ITEM 9.B.

MOORPARK CITY COUNCIL
AGENDA REPORT

TO: **Honorable City Council**

FROM: **Yugal Lall, City Engineer / Public Works Director**

BY: **Ken Gilbert, Public Works Consultant**

DATE: **January 4, 2006 (CC Meeting of 01/18/2006)**

SUBJECT: **Underground Utility Project Priorities**

BACKGROUND

1. The City Council Goals and Objectives include the following: ***"Evaluate funding sources and priorities for undergrounding of utility lines throughout the City."***

2. In March of 2005, the City Council received a staff report which set forth a list of candidate "undergrounding" projects. The matter was referred to the Public Works, Facilities and Solid Waste Committee [Mayor Pro Tem Mikos and Councilmember Parvin] for review and recommendation.

3. The Committee met to discuss these matters on more than one occasion. At its December 2005 meeting, the Committee completed efforts related to recommended project priorities. This report summarizes those recommendations.

DISCUSSION

A. Locati on and Description of Candidate Undergrounding Projects

Attached as Exhibit 1 is a map showing all of the overhead electrical transmission and distribution lines in the City except the tall high voltage towers. These facilities identified on Exhibit 1 have been grouped into nineteen (19) separate candidate "undergrounding" projects, identified as Projects A thru T. The map also identifies the type of overhead utility lines on the poles: a) distribution; b) distribution & transmission; or c) transmission only.

Attached as Exhibit 2, is a chart which briefly describes the limits and scope of each of the nineteen (19) candidate projects.

B. Estima ted "Undergrounding" Costs

Attached as Exhibit 3, is a chart which provides a preliminary cost estimate for each of the candidate projects. The total estimated cost for all of the projects listed is about $56.7 million. It should be noted that these cost estimates are very preliminary in nature. Although the unit prices cited in Exhibit 3 were derived based on staff's experience and input from the Southern California Edison Company (SCE), there has been no effort made to ask SCE to perform preliminary engineering and to develop cost estimates for any of these projects. It is likely, therefore, that cost estimates developed by such a more in depth and site specific process, would yield a different cost estimate. Accordingly, the costs listed in Exhibit 3 are merely "ballpark" figures.

C. Project Evaluation and Ranking

1. ***General***: Staff and the Public Works, Facilities and Solid Waste Committee have worked to develop a methodology for objectively describing each project area and evaluating the impact of each on the community.

2. ***Evaluation Criteria***: The evaluation criteria used is generally described and defined as follows:

Criteria	Scoring Factor	Score	Highest Score
Land Use	Commercial	4	4
	Residential	3	
	Industrial	2	
	Open Space	1	
Type of Street	Arterial	3	3
	Collector	2	
	Residential	1	
Safety		1	1
Aesthetics	Proximity to a sensitive area	1 - 3	3
			11

Please note that cost is not a factor in this evaluation. Small projects and larger more expensive projects compete on equal footing. In this way the availability and amount of funding does not affect the priority ranking.

3. ***Discussion of Evaluation Criteria***: Each project would be evaluated using the above listed criteria and scoring system.
   a. Land Use: The primary evaluation factor is Land Use. It was determined that land use is a good measure of community and "people" impact. Commercial property scores the highest, followed by residential, industrial and other.
   b. Type of Street: Arterial streets score the highest, followed by collector streets and then residential streets.
   c. Safety: Power poles located on a street next to traffic score an extra point for safety consideration.
   d. Aesthetics: One to three points are given to certain projects for aesthetic impacts and/or proximity to sensitive areas.

4. ***Committee's Recommended Priorities***: Attached as Exhibit 4 are charts listing the priorities recommended by the Public Works, Facilities and Solid Waste Committee. Those projects are listed in alpha order (by identification code) on page 1 and in priority order on page 2.

D. Project Funding

1. ***Funding Source Recommendations***: The Committee deferred making any recommendations at this time, regarding project funding. As mentioned in the Work Plan set forth in Section F of this report, a report on funding options will be presented to the City Council at a future date.

