. In either case, no General Fund money is proposed for this redesign work at this time. In anticipation of this item being presented at this Council meeting, Staff sent out letters to all residents within the Glenmont and Nardo District boundaries. This includes properties that are identified as being removed from the District due to easement issues. All correspondences received in response to the letters sent from the City are included with this Staff Report as Attachment 5.

Please see Attachment 4 for a comprehensive, detailed update on the current activities and future action items.

Nardo/Granados/Rios (Nardo) UUD

Similar to the Glenmont UUD, the Nardo UUD also has overhead utility lines within a private street (Via de Vista) and on private properties. Although extensive outreach was conducted by SDG&E staff and City Staff, the necessary easements along Via de Vista have not been obtained. The revised District boundary is included as Exhibit A to Resolution 2024-007. This redesign will remove the properties along Via de Vista as indicated in Exhibit A to Resolution 2024-007. Therefore, this also necessitates the redesign of the UUD to remove some properties from the District. SDG&E requires an additional fee for the redesign of their infrastructure in the amount of $24,979. These funds can be allocated from the City's Rule 20A funds. All correspondences received in response to the letters sent from the City are included with this Staff Report as Attachment 5. Please see Attachment 4 for a comprehensive, detailed update on the current activities and future action items.

CEQA COMPLIANCE STATEMENT:

UUD projects are exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15302(d) of the State CEQA Guidelines. Notices of Exemption were filed for each of the three UUDs in December 2022.

FISCAL IMPACT:

There are not any specific fiscal impacts associated with this Staff Report. The amount of seed money requested to pay SDG&E for the preliminary design plans and cost estimate for the Glenmont UUD is $18,647 and for the Nardo UUD is $24,979. These costs would be paid from the City's CPUC Rule 20A funds allocation pursuant to City Council Policy No. 13. If either of the Districts is ultimately formed, then the Rule 20A funds would be paid back to the City Rule 20A account with the proceeds collected from the property owners within that District. If either of the District fails, the Rule 20A funds would be lost for that District. In either case, no General Fund money is proposed to be used at this time.

WORK PLAN:

This project is not identified in the Fiscal Year (FY) 2024/25 Work Plan.

OPTIONS:

- Approve revised District boundaries and seed money from the CPUC Rule 20A allocation in the amount of $18,647 for the Glenmont UUD and $24,979 for the Nardo UUD.

- Do not approve the seed money request.

- Provide further direction to the City Manager and City Engineer for this project.

CITY STAFF RECOMMENDATION:

Staff recommends that the City Council consider the following:

1. Adopt Resolution 2024-006:

    a. Authorizing payment of $18,647 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the Glenmont/Mar Vista/Marview Utility Underground District.

    b. Approving the Revised District Boundary Map for the Glenmont/Mar Vista/Marview Utility Underground District subject to final voting approval from the District property owners as outlined in the "Steps to Forming a Private Residential Utility Underground District" brochure.

2. Adopt Resolution 2024-007:

    a. Authorizing payment of $24,979 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the of the Nardo/Granados/Rios Utility Underground District.

    b. Approving the Revised District Boundary Map for the Nardo/Granados/Rios Utility Underground District subject to final voting approval from the District property owners as outlined in the "Steps to Forming a Private Residential Utility Underground District" brochure.

_____
Alyssa Muto, City Manager

Attachments:

1. Resolution 2024-006 (Glenmont/Mar Vista/Marview UUD)
2. Resolution 2024-007 (Nardo/Granados/Rios UUD)
3. Boundary Map for Pacific Avenue – Phase II UUD
4. Undergrounding Utility District Detailed Update on Current Activities and Future Action Items
5. Correspondences received from property owners with the Glenmont and Nardo UUDs

RESOLUTION 2024-006

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING PAYMENT TO SDG&E FOR REDESIGN WORK AND REVISIONS TO BOUNDARY MAP ASSOCIATED WITH THE GLENMONT/MAR VISTA/MARVIEW UTILITY UNDERGROUND DISTRICT

WHEREAS, Staff has been working with the neighborhood coordinators on the Glenmont/Mar Vista/Marview Utility Underground District (UUD), which includes properties on Glenmont Drive (entire street), Mar Vista Drive (entire street), Rawl Place (entire street), Marview Drive (entire street), Ford Avenue (entire street) and Canyon Drive (from Rawl Place to Ford Avenue); and

WHEREAS, as part of the SDG&E design of this District, SDG&E identified locations where easements are required to place the utilities underground. All easements required are for properties along private roads or driveways. Since the location along private roads where the overhead utility lines would be placed underground are not public streets, the utility companies do not have pre-existing rights for their utility lines. The overhead utility lines have easements for the overhead placement of the lines but these easements do not extend to underground placement of the utility lines. As such, new easements are required for the underground placement of the utility lines; and

