



**CITY OF DEL MAR
UNDERGROUNDING PROGRAM ADVISORY
COMMITTEE AGENDA
Del Mar Town Hall
1050 Camino del Mar, Del Mar CA 92014
March 12, 2026 10:00 A.M.**

Civility Works: The Del Mar Code of Civil Discourse: Together we will promote inclusion; listen to understand; show respect; be clear and fair; and focus on the issue.

Public Comment: Members of the public wishing to address the Undergrounding Program Advisory Committee on agenda items may do so when the item they wish to speak on is announced by the Committee Chair. Members of the public wishing to speak on non-agenda items may do so during public oral communications. The Committee Chair will recognize each speaker and invite them to make their comment. Public speakers will have three minutes for their comments. Written comments the day of the meeting will be distributed to the committee prior to the meeting and must be submitted to cityclerk@delmar.ca.us by no later than 2:00 p.m. the day prior to the meeting.

Council Liaisons: Mayor Tracy Martinez and Deputy Mayor John Spelich

City Staff: City Manager Ashley Jones and Principal Engineer Martin Boyd (UPAC Staff Liaison)

Members: Chair Shirli Weiss; Vice Chair Amy A. Cheshire; Secretary Tom McGreal; John L. Imperato; Bob Preston; Wade H. Walker; Adam Wallace

1) CALL TO ORDER/ROLL CALL

2) PUBLIC ORAL COMMUNICATIONS (Non-action items): State law precludes the Committee from acting on any topic which is not an action item on the posted agenda. Information received under public oral communications may be placed on a future agenda or referred to staff for appropriate follow-up.

3) CITY ANNOUNCEMENTS

City Council liaisons and staff to provide updates on relevant topics to the Committee.

4) APPROVAL OF MINUTES FOR DECEMBER 11, 2025 AND FEBRUARY 23, 2026

Committee to consider and take action to approve the minutes.

5) COMMITTEE DISCUSSION ITEMS

A. Utility Undergrounding District (UUD) Project Updates

Receive updates from staff on the following Undergrounding Districts:

1. UUD 1A (Stratford Court South)
2. UUD X1A (Crest Canyon)
3. UUD 1B (Stratford Court North)
4. UUD 2 (Beach Colony) and 25th Street
5. General Updates and Upcoming City Council Items

B. Recap of the Undergrounding Program Cash Flow Analysis Discussion at City

Council

Receive a recap from staff on the Undergrounding Program Long-Term Cash Flow Analysis item at the March 3, 2026, City Council meeting, along with the next steps.

C. FY 2026-2027 UPAC Proposed Work Plan

Review the work plan and provide feedback as appropriate.

D. Merging of Financing and Project Efficiency Subcommittees

Discuss merging the Financing and Project Efficiency Subcommittees into a single subcommittee.

6) SUBCOMMITTEE REPORTS

- A. Financing Subcommittee
- B. Project Efficiency Subcommittee
- C. Property Owner Communication Procedures Subcommittee

7) FUTURE AGENDA ITEMS

Discussion planned and potential future committee agenda items including:

- A. Utility Undergrounding District (UUD) Project Updates**
- B. Undergrounding Program Long-Term Cash Flow Analysis (Phasing and Finance-As-You-Go)**

Next Scheduled UPAC Meeting(s):

June 11, 2026; September 10, 2026; December 10, 2026

8) ADJOURNMENT

9) CERTIFICATION

I, Robert Silva, Administrative Assistant for the City of Del Mar, hereby certify that a copy of this agenda was posted at City Hall on Monday, March 9, 2026 at approximately 9:50 p.m.



Robert Silva, Administrative Assistant

ATTACHMENTS

Attachment A- Minutes from December 11, 2025

Attachment B- Minutes from February 23, 2026

Attachment C- 2026-2027 Proposed Work Plan



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**CITY OF DEL MAR
UNDERGROUNDING PROGRAM ADVISORY COMMITTEE
MINUTES
December 11, 2025
Del Mar Town Hall
1050 Camino del Mar
Del Mar, CA 92014**

1) CALL TO ORDER/ROLL CALL

Chair Shirli Weiss called the meeting to order at 10:00 AM.