2. ***Possible Funding Sources***: A brief summary of some of the funding options is as follows:

   a. Rule 20A: The City only accrues about $65,000 per year in PUC Rule 20A allocations. Currently our Rule 20A accruals are in the negative [approximately ($40,000) as of January 1, 2005]. Application of these funds to a project on Los Angeles Avenue [Project C] is discussed in more detail in Section E of this report.
   b. City Funds: If deemed appropriate, the City Council could consider using monies from the General Fund or Endowment Fund for this purpose.

   c. Land Development: Development Agreements crafted for future land development projects could include payment of fees for future "undergrounding" projects.

   d. Improvement Assessment Districts: An improvement assessment district could be formed to fund an "undergrounding" project. Formation of such an assessment district would require approval of the assessed property owners, as required by Proposition 218.

e. Moorpark Redevelopment Agency (MRA): If found to be consistent with the purposes and objectives of the Redevelopment Plan, the Redevelopment Agency could fund an "undergrounding" project located within the Redevelopment Project Area, or benefiting the Project Area.

E. Project C: Los Angeles Avenue: Shasta Ave. to Millard St.

Consistent with prior City Council direction, staff had been working with the Southern California Edison Company (SCE) on efforts to form a new Underground Utility District for the purpose of undergrounding the high voltage transmission lines along Los Angeles Avenue, identified herein as Project C. Initial efforts with regard to that project called for the use of approximately $450,000 from Improvement District 92-1 [Mission Bell Plaza], certain MRA monies and future Rule 20A accruals, to underground the high voltage lines along the frontage of the City's central business core. Work on that project has been deferred until after the City Council considers these "underground project priorities".

F. Work Plan

At their December meeting, the Public Works, Facilities and Solid Waste Committee recommended to the City Council that the City Council approve the following work plan for proceeding with development and implementation of utility "undergrounding" projects:

1. Approve the Project Priority List attached as Exhibit 4.

2. Direct staff to continue to work with Pardee Homes on their efforts to underground that portion of Project F in the vicinity of Spring Road and Charles Street.

3. Direct staff to continue to work with the developers of properties in the vicinity of New Los Angeles Avenue and Miller Parkway on efforts to "underground" the overhead utilities on New Los Angeles Avenue west of Science Drive.

4. Direct staff to re-initiate efforts with the Southern California Edison Company (SCE) to develop the design and project cost estimate for Project C: Los Angeles Avenue – Shasta Avenue to Moorpark Avenue, and report back to the City Council project scope, cost and timing.

5. Prepare a report to the City Council regarding undergrounding project funding options.

STAFF RECOMMENDATION

Approve the Work Plan set forth in Section F of this report.

Attachment:

- Exhibit 1: Project Location Map
- Exhibit 2: List [Description] of Projects
- Exhibit 3: Project Cost Estimates
- Exhibit 4: Project Priority List