WHEREAS, in the boundaries of the Glenmont/Mar Vista/Marview UUD, there are properties along the private street Marview Lane for which easements are required. Extensive outreach has been conducted but the necessary easements for the majority of the properties have not been obtained. In order to move forward, the initial District boundary has been adjusted to remove Marview Lane from the UUD since the majority of the properties are not willing to grant easements and the original design needs to be revised. The revised Boundary Map is attached to this resolution as Exhibit A; and

WHEREAS, SDG&E requires an additional fee for the redesign of their infrastructure in the amount of $18,647 so that the District can be built without obtaining easements. Per Council Policy No. 13, the City Council may approve seed money to be used for the preparation of preliminary plans and a preliminary cost estimate by SDG&E. If the District is ultimately formed, then the Rule 20A funds would be paid back to the City's share of Rule 20A allocation from the proceeds collected from the property owners within the District. If the District is not approved, the Rule 20A funds would be lost. In either case, no General Fund money is proposed to be used at this time.

NOW, THEREFORE, the City Council of the City of Solana Beach does resolve as follows:

1. That the foregoing recitations are true and correct.

2. That the City Council authorizes payment of $18,647 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the Glenmont/Mar Vista/Marview Utility Underground District.

3. That the City Council approves the Revised District Boundary Map for the Glenmont/Mar Vista/Marview Utility Underground District subject to final voting approval from the District property owners as outlined in the "Steps to Forming a Private Residential Utility Underground District" brochure.

PASSED AND ADOPTED this 25th day of September 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

_____
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

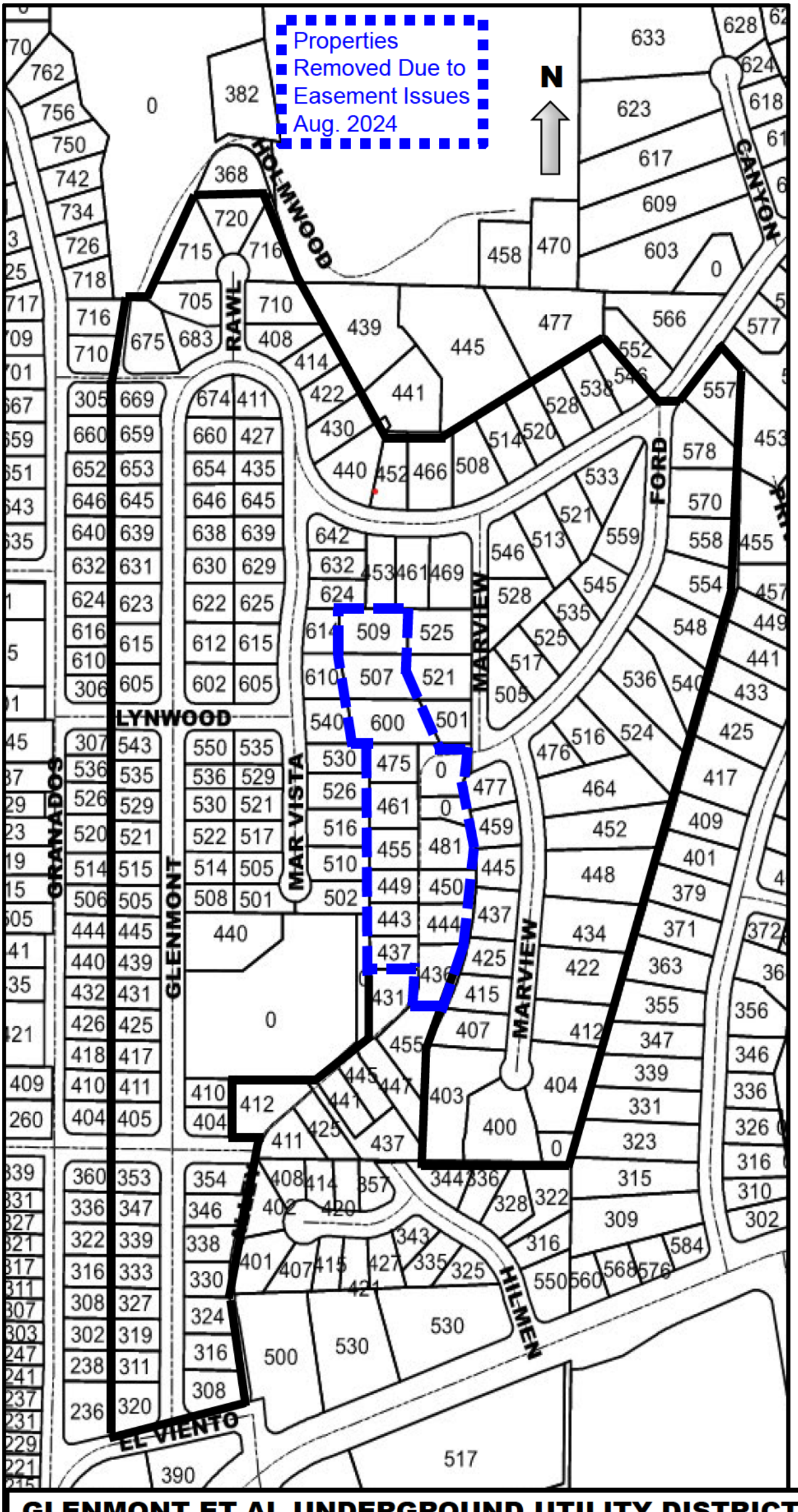
_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