Members Present: Chair Shirli Weiss; Vice Chair Amy A. Cheshire; Secretary Tom McGreal; John L. Imperato; Wade H. Walker; Adam Wallace. Members Absent: Bob Preston

Council/Staff Liaisons Present: Mayor Terry Gaasterland and Councilmember John Spelich; City Manager Ashley Jones and Principal Engineer Martin Boyd (UPAC Staff Liaison)

2) PUBLIC ORAL COMMUNICATIONS (Non-action item)

Chair Shirli Weiss opened public oral communications and the following people spoke: Stephen McDowell. Chair Shirli Weiss closed public oral communications.

3) CITY ANNOUNCEMENTS

None.

4) APPROVAL OF MINUTES FROM SEPTEMBER 3 AND 11, 2025, MEETING

A motion to approve the minutes for September 3 and 11, 2025, was made by Amy Cheshire, and was seconded by Wade Walker. The motion passed unanimously by all members present.

5) SELECTION OF COMMITTEE OFFICERS FOR 2026

The UPAC unanimously selected to reappoint Shirli Weiss as Chair, Amy Cheshire as Vice Chair, and Tom McGreal as Secretary.

6) COMMITTEE DISCUSSION ITEMS

6.A) Utility Underground District (UUD) Project Updates

1. UUD 1A (Stratford Court South): City construction was substantially completed in April 2025. SDG&E has only one property requiring electricity cutover arrangements to be concluded. AT&T was delayed but is now finishing their cutover process. Overhead wire removal is now expected to be completed in January and the poles removal will follow.
2. UUD X1A (Crest Canyon): The construction contract was awarded to TC Construction Company, Inc on September 8, 2025 in the amount of \$7.1 million. Construction work will be conducted in three work zones with the first work zone now underway. City

construction is estimated to be completed in all work zones in October 2026. The total project cost for UUD X1A is now estimated at \$12.7 million. The overall project is expected to be fully concluded by Spring 2027.

3. UUD 1B (Stratford Court North): The design work is 60% concluded, resident communications and property owner entry permissions are well underway. Civil design and telecom design are now underway. Construction is planned for 2027.
4. General Updates & upcoming meetings: The Project Efficiency Subcommittee presentation will be made to City Council in February 2026 and the revised Cash Flow model for citywide undergrounding will be presented to Council in April 2026.

6.B) SDG&E Cable Pole Presentation

SDG&E provided an informative presentation regarding the function & purpose of the cable poles (also known as riser poles). They described the engineering, safety requirements and construction process, which result in a reliable and flexible conversion to the new underground structures.

6.C) Project Efficiency Subcommittee Update

Adam Wallace, Subcommittee Chair, presented the Preliminary Benchmark Report outlining the committee's initial findings based upon data gathered from local municipalities and the CA Public Utilities Commission (CPUC) annual reporting on the cost and metrics for undergrounding projects.

The summary conclusions indicate that Del Mar has the lowest cost per foot for installed undergrounding compared to other San Diego County cities studied including San Diego, Coronado and Laguna Beach. At the same time SDG&E has the highest project costs among CA investor-owned utility companies (IOUs). Del Mar has reduced the SDG&E scope of work more than other cities. Del Mar will continue to explore other potential ways to mitigate costs.

The data collected from the various sources is challenging in that each municipality uses its own cost metrics, which are not necessarily comparable. The committee will continue working to develop more refined data from the municipalities and will incorporate the updated CPUC reporting when issued in 2026.

The committee is preparing an updated Cash Flow model for citywide undergrounding reflecting the latest project cost estimates, the IBank loan and a pay-as-you-go strategy thereafter. A further sensitivity analysis of possible additional borrowings may next be evaluated to assess the cost and timing impacts related to future districts. This further analysis is subject to Council direction.