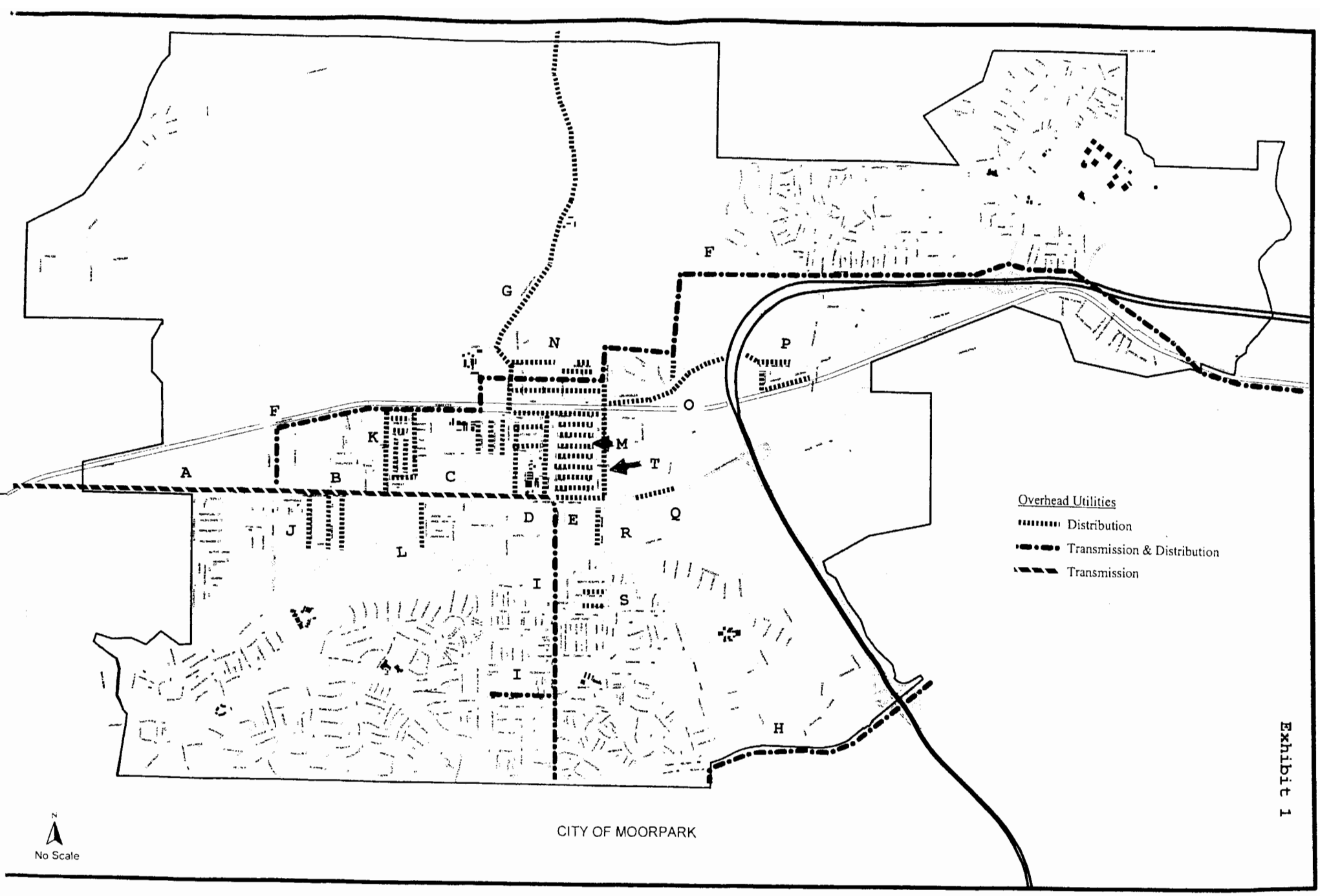

Exhibit 1

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The Underground Projects shown on Exhibit 1 are listed and described as follows:

Note: T = Transmission & D = Distribution

Area		Description		Type
A		Los Angeles Avenue west of Tierra Rejada Road		T/D
B		Los Angeles Avenue: Shasta Ave. to Gabbert Rd.		T
C		Los Angeles Avenue: Moorpark Ave. to Shasta Ave.		T
D		Los Angeles Avenue: Millard St. to Moorpark Ave.		T
E		Los Angeles Avenue: Spring Rd. to Millard St.		D
F		From the Substation along Gabbert Rd., then easterly along Poindexter Avenue and Charles St., then north and east to the Route 118 Freeway, then east along the freeway and the railway to the easterly City Limit		T/D
G		Moorpark Avenue north of High Street and then north on Walnut Canyon Rd. to the northerly City Limit		D
H		Tierra Rejada Rd from a point about 700' west of Spring Road easterly to the east side of the freeway {Note: Some of these poles are not within the City Limits.}		T/D
I		Peach Hill Line from Los Angeles Ave. south to the south City Limit.		T/D
J		Maureen Ln. / Beltramo Ranch Rd. neighborhood		D
K		Shasta Ave. / Sierra Ave. neighborhood		D
L		Leta Yancy Rd.		D
M		Downtown neighborhoods south of the rail tracks: Harry Ave. to Cornett Ave.		D
N		Everett St. and the lines at the rear of lots on the north side of High St.		D
O		Princeton Avenue from High Street easterly to the freeway		D

