

**SCIND Smith Point, LLC**  
11150 Santa Monica Blvd., Ste 700  
Los Angeles, CA 90025

Christopher Horn  
Development Services Manager  
**City of Corona**  
400 South Vicentia Avenue  
Corona, CA 92882

Via Email: [Chris.Horn@CoronaCA.gov](mailto:Chris.Horn@CoronaCA.gov)

**RE: 212 Smith Avenue, Corona CA; Waiver of Electrical Undergrounding**

Mr. Horn:

Following our conversation with the Assistant City Manager's office and Development Services, and at their recommendation with their stated support, we are requesting a waiver to underground the overhead electrical lines on the frontage of our neighbors' properties only. We can and will abide by the request to underground the frontage of our property; however, undergrounding the neighbors' properties portion cannot be reasonably accommodated due to unusually difficult circumstances and constraints.

The frontage of our property can and will be entirely undergrounded from the poles located on the property lines property. Undergrounding to each of these poles would cover the entire frontage of our property. The existing poles happen to sit on the property lines of our property. However, to underground the overhead lines in front of our neighbors' properties and go past our property lines to the subsequent poles would cause significant hardship as the poles are a long distance from the property lines and traverse past three different owner's properties and entrances to their businesses. In addition, our consultants along with Southern California Edison, have strongly advised seeking a waiver citing the unusual make-up of the electrical infrastructure, extreme additional cost, disruption to the neighbors' businesses, and public safety.

Unusual Difficulties:

The process of undergrounding our neighbors' frontage (outside of our own frontage) would require undergrounding a long distance to the nearest pole, tearing up the neighbors' driveways and landscaping, and setting two (2) enormous new underground vaults in the street in front of their businesses. The electrical configuration would require setting unusual infrastructure in the street in addition to undergrounding due to the unusual electrical accommodations. Southern California Edison and all our consultants have strongly advised against taking this path due to the extraordinary measures it would take to accomplish

**Extreme Cost and Delay:**

Due to the unusual difficulties, the additional cost is extreme to underground an additional approximately 265 ft. to the north of our property line and an additional 235 ft. to the south of our property line. The project budget cannot withstand this impact and it was not considered when initially it was agreed to underground the frontage of our property. The additional time to underground could take approximately 6-12 months depending on the schedules of our neighbors' businesses and Southern California Edison's schedule. This could likely delay the delivery of the building to the market and tenant move-in due to power not being available.

The estimated cost to undertake the undergrounding of the neighbors' properties frontage is estimated to be between \$800K and \$1.3 million.

- Driveways would need to be demolished and then repoured,
- existing landscaping would be torn up to include existing trees and must be replaced,
- irrigation and other utilities would need to be possibly rerouted,
- trench plates would need to be rented,
- enormous underground vaults required to be installed in the street,
- traffic control would go on for weeks while the street is ripped up,
- cable and telephone would also need to be undergrounded.

Trade	L.F.	Cost per Foot	Days	Cost Per Day	Total
Electrical	500	\$ 717.30			\$ 358,650.00
Site Concrete	500	\$ 95.00			\$ 47,500.00
Landscape	500				\$ -
Paving	500	\$ 222.00			\$ 111,000.00
Earthwork	500	\$ 198.00			\$ 99,000.00
Demo	500	\$ 100.00			\$ 50,000.00
Traffic Control			180	\$ 500.00	\$ 90,000.00
Trench Plates			180	\$ 150.00	\$ 27,000.00
Wet Utilities	500	\$ 195.00			\$ 97,500.00
Cable	500	\$ 50.00			\$ 25,000.00
Telephone	500	\$ 50.00			\$ 25,000.00
M&S			90	\$ 3,100.00	\$ 279,000.00
					Subtotal: \$ 1,209,650.00
					Insurance: \$ 8,769.96
					Fee: \$ 54,828.90
					<b>Total: \$ 1,273,248.86</b>

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**Disruption of Neighbors' Business Operations:**

The neighbors' driveways (entrance and exit) would need to be demolished for several weeks. Additionally, to transfer the overhead electrical lines to underground would require electricity service to have to be shut off for a time. Their landscaping and trees, irrigation systems, and utilities would have to be demolished and their property frontage would be a construction zone with traffic control cones and closed lanes for weeks to months.