_____
ANGELA IVEY, City Clerk

Exhibits:

A. Revised Boundary Map for Glenmont/Mar Vista/Marview UUD



GLENMONT ET AL UNDERGROUND UTILITY DISTRICT

RESOLUTION 2024-007

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOLANA BEACH, CALIFORNIA, AUTHORIZING PAYMENT TO SDG&E FOR REDESIGN WORK AND REVISIONS TO BOUNDARY MAP ASSOCIATED WITH THE NARDO/GRANADOS/RIOS UTILITY UNDERGROUND DISTRICT

WHEREAS, Staff has been working with the neighborhood coordinators on the Nardo/Granados/Rios Utility Underground District (UUD), which includes properties on Nardo Avenue from Lomas Santa Fe Drive (LSF) to just south of Lirio Street, South Granados Avenue from LSF to south end of street, on South Rios Avenue from LSF to south end of street, Rosa Street (east end of street), Palmitas Street (entire street), Lirio Street (entire street) Corto Street (entire street) and the south end of Via de Vista; and

WHEREAS, As part of the SDG&E design of this District, SDG&E identified locations where easements are required to place the utilities underground. All easements required are for properties along private roads or driveways. Since the location along private roads where the overhead utility lines would be placed underground are not public streets, the utility companies do not have pre-existing rights for their utility lines. The overhead utility lines have easements for the overhead placement of the lines but these easements do not extend to underground placement of the utility lines. As such, new easements are required for the underground placement of the utility lines; and

WHEREAS, in the boundaries of the Nardo/Granados/Rios UUD, there are properties along the private street Via de Vista for which easements are required. Extensive outreach has been conducted but the necessary easements for the majority of the properties have not been obtained. In order to move forward, the initial District boundary has been adjusted to remove Via de Vista from the UUD since the majority of the properties are not willing to grant easements and the original design needs to be revised. The revised Boundary Map is attached to this resolution as Exhibit A; and

WHEREAS, SDG&E requires an additional fee for the redesign of their infrastructure in the amount of $24,979 so that the District can be built without obtaining easements. Per Council Policy No. 13, the City Council may approve seed money to be used for the preparation of preliminary plans and a preliminary cost estimate by SDG&E. If the District is ultimately formed, then the Rule 20A funds would be paid back to the City's share of Rule 20A allocation from the proceeds collected from the property owners within the District. If the District is not approved, the Rule 20A funds would be lost. In either case, no General Fund money is proposed to be used at this time.

NOW, THEREFORE, the City Council of the City of Solana Beach does resolve as follows:

1. That the foregoing recitations are true and correct.

2. That the City Council authorizes payment of $24,979 to SDG&E from the City's share of CPUC Rule 20A allocation for the redesign of the of the Nardo/Granados/Rios Utility Underground District.

3. That the City Council approves the Revised District Boundary Map for the Nardo/Granados/Rios Utility Underground District subject to final voting approval from the District property owners as outlined in the "Steps to Forming a Private Residential Utility Underground District" brochure.

PASSED AND ADOPTED this 25th day of September 2024, at a regularly scheduled meeting of the City Council of the City of Solana Beach, California by the following vote:

AYES: Councilmembers –
NOES: Councilmembers –
ABSTAIN: Councilmembers –
ABSENT: Councilmembers –

_____
LESA HEEBNER, Mayor

APPROVED AS TO FORM:

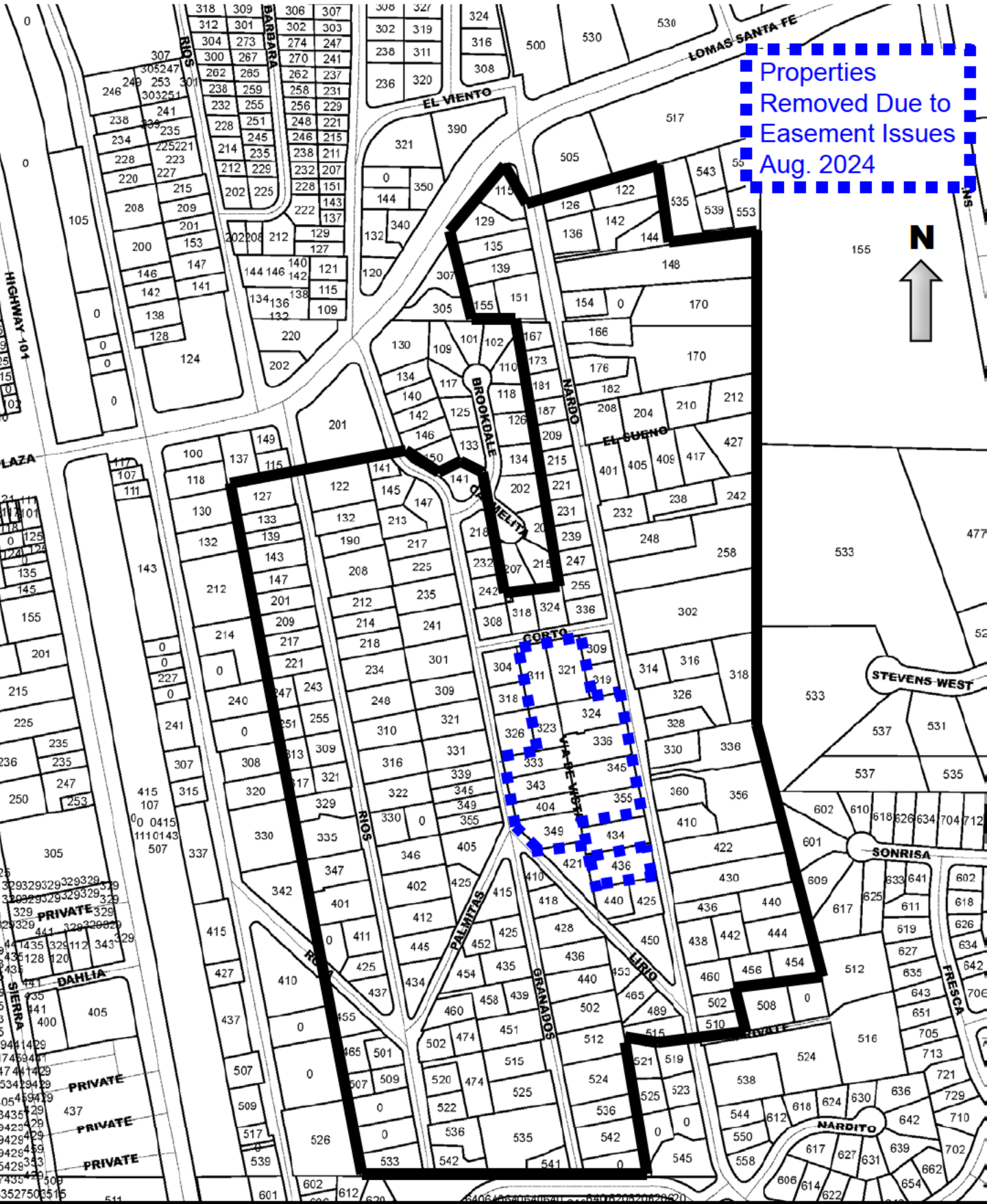
_____
JOHANNA N. CANLAS, City Attorney

ATTEST:

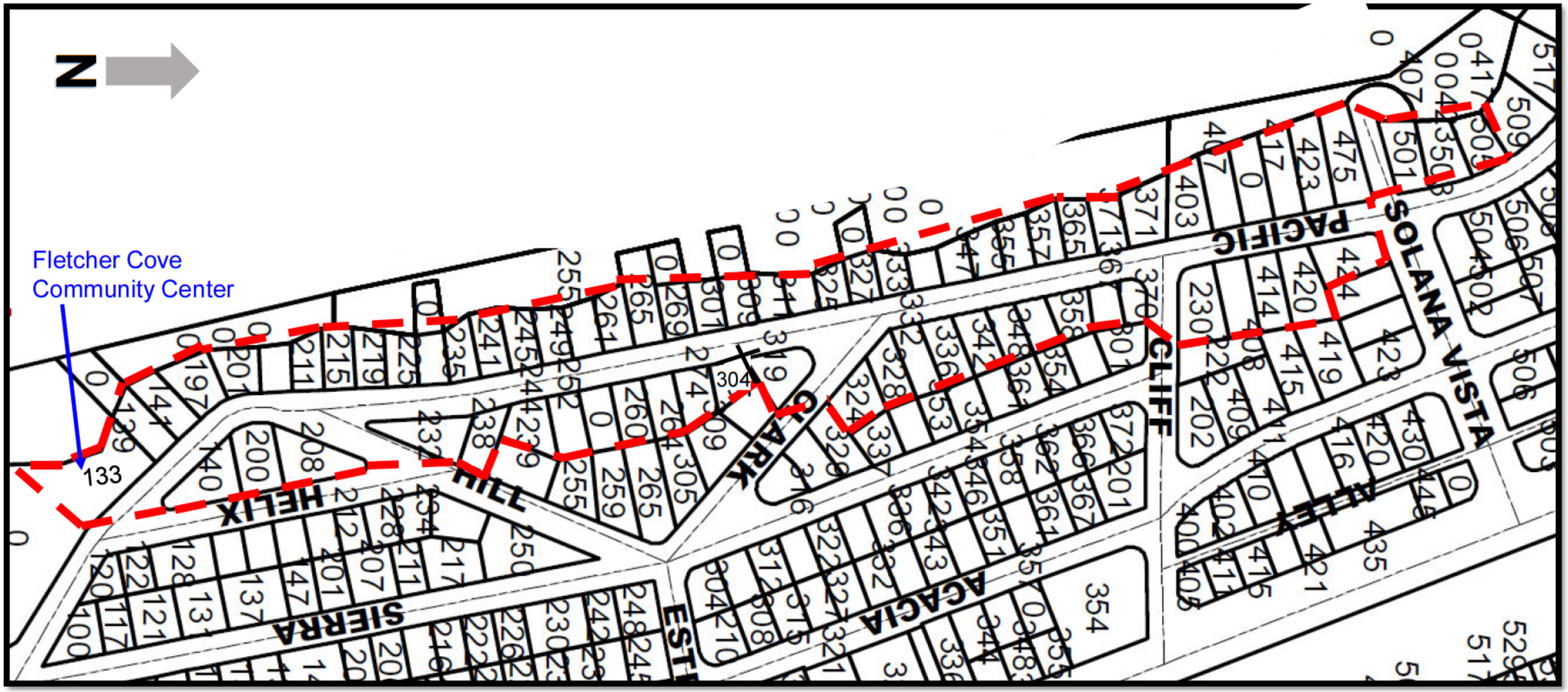
_____
ANGELA IVEY, City Clerk

Exhibits:

A. Revised Boundary Map for Nardo/Granados/Rios UUD



NARDO/GRANADOS/RIOS UNDERGROUND UTILITY DISTRICT



Pacific Utility Underground District – Boundary Map

12/19/2023

DETAILED UPDATE ON THE CURRENT ACTIVITIES AND FUTURE ACTION ITEMS

Pacific Avenue – Phase II Utility Underground District

1. Communication Companies
    - AT&T – plans have been provided from AT&T to SDG&E and SDG&E completed their review of the plans on 8/14/2024.
        - AT&T to provide to City information on billable costs. Trenching costs will be included in the billable value to be sent by SDG&E. If District is ultimately approved by a vote of the District, these costs will be included in the total assessed value of the District.
        - AT&T to sign the JTA. As of the writing of this report, the JTA has not been signed and returned to SDG&E.
    - Cox Communications – the JTA has been signed and returned to SDG&E. Although Cox has submitted design plans to SDG&E, the plans are based on the SDG&E design plans from 2021 not the more current version prepared in 2023. Cox will update their plans and submit to SDG&E. All Cox trenching costs will be submitted to SDG&E and included to the City in the overall costs that SDG&E provides to the City.
    - Costs provided from all communication companies will be included in the overall District cost and apportioned out by the assessment engineer as part of the District vote.

2. Permitting Update – the City has approved an encroachment permit with SDG&E for the construction of the District. The encroachment permit is valid until December 2026 but can be extended if needed.

3. Replacement of Streetlights
    - There are six streetlights within the District that are attached to poles that will be removed as part of this project.
    - The City intends to replace the streetlights as a separate CIP (CIP) project after the wood utility poles are removed so that the asset is owned and managed by the City moving forward. The City will provide documentation to SDG&E as to the exact location of the existing streetlights so service points can be provided during the undergrounding project. This will eliminate the need for further trenching to install the streetlights after the undergrounding work is completed. There will be short period of time when streetlights will not be present until the District is complete and the City can install new streetlight poles.

ATTACHMENT 5

Glenmont/Mar Vista/Marview (Glenmont) UUD

1. Design Status
    - Updated Boundary Map & Resolution will need to be issued before redesign can commence. The revised District boundaries are shown in the map provided as Exhibit A to Resolution 2024-006, which is included with this Staff Report as Attachment 1.

2. Communication Companies
    - AT&T, Cox Communications, Crown Castle and Spectrum/Charter all have facilities within the Glenmont Utility Underground District.
    - SDG&E needs to finalize their plans before sending out their plans to these communication companies.
    - Communication companies will use SDG&E design as a basis for their designs. It is anticipated that the JTA will be executed by all communication companies so that one construction contract and one trench can accommodate all underground utilities.

3. Replacement of Streetlights
    - The City will provide SDG&E locations of existing streetlights that will need to be replaced once the wood utility poles are removed.
    - This information will be used by SDG&E to provide service points in their design plans for the future streetlights.

