



May 24, 2024

Subject: Woods Cove Underground Utility Assessment District 2014-2 Construction Notice

Dear Property Owner:

In December 2023, property owners voted to proceed with the formation of an assessment district to place overhead utilities underground in the Woods Cove neighborhood. The next step in the project is to install infrastructure that includes underground conduits, vaults, and utility structures in the public streets. Construction is scheduled to begin at the end of July 2024 and take approximately two years to complete.

Construction noise, dust and traffic interruptions should be anticipated. The contractor, Hot Line Construction, will make every effort to minimize these impacts and maintain vehicular access to residences during the working hours of **8:00 am to 5:00 pm**, Monday through Friday. Mail deliveries, trash pick-up, and access for emergency responders will be maintained at all times. To minimize conflicts with construction, please follow all temporary “no parking” postings and park personal vehicles away from construction zones when possible.

The Contractor may limit or restrict access to residential driveways during working hours to accommodate construction. Property owners will be notified in advance of temporary street closures planned to occur during the course of the project. The Contractor will minimize impacts to affected residents to the greatest extent possible.

PRIVATE CONNECTIONS

Property owners with overhead wires serving their homes should begin planning to have the wires converted to underground services. This work is the responsibility of individual property owners and is not included with the individual assessments. Property owners must hire a general contractor or electrical contractor to install the conduits and complete the work on private property.

No work on private property should begin until the following conditions are met:

- 1. The undergrounding work in public streets is complete and accepted by the utilities.**
- 2. Required permits for private property work have been issued by the City of Laguna Beach Building Division.**

The City strongly advises property owners against constructing any private connections until notified by the City that work in the public streets is completed and accepted by the utility companies. It is important for your contractor to know where the connection point to the new underground system will be located at your property line. Attempting to

complete the private connection work before the undergrounding work in the streets has been completed can lead to construction errors and additional costs.

Each property owner shall ensure all applicable permits are obtained prior to the start of any work. Southern California Edison (SCE) is preparing approved drawings for each private connection. A copy of the drawings will be provided to the private contractors and to the Building Division upon request. Contractors hired by private property owners will need to complete the application process for issuance of all required electrical and building permits.

Listed below are contractors who have completed this type of work in the City. This list is for reference only and does not constitute a recommendation or preference. Property owners are recommended to get multiple estimates prior to hiring a contractor to perform work on their property. Alternatively, contractors can be found by searching the internet or phone books.

Contractor	Contact	Office Phone Number	Cell Number
Contorelli Construction	Bob Contorelli	(714) 848-5464	(949) 290-4630
JPT Construction	Jean-Pierre Tobon	-	(714) 336-1966
Unique Lighting	Tim Henson	(949) 496-0983	(949) 899-7474

State law limits the amount of down payment that a licensed contractor may require to 10% of the estimated cost of the work or \$1,000, whichever is less. The private contractor's work is not considered complete until the contractor has met with SCE to complete the connection of the underground electrical service and remove the overhead service attachments. This final connection may occur several months after the private underground conduit and any necessary electric panel modifications have been installed and inspected.

Once you have selected a contractor for the private connection work, please contact Pierre Sawaya, Senior Project Manager, at psawaya@lagunabeachcity.net or (949) 497-0751 to inform the City of the contractor's name and contact information. The City will share a copy of the project drawing with the contractor and assist them in coordination efforts with the utilities.

No action is required by property owners with services already undergrounded to their homes. The project will intercept and maintain the existing connections to the new underground system.

UTILITY WORK

After all private connections are completed, the utility companies, including SCE, Frontier Communications, and Cox Communications will mobilize to install cables and equipment in preparation to connect homes to the new underground system. Property owners' contractors will work with the utilities to ensure properties are converted to the new underground system. The removal of the existing overhead utility wires and power poles along the public streets will not begin until all private service connections have been permitted, placed underground, inspected, and connected to the underground system.

STAY INFORMED

To receive Nixle updates regarding this project, please text **WOODSCV** to **888-777**. Signing up for alerts allows property owners to receive text message updates from the City to stay informed of construction alerts, project milestones, and activity in the neighborhood. Project documents and drawings can be accessed at the City's project webpage: www.lagunabeachcity.net/woodscv.

Thank you in advance for your patience and cooperation during construction of these improvements. If you have any questions, please contact me at (949) 497-0751 or psawaya@lagunabeachcity.net.

Sincerely,

A handwritten signature in blue ink that reads "Pierre Sawaya". The signature is fluid and cursive, with the first name "Pierre" and last name "Sawaya" clearly distinguishable.

Pierre Sawaya
Senior Project Manager
City of Laguna Beach