**Public Safety:**

The public safety would be a concern as open vaults would need to be positioned in the street outside of the neighbors' businesses and overhead lines currently servicing the properties would need to be undergrounded.

In conclusion, the above-mentioned unusual items list some but not all of the difficulties associated with this request for waiver.

Please feel free to call me with any questions at 213-378-7697.

Sincerely,

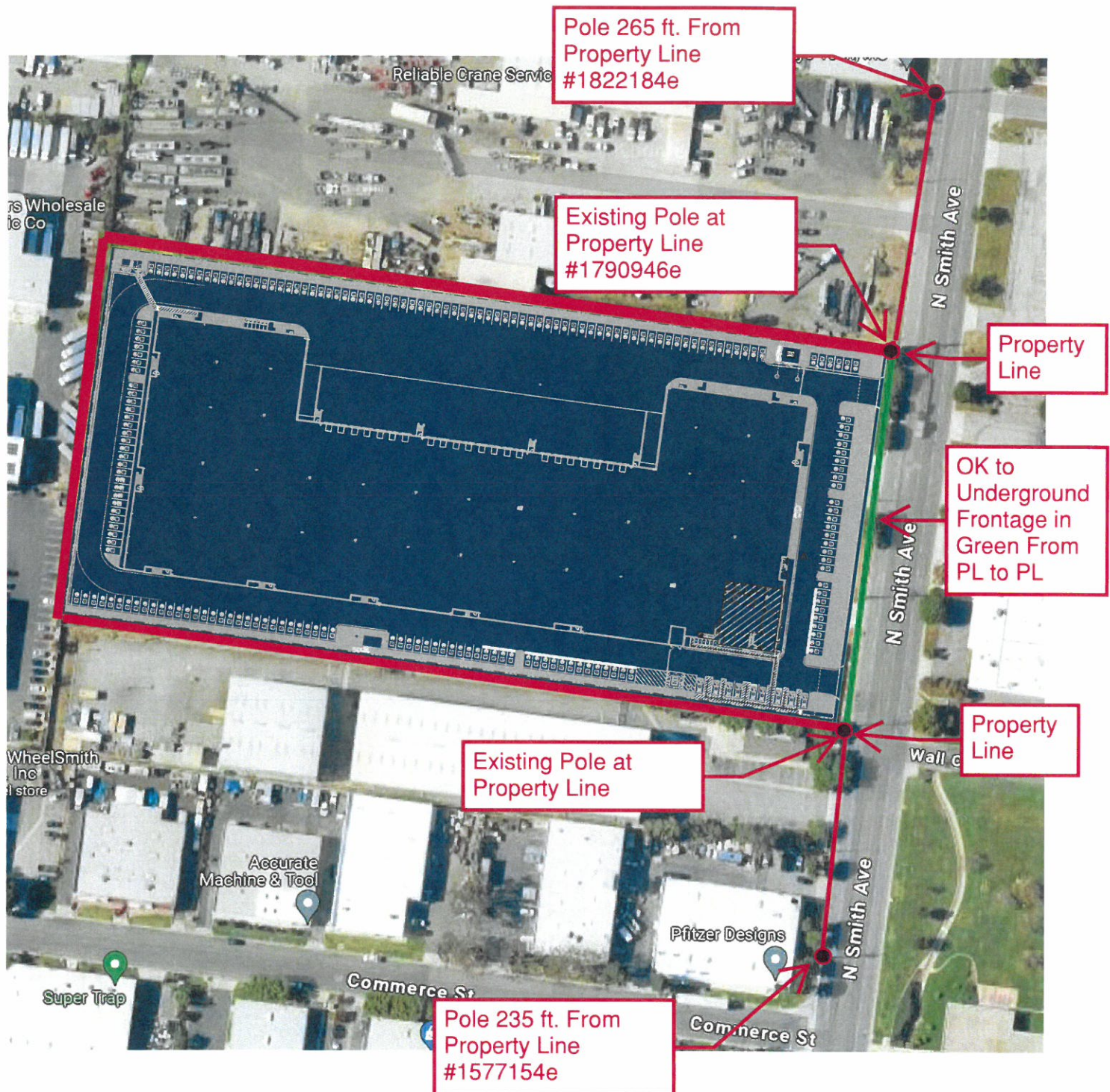
*Steven M. Christie*

Steven M. Christie  
Senior Vice President, Staley Point Capital

*Attachments: Aerial photograph illustration, street / scene scape photographs and illustrations*