4. Santa Fe Irrigation District (SFID) Easement
    - SDG&E currently has an easement across SFID property for existing utility lines. This easement allows for both overhead and underground power lines. SDG&E has stated that a new, additional easement is needed because safety issues preclude them from placing new power lines underneath active overhead power lines.
    - SFID has many underground water lines within their property at 440 Glenmont Drive. A new easement could limit their ability to provide future upgrades at this site.
    - The language of the proposed SDG&E easement prevents grading inside the easement. This restriction could impact the planned neighborhood park the City is designing for this site.

Nardo/Granados/Rios (Nardo) Utility Underground District

1. Design Status
    - Updated Boundary Map & Resolution will need to be issued before redesign can commence. The revised District boundaries are shown in the map

provided as Exhibit A to Resolution 2024-007, which is included with this Staff Report as Attachment 2.

- SDG&E was able to adjust the boundaries so that three properties on the south end of Via de Vista can remain in the District without the need for easements.

2. Communication Companies
    - AT&T, Cox Communications and Spectrum/Charter all have facilities within the Nardo Utility Underground District.
    - SDG&E needs to finalize their plans before sending out their plans to these communication companies.
    - Communication companies will use SDG&E design as a basis for their designs. It is anticipated that the JTA will be executed by all communication companies so that one construction contract and one trench can accommodate all underground utilities.
    - It is anticipated that Charter needs six to eight weeks and AT&T needs approximately eight weeks to complete their designs.

3. Replacement of Streetlights
    - The City will provide SDG&E locations of existing streetlights that will need to be replaced once the wood utility poles are removed.
    - This information will be used by SDG&E to provide service points in their design plans for the future streetlights

4. Easements
    - SDG&E is working with their design team to eliminate the need for easements on private property. As noted above, this is complicated by the fact that Via de Vista is a private street. At this point, the current draft design has eliminated the need for easements. However, this is subject to change as the final design is completed.

From: Mo Sammak
To: Peter Brunelle
Cc: Alyssa Muto; Dan Goldberg; Dan King
Subject: RE: Nardo/Granados/Rios Utility Underground District (UUD)
Date: Monday, September 16, 2024 11:33:29 AM

Hi peter
Your parcel is correctly identified. Even though you have a Via De Vista, private street, Address, your property is being served from a public right of way. You are still in the district.
Thanks.
Mo.

-----Original Message-----
From: Peter Brunelle [redacted]
Sent: Monday, September 16, 2024 9:10 AM
To: Mo Sammak <msammak@cosb.org>
Cc: Alyssa Muto <amuto@cosb.org>; Dan Goldberg <dgoldberg@cosb.org>; Dan King <DKing@cosb.org>
Subject: Re: Nardo/Granados/Rios Utility Underground District (UUD)

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

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Helo Mo,

Thank you very much for your reply, it is much appreciated.
I did receive the letter this past Saturday and have one question that I would not want to tie up the meeting with. We are at [redacted] Via De Vista and are wondering if our parcel has been correctly identified, can you please clarify the status of [redacted] Via De Vista?

Thank you again for the communications,

Peter Brunelle

> On Sep 16, 2024, at 7:25 AM, Mo Sammak <msammak@cosb.org> wrote:
>
> Good morning Peter
>
> The City Manger asked me to reply to your email.
>
> Your recollection of our efforts in obtaining easements from property owners within Via De Vista neighborhood is accurate. Since our last update to the City Council, we have been trying to work with SDG&E to revise the district boundary to exclude those property owners who are unwilling to grant easement and the corresponding additional design costs for the project. After several months of collaborative efforts with SDG&E, we have a conceptual plan for moving forward. We are currently preparing an informational and update item that will be presented to the City Council at the Council meeting that will be held on Wednesday September 25. Once the Staff Report is ready, it will be posted on the City's website. In preparation for the Council meeting, we prepared letters to everyone in the District, including those who refused to grant easements to update them know about the project and encourage them to attend the meeting. The letters were sent out last week (Thursday September 12). In the meantime, If you have any specific questions, please feel free to contact me at (858)-720-2473.
>
> Thanks.

> Mo.
> -----Original Message-----
> From: Peter Brunelle [redacted]
> Sent: Wednesday, September 11, 2024 1:18 PM
> To: Alyssa Muto <amuto@cosb.org>
> Subject: Nardo/Granados/Rios Utility Underground District (UUD)
>
> [You don't often get email from [redacted] Learn why this
> is important at https://aka.ms/LearnAboutSenderIdentification]
>
> CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.
>
>
> Hi Alyssa,
>
> My name is Peter Brunelle and I live at [redacted] Via De Vista, part of the Nardo/Granados/Rios Utility Underground District (UUD).
> Is it possible to get an update on this project? It has been over six years since this project was initiated.
> Last year we were told City Staff and SDG&E had been unable to obtain the necessary easements from the property owners at the north end of Via De Vista and SDG&E was moving forward with the UUD that will not include Via De Vista.
> Has SDGE made any progress with a new plan? During the power outage Sunday night SDGE spent a lot of time on the poles on Via De Vista, wondering if there is any news on UUD?
>
> Thank you very much for your help,
>
> Peter Brunelle