Note: T = Transmission & D = Distribution

Area	Description	Type
P	Virginia Colony	D
Q	New L. A. Ave. at the Arroyo Simi bridge	D
R	Spring Rd. from New L. A. Ave. south to the Arroyo Simi	D
S	Bella Vista neighborhood	D
T	Spring Road north of New Los Angeles Ave.	D

Exhibit 3
Underground Utility Projects List
[File # Underground_0503]

Project Cost Estimate

01/05/06

Area		Trans	Dist	Total LF	Cost Per LF ($)	Total Cost ($)	Total Cost By Area ($)
A	L A Ave West of T. R. Rd.	x		3,250	550	1,787,500	
			x	3,250	280	910,000	2,697,500
B	L A Ave: Shasta to Gabbert	x		3,000	550	1,650,000	1,650,000
C	L A Ave: Mrpk to Shasta	x		3,200	550	1,760,000	1,760,000
D	L A Ave: Millard to Mrpk Ave	x		1,000	550	550,000	550,000
E	L A Ave: Spring to Millard		x	1,250	280	350,000	350,000
F	Poindexter / 118 Freeway	x		29,000	550	15,950,000	
	Sub-Station to East C. L.		x	29,000	280	8,120,000	24,070,000
G	Moorpark Ave, N/O High St & Walnut Canyon Rd		x	8,500	280	2,380,000	2,380,000
H	Tierra Rejada Rd	x		6,000	550	3,300,000	
	East of Spring Rd		x	6,000	280	1,680,000	4,980,000
I	Peach Hill Line	x		6,500	550	3,575,000	
	L A Ave to South C. L.		x	6,500	280	1,820,000	5,395,000
J	Maureen / Beltramo		x	4,000	280	1,120,000	1,120,000
K	Shasta Neighborhood		x	7,000	280	1,960,000	1,960,000
L	Leta Yancy Rd		x	1,000	280	280,000	280,000
M	Downtown South of RRTracks		x	17,000	280	4,760,000	4,760,000
N	Downtown: N/O Rail Tracks		x	4,500	280	1,260,000	1,260,000
O	Princeton Ave E/O High to Freeway		x	3,000	280	840,000	840,000
P	Virginia Colony		x	3,000	280	840,000	840,000
Q	New L A Ave Bridge		x	1,000	280	280,000	280,000
R	Spring Rd S/O L A Ave		x	1,000	280	280,000	280,000
S	Bella Vista Tract		x	1,750	280	490,000	490,000
T	Spring N/O New L A Ave		x	2,600	280	728,000	728,000
							56,670,500

Underground Project Ranking **Ranked by Alpha Code** 1/12/06

Exhibit 4 (Page 1)

Criteria		Points Allowed Land Use	Street Type	Aesthetics	Safety	Total
Land Use:	Commercial	4				
	Residential	3				
	Industrial	2				
	Open Space	1				
Type of Street:	Arterial		3			
	Collector		2			
	Local		1			
Safety:					1	
Aesthetics:	Proximity to Sensitive Areas			1 - 3		
	Highest Score	4	3	3	1	11