*Cc: Justin Tucker, Joanne Coletta, Noe Herrera, Kevin Staley, Mike Kang*

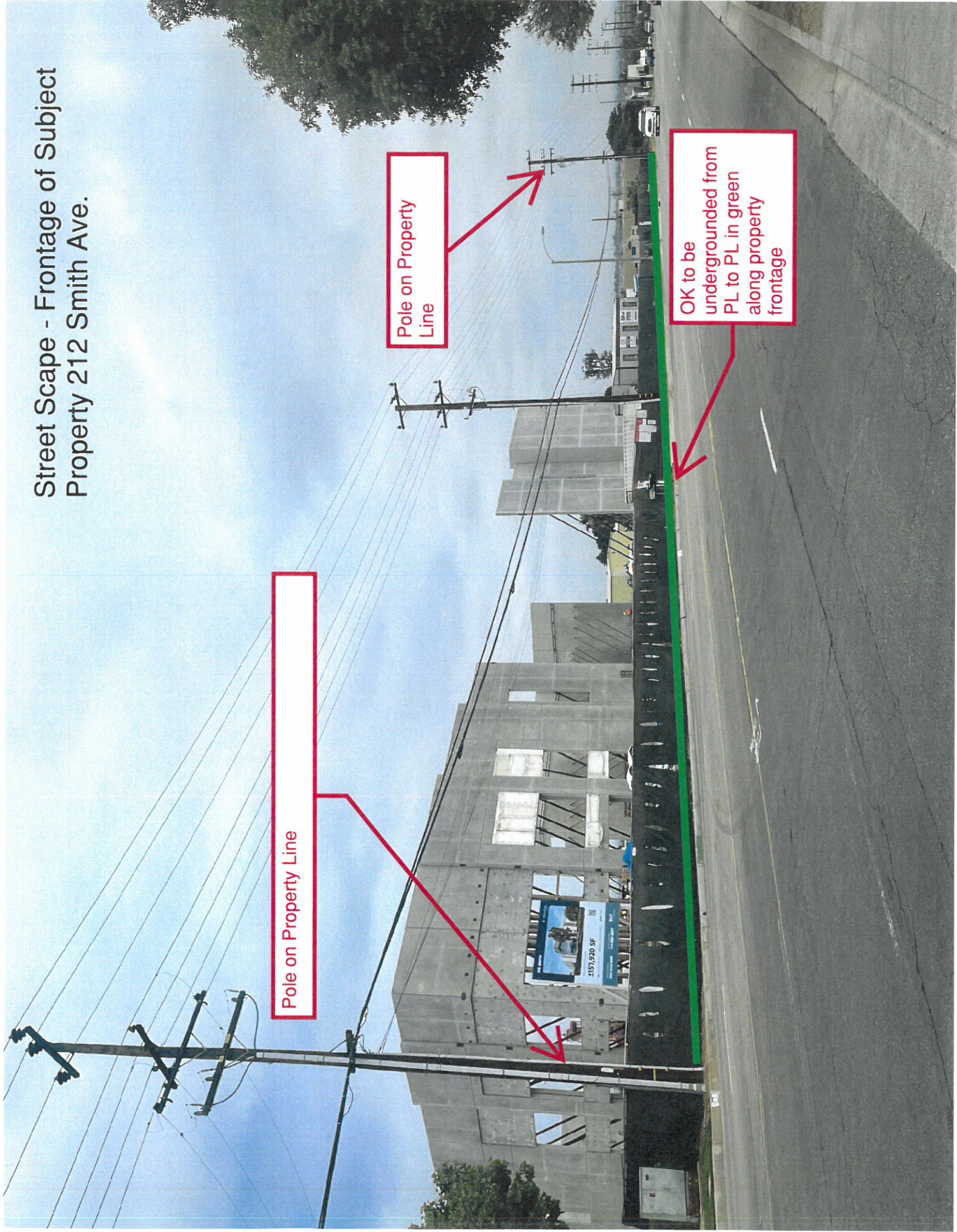




Aerial - Property Line and Pole Illustration Showing 2 Neighbors' Properties to the South and 1 Neighbor to the North.