From: Tjitske Zitman
To: Pw-Eng
Subject: UUD Glenmont/MarVista/Marview Utility
Date: Saturday, September 14, 2024 12:32:15 PM

You don't often get email from [redacted] Learn why this is important

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Dear Mr. Mohammad Sammak
Engineering Public Works Director

Today I received a letter regarding the issue that I might be impacted by the proposed Utility undergroud project in my neighborhood. I live on [redacted] MarVista Drive. I have in the past informed the project organizer in my neighborhood that I am not willing to pay for placing the overhead vacilities underground and want to opt out and **do not give my vote.**

I feel very strongly that this is a beautification that should be paid and done by the City of Solana Beach to beautify our town and should not be expected to be a financial burden on the property owners.

I imagine they will need to vote and get a majority vote to get it approved. I have not even received how this will financially impact me and asked if I can afford to do this so that I may continue to live in my home and the area I love for over 35 years. My property tax is high enough and I am not willing to have them increase. My neighbors most likely have a much higher income and are not looking at the financial burden it might cause others.

The poles I have lived with for over 35 years and are not bothering me - I do have to agree it would look nicer if they are underground but again that is a project for the beautification of the city of Solana Beach.

My questions is how do I opt out and what do I need to sign that I am not part of this project. I want to opt out and how do I proceed? My voice is that I **do not support of the undergrounding project and they cannot count on my vote.**

Thanking you in advance for your attention in this matter and I hope you can inform me how to proceed,

Tjitske E. Zitman
[redacted] MarVista Drive
[redacted]

From: Karin Esser
To: Pw-Eng
Subject: Marview Lane Utility Undergrounding
Date: Saturday, September 14, 2024 5:19:07 PM

[You don't often get email from [redacted] Learn why this is important at https://aka.ms/LearnAboutSenderIdentification]

CAUTION: External e-mail. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr. Sammak,

Thank you for your letter referring to the City Council meeting on September 25, 2024 in regard to the Utility Undergrounding District Project.
Unfortunately we will be unable to attend this meeting but want to assure you that we are supporting the undergrounding project and would like to see it move forward. We are aware that we have to grant SDG&E the easement rights to our address at [redacted] Marview Lane.
We are looking forward to learn about any progress in this matter.

Sincerely,
Alfred and Karin Esser

From: Mark Robinson
To: Pw-Eng
Subject: Nardo / Granados / Rios Utility Undergrounding District Project
Date: Saturday, September 14, 2024 10:24:42 PM
Attachments: Solana Beach Utility Underground Notice .pdf

You don't often get email from [redacted] Learn why this is important

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Hello,

I received the attached communication and plan on attending the noted City Council meeting. My residence is at [redacted] Via De Vista and appear to be within the "Properties removed due to easement issues Aug 2024". I wasn't sure exactly what it means to be within this "Properties removed....." area, any further explanation would be greatly appreciated.

Thanks

MARK ROBINSON
MANAGING DIRECTOR & PARTNER – PORTFOLIO ASSET MANAGEMENT
SOUTHWEST VALUE PARTNERS
12770 El Camino Real, Suite 200, San Diego, CA 92130
(858) 480-2900
mrobinson@swvp.com

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From: Angela Ivey
To: Mo Sammak; Dan Goldberg
Cc: Megan Bavin; Gabriela Zoquiapa
Subject: FW: Nardo/Granados/Rios UUD project update on September 25, 2024
Date: Tuesday, September 17, 2024 10:49:33 AM

For engineering

Angela Ivey | City Clerk
City of Solana Beach 635 S. Hwy 101 Solana Beach CA 92075
858-720-2425
aivey@cosb.org www.cityofsolanabeach.org city clerk services

From: Marc Halpern [redacted]
Sent: Monday, September 16, 2024 11:26 PM
To: Clerk Office <clerkoffice@cosb.org>
Cc: Kristi Becker [redacted]
Subject: Nardo/Granados/Rios UUD project update on September 25, 2024

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City Council and Councilmember Becker:

I am one of the community liaisons for the Nardo/Granados/Rios UUD and a 20+ year resident of Solana Beach. Thank you for your continued attention to this important project that will improve both the UUD area and add to Solana Beach as a whole.

I received the notice of the upcoming project update at the September 25th City Council meeting. Unfortunately, I will be unable to attend in person because of prior travel arrangements. So I am writing with a brief note to continue to express my support for this project and relay the support of the neighborhood. The remarkable improvements to other parts of town and neighboring communities that have been undergrounded should continue to inspire us.

I am excited to see that the necessary adjustments to the boundary map have now been implemented to be able to proceed forward expeditiously to next steps, and look forward to reviewing the minutes of the meeting to hopefully see continued support from the City, pressure on the utility companies, and the setting of target dates to keep this moving. As you know, It has been almost 7 years since the UUD was approved on September 29, 2017. There

are still a few steps to go, but hopefully we have seen the last of any significant delays or hurdles.