Project	Description	Notes:	Score Land Use	Street Type	Aesthetics	Safety	Total
A - L A Ave W/O T R Rd	Residential; Arterial; City Entry		3.0	3.0	2.0	1.0	9.0
B - L A Ave: Shasta to Gabbert	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
C - L A Ave: Shasta to Moorpark Ave	Commercial; Arterial; Commercial Core		4.0	3.0	3.0	1.0	11.0
D - L A Ave: Moorpark Ave to Millard St	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
E - L A Ave: Millard to Spring Rd	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
F - Poindexter Line	Res / Ind / OS; Collector / OS; Freeway Exposure		2.0	1.5	1.0	0.5	5.0
G - Moorpark Ave (N/O High)	Com. / Res./ OS; Arterial; Civic Center		2.5	3.0	3.0	1.0	9.5
H - Tierra Rejada: W/O Spring to Freeway	Residential / Open Space; Arterial; Open Space		2.0	3.0	3.0	0.5	8.5
I - Peach Hill Line	Residential / OS; Collector/OS		2.0	1.0	0.0	0.5	3.5
J - Maureen	Residential; No Street		3.0	0.0	0.0	0.0	3.0
K - Shasta / Sierra	Residential; Local		3.0	1.0	0.0	0.0	4.0
L - Leta Yancy	Residential; Local		3.0	1.0	0.0	1.0	5.0
M - Downtown, s/o rail	Residential; Local		3.0	1.0	0.0	0.0	4.0
N - Everett	Residential; Local		3.0	1.0	0.0	1.0	5.0
O - Princeton	Industrial; Arterial; Connector Coridor		2.5	3.0 **	1.0	1.0	7.5
P - Virginia Colony	Residential; Local		3.0	1.0	0.0	1.0	5.0
Q - New L A Ave @ Bridge	Commercial; Arterial; Business District		4.0	3.0	3.0	1.0	11.0
R - Spring Rd at Bridge	Com./ Res.; Arterial; Business Dist.		3.5	3.0	2.0	1.0	9.5
S - Bella Vista	Residential; Local		3.0	1.0	0.0	0.0	4.0
T - Spring Rd: N/O New L A Ave	Res. / Ind., Arterial, Police Station		2.5	3.0	3.0	1.0	9.5

**: Collector on Circulation Element

Underground Project Ranking **Ranked by Total Score** 1/12/06

Exhibit 4 (Page 2)

Criteria		Points Allowed Land Use	Street Type	Aesthetics	Safety	Total
Land Use:	Commercial	4				
	Residential	3				
	Industrial	2				
	Open Space	1				
Type of Street:	Arterial		3			
	Collector		2			
	Local		1			
Safety:					1	
Aesthetics:	Proximity to Sensitive Areas			1 - 3		
	Highest Score	4	3	3	1	11

Project	Description	Notes:	Score Land Use	Street Type	Aesthetics	Safety	Total
C - L A Ave: Shasta to Moorpark Ave	Commercial; Arterial; Commercial Core		4.0	3.0	3.0	1.0	11.0
Q - New L A Ave @ Bridge	Commercial; Arterial; Business District		4.0	3.0	3.0	1.0	11.0
R - Spring Rd at Bridge	Com./ Res.; Arterial; Business Dist.		3.5	3.0	2.0	1.0	9.5
G - Moorpark Ave (N/O High)	Com. / Res./ OS; Arterial; Civic Center		2.5	3.0	3.0	1.0	9.5
T - Spring Rd: N/O New L A Ave	Res. / Ind., Arterial, Police Station		2.5	3.0	3.0	1.0	9.5
A - L A Ave W/O T R Rd	Residential; Arterial; City Entry		3.0	3.0	2.0	1.0	9.0
H - Tierra Rejada: W/O Spring to Freeway	Residential / Open Space; Arterial; Open Space		2.0	3.0	3.0	0.5	8.5
B - L A Ave: Shasta to Gabbert	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
D - L A Ave: Moorpark Ave to Millard St	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
E - L A Ave: Millard to Spring Rd	Residential; Arterial		3.0	3.0	1.0	1.0	8.0
O - Princeton	Industrial; Arterial; Connector Coridor		2.5	3.0 **	1.0	1.0	7.5
F - Poindexter Line	Res / Ind / OS; Collector / OS; Freeway Exposure		2.0	1.5	1.0	0.5	5.0
L - Leta Yancy	Residential; Local		3.0	1.0	0.0	1.0	5.0
N - Everett	Residential; Local		3.0	1.0	0.0	1.0	5.0
P - Virginia Colony	Residential; Local		3.0	1.0	0.0	1.0	5.0
K - Shasta / Sierra	Residential; Local		3.0	1.0	0.0	0.0	4.0
M - Downtown, s/o rail	Residential; Local		3.0	1.0	0.0	0.0	4.0
S - Bella Vista	Residential; Local		3.0	1.0	0.0	0.0	4.0
I - Peach Hill Line	Residential / OS; Collector/OS		2.0	1.0	0.0	0.5	3.5
J - Maureen	Residential; No Street		3.0	0.0	0.0	0.0	3.0

**: Collector on Circulation Element

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