Street Scape - Frontage of Subject  
Property 212 Smith Ave.



Pole on Property Line

Pole on Property Line

OK to be undergrounded from PL to PL in green along property frontage

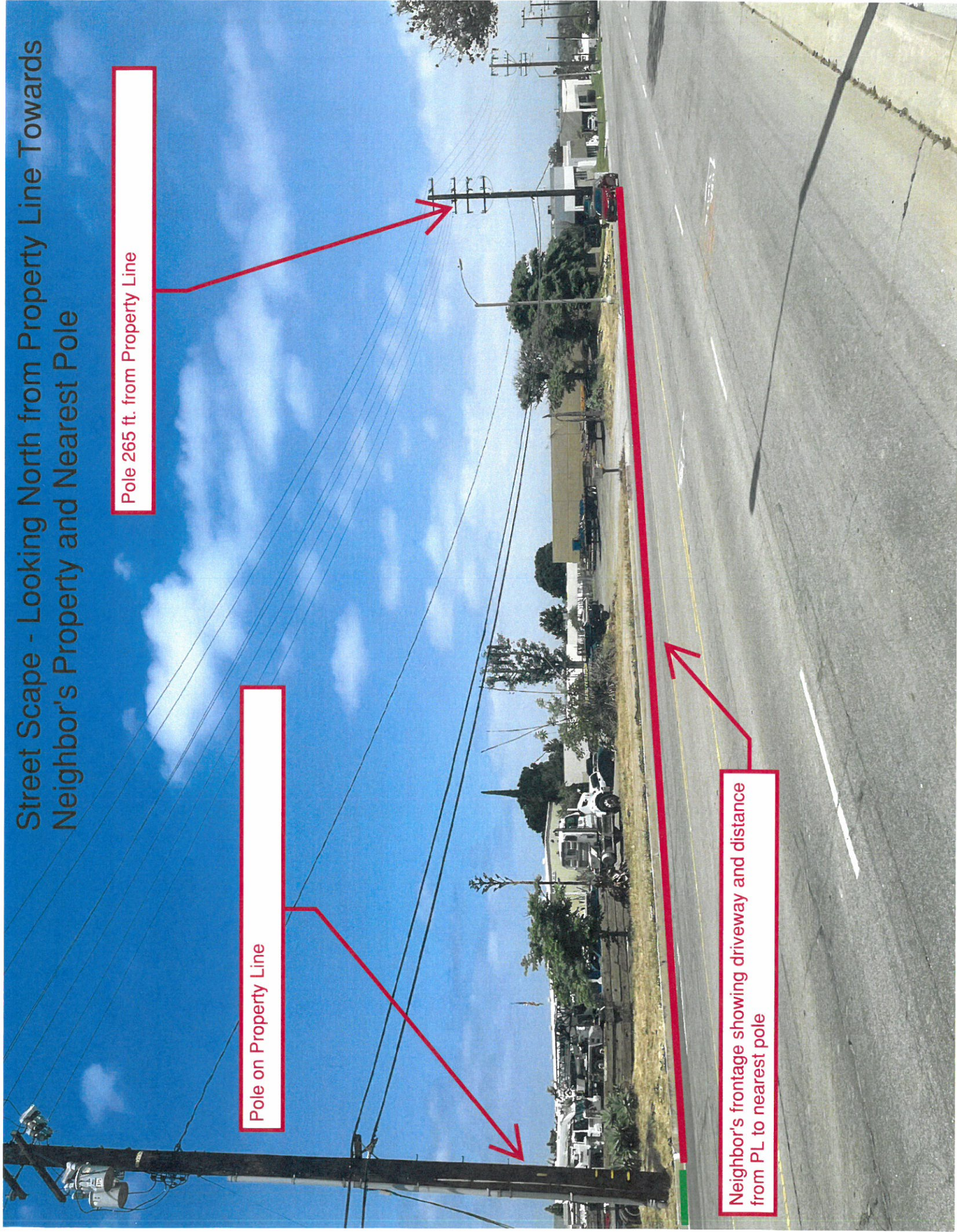


# Street Scape - Looking North from Property Line Towards Neighbor's Property and Nearest Pole

Pole 265 ft. from Property Line

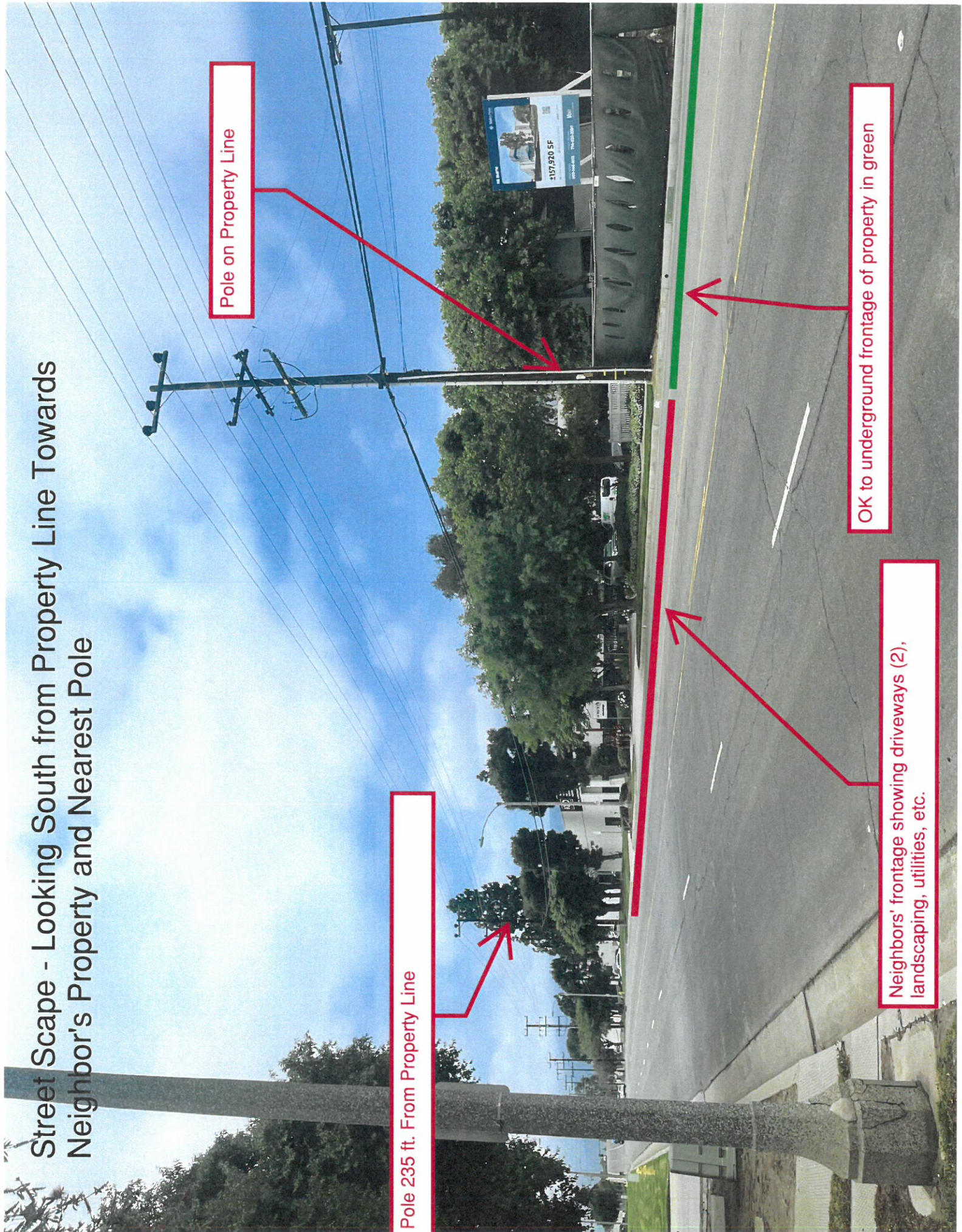
Pole on Property Line

Neighbor's frontage showing driveway and distance from PL to nearest pole





# Street Scape - Looking South from Property Line Towards Neighbor's Property and Nearest Pole



Pole on Property Line

Pole 235 ft. From Property Line

OK to underground frontage of property in green

Neighbors' frontage showing driveways (2), landscaping, utilities, etc.