Sincerely,
Marc Halpern

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From: Siegfried Reich
To: Pw-Eng
Subject: Glenmont Mar Vista Undergrounding
Date: Monday, September 16, 2024 12:04:09 PM

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Hi, I received a letter noting an upcoming SB City Counsel mtg Sept 25 to discuss undergrounding status, but no time is noted and I see nothing on the CSB website calendar for this date/topic. Can you provide more detail and can one call into the meeting to listen in?
thanks
Siegfried Reich
(owner, [redacted] Glenmont Drive)

From: Rik Floyd
To: Pw-Eng
Cc: Rik Floyd; [redacted]
Subject: Glenmont/MarVista/Marview Utility Undergrounding District Project Update (UUD)
Date: Monday, September 16, 2024 1:14:21 PM

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Dear Mr. Sammak,

Thank you for your September 11 update letter. We are Rik and Carol Floyd (Floyd Family Trust) of [redacted] Glenmont Drive.

Based on the map you enclosed, we believe our parcel has been property identified; in other words, [redacted] Glenmont Drive would like to be INCLUDED in a district to underground overhead utility lines.

If you need to reach us our contact information is given below.

Thank you for your efforts on behalf of our neighborhood and Solana Beach.

Warm regards,

Rik and Carol

Rik Floyd
[redacted] landline
[redacted] mobile
[redacted]
[redacted]
[redacted] (is being retired). To reach us through our shared, personal email account please update your records to: [redacted]

From: Kelley Hall
To: Pw-Eng
Subject: UUD Project Glenmont
Date: Tuesday, September 17, 2024 7:46:50 AM

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Dear City of Solana Beach Engineering Department,
We own/reside in [redacted] Glenmont Drive and were very excited to receive UUD letter. We are definitely in favor and are in support of our overhead power lines being eliminated and placing them underground. What is the timing of this project?
Sincerely,
Kelley & Chris Hall

From: Wendi McKenna
To: Pw-Eng
Cc: Neil McKenna
Subject: Utility Undergrounding
Date: Tuesday, September 17, 2024 10:40:27 AM

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Dear Mohammad,

Neil and I received your letter from the city regarding the utility undergrounding project. To my knowledge, we did not receive an easement request for the undergrounding. I understand there are probably other parcels that are more affected than ours ([redacted] Via de Vista) but we would like to work with our neighbors to have this move forward in our neighborhood.

Please advise.
Thank you
Wendi and Neil McKenna

Wendi McKenna, DPT

[redacted] cell
www.WendiMcKenna.com
www.MovePlayGrow.com
https://www.facebook.com/groups/livinginleadership

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From: Carrie Greenstein
To: Pw-Eng
Cc: Angela Ivey
Subject: Fwd: Glenmont underground utility district
Date: Tuesday, September 17, 2024 2:31:08 PM

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Dear Mr. Sammak,

Thank you for providing the district update letter. We are disappointed that our property will be excluded from the district.

While I understand some properties have not agreed to grant easements, my neighbor at [redacted] Marview Lane and us ([redacted] Marview Lane) have granted an easement to locate the SDG&E transformer that would allow the removal of the pole located between [redacted] and [redacted] Marview Lane.

We are requesting that [redacted] thru [redacted] Marview Lane be included in the district to allow the underground of the one utility pole located between [redacted] and [redacted] Marview Lane.

Thank you for this consideration.

Carrie and Jim Greenstein

From: Angela Ivey
To: Mo Sammak; Dan Goldberg
Subject: FW: Utility Undergrounding Project
Date: Tuesday, September 17, 2024 3:45:00 PM

From: John Mansdorfer [redacted]
Sent: Tuesday, September 17, 2024 3:44 PM
To: Angela Ivey <aivey@cosb.org>
Subject: FW: Utility Undergrounding Project

You don't often get email from [redacted] Learn why this is important

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From: John Mansdorfer [redacted]>
Sent: Tuesday, September 17, 2024 3:34 PM
To: msammak@cosb.org
Cc: aivery@cosb.org
Subject: Utility Undergrounding Project

Dear Mr. Sammak,

I recently received a letter from you concerning the Glenmont/Mar Vista/Marview Utility Undergrounding District Project Update.

I see we at [redacted] Marview Lane are excluded. You may remember that we have already granted an easement to the locate an SDG&E transformer on our property as well as the property of [redacted] Marview Lane. This would allow for the removal of the utility pole between [redacted] and [redacted] Marview Lane.

Therefor we are requesting that the lots between [redacted] and [redacted] be re-included in the Utility Undergrounding District Project, to allow for the undergrounding of the utility pole between [redacted] and [redacted] Marview Lane.

Thank you for your prompt attention to this matter.

John & Barbara Mansdorfer