
Appendix K-2

Dry Utility Due Diligence Report



May 4, 2023

Chris Marsh
Cherry Tree Capital Partners
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**Subject: DRY UTILITY DUE DILIGENCE REPORT
GATEWAY PRESERVE – IRVINE, CA**

Based on our site visits, review of the available maps, and our familiarity with the serving utilities, the following is our understanding of your project.

PROJECT DESCRIPTION

The planned development is currently planned to be an approximately 850-unit multi-family, and single family residential project located in the City of Irvine. Additionally, there are plans for parks and open spaces, and a potential retail site. The project is located to the east of Portola Parkway between Jeffrey Road and Bee Canyon/Bowerman Access Road. The project frontage along Jeffrey Road is part of a planned improvement project that is currently under construction.

EXISTING FACILITIES

There are presently existing underground systems located in the parkways and streets immediately adjacent to the project surrounding the site on three sides. These systems include all four dry utility operators, Southern California Edison (SCE), AT&T, Cox Communications (Cox) and Southern California Gas Company (The Gas Company). Below is a summary by utility, outlining existing facility locations, size, availability and impact to site.

SOUTHERN CALIFORNIA EDISON (SCE):

SCE has existing systems or the ability to easily upgrade their system to serve Gate Preserve. There are existing underground distribution systems in Bee Canyon, Portola Parkway, Jeffrey Road to the current end of improvements. They also have an existing overhead system in Jeffrey Road that is part of planned underground conversion with the realignment and widening of Jeffrey Road. There is an SCE substation located at the northeast corner of Jeffrey Road and Portola Parkway, across from Gateway Preserve. When that project is complete there will be an underground mainline consisting of 6-5" conduits and vaults. There are currently two circuits planned in the underground system, with the capacity to add a third circuit if Gateway Preserve's loads required. It is anticipated that SCE would serve the project from Jeffrey Road.

The overhead system in Jeffrey feeds the existing tenants on the future Gateway parcel, as well as Irvine Conservancy, the Bowerman facility and the other existing facilities northeast of the project. A work order will need to be processed with SCE to remove the facilities serving the tenants and facilities that will be vacated prior to the start of construction. The timing for this work order for planning and construction is 5-6 months, so this should be accounted for in the schedule.

The IRWD site located on Bee Canyon that will remain in place is served from an underground and overhead feed from Bee Canyon. The project that is converting the overhead system on Jeffrey is also relocating the service out of the Gateway parcel, onto County of Orange property and the IRWD easement area.

AT&T:

AT&T has facilities in place and planned that would be available to serve Gateway Preserve. There is an existing underground system in Portola Parkway Jeffrey Road to the current end of improvements. AT&T has an overhead system that runs from the corner of Portola Parkway and Bee Canyon that goes north through the Gateway Preserve parcel and connects to the existing overhead system that SCE has on Jeffrey Road. They are on the existing poles that SCE is converting to underground with the Jeffrey Road construction. When that project is complete there will be an underground mainline consisting of 2-4" conduits and manholes. It is assumed this would be the AT&T feed for Gateway Preserve.

A work order to remove the overhead line from Bee Canyon through the site will need to be processed with AT&T once the tenants on the Gateway Parcel vacate. This would take approximately 5-6 months to plan and construct, so this should be accounted for in the schedule.

COX COMMUNICATIONS:

Cox has facilities in place and planned that would be available to serve Gateway Preserve. There are existing underground systems in Portola Parkway and Jeffrey Road to the current end of improvements. It is planned to install a Cox underground system in the joint trench with the SCE and AT&T overhead conversions on Jeffrey. It is assumed this new underground system consisting of 4-2" conduits and vaults would be the Cox feed for Gateway Preserve.

SOUTHERN CALIFORNIA GAS COMPANY (SCG):

SCG has existing gas mains in Portola Parkway and Jeffrey Road. As part of the widening and realignment of Jeffrey Road, the existing 8" high pressure main is being relocated into new Jeffrey Road alignment. This 8" main is not capable of serving this project as it is high pressure.

As the City of Irvine is moving away from using natural gas in new projects, it is currently assumed that gas would not be extended onto the site. If this direction changes, SCG would need to run a new distribution main from Portola Parkway and up Jeffrey to serve this project. This would take 10-12 months to design and install, so if necessary, this should be accounted for in the schedule.

Conclusions:

- SCE, AT&T, and Cox have planned installation of adequate infrastructure to serve the project.
- SCG would need to install a distribution main from the existing main in Portola up Jeffrey in order to serve the project.

Please review the above information and let us know if you have any questions. Feel free to contact us with any questions, we can be reached at (949) 429-5566; or my cell phone is (949) 429-9967.

Sincerely,
Moran Utility Services, Inc.

A handwritten signature in blue ink, appearing to read "Alicia Diederichs".

Alicia Diederichs
Principal

Attachments:

1. EXISTING DRY UTILITY SYSTEMS EXHIBIT



EXISTING DRY UTILITY SYSTEMS

- OVERHEAD SYSTEM TO BE CONVERTED UNDERGROUND, POLES TO BE REMOVED
- TENANT OVERHEAD FEED TO BE REMOVED
- IRWD OVERHEAD FEED TO REMAIN
- IRVINE RANCH CONSERVANCY/BOWERMAN OVERHEAD FEED TO REMAIN
- EXISTING SCE, AT&T, AND COX UNDERGROUND TO REMAIN
- - - - - EXISTING GAS MAIN TO BE RELOCATED