6.D) Property Owner Communication Procedures Subcommittee Update

Communications are underway for X1A residents with staff following up to ensure a timely resolution of questions, assistance in identifying electrical contractors for lateral work and maintaining the Underground website for residents. Updates for each neighborhood will be made to keep residents informed as construction timetables and actions proceed.

Communications for 1B are underway and good progress has been made in obtaining both the contact information forms and the Permit to Enter forms for SDG&E with 5 properties pending submission.

7) FUTURE COMMITTEE AGENDA ITEMS

The UPAC discussed planned and potential future committee agenda items including:

- A. Undergrounding Program Financial Analysis Update
- B. Project Efficiency Subcommittee Update
- C. Property Owner Communication Procedures Subcommittee Update

ADJOURNMENT

Chair Weiss adjourned the meeting at 12:30 P.M.



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CITY OF DEL MAR
UNDERGROUNDING PROGRAM ADVISORY COMMITTEE
SPECIAL MEETING MINUTES
February 23, 2026
Del Mar Town Hall
1050 Camino del Mar
Del Mar, CA 92014

1) CALL TO ORDER/ROLL CALL

Chair Shirli Weiss called the meeting to order at 10:00 A.M.

Members Present: Chair Shirli Weiss; Vice Chair Amy A. Cheshire; Secretary Tom McGreal; John L. Imperato; Wade H. Walker; Adam Wallace. Members Absent: Bob Preston

Council/Staff Liaisons Present: Mayor Tracy Martinez and Deputy Mayor John Spelich; City Manager Ashley Jones and Principal Engineer Martin Boyd (UPAC Staff Liaison)

2) PUBLIC ORAL COMMUNICATIONS (Non-action item)

Chair Shirli Weiss opened public oral communications and the following people spoke: Stephen McDowell and Greg Rothnem. Chair Shirli Weiss closed public oral communications.

3) COMMITTEE BUSINESS ITEMS

3.A) *Undergrounding Program Updated Long-Term Cash Flow Analysis*

Staff presented on this item. The updated Undergrounding Cost Estimates show that the current base cost estimate of \$82.7 million represents a \$28.8 million reduction from the November 2024 cost estimate. This base cost estimate is stated in FY 2026 dollars and does not include adjustments for future inflation.

The Cash Flow updates are based upon the reduced base cost, a \$5 million IBank loan with debt service over 10 years and updated assumptions: Measure Q revenue growth of 2.5%, interest earnings of 2% and inflation of 3.5%.

The two new Cash Flow Scenarios were presented including inflation costs and are now estimated to total \$121.8 million with completion in 2049. This represents an \$88 million reduction from the cash flows presented in November 2024, which showed a final completion of 2059.

Cash Flow Scenario 1 is based upon 25th Street proceeding first to utilize SDG&E 20A work credits by 2030 and the remainder of District 2 thereafter.

Cash Flow Scenario 2 splits District 2 into two phases thereby accelerating a completion of a larger portion of the district and better utilizing the available Measure Q revenues.

A motion was made by Chair Shirli Weiss recommending that the City Council proceed with Scenario 2, including advancing the design of Beach Colony (2) and 25th Street and phased construction of District 2. The motion was unanimously approved by the members of the Committee.

A further motion was made by Tom McGreal recommending that the City Council update the cash flow analysis to reflect phased construction for all upcoming districts and revise the prior finance-as-you-go option based on the latest improved cost estimates to evaluate potential future financing opportunities to improve project timing and reduce costs. The motion was unanimously approved by the members of the Committee.

4) FUTURE COMMITTEE AGENDA ITEMS

The UPAC discussed planned and potential future committee agenda items including:

- A. Undergrounding Program Overall Status and Financial Analysis Updates
- B. Property Owner Communication Procedures Subcommittee Updates
- C. Project Efficiency Subcommittee Updates

ADJOURNMENT

Chair Weiss adjourned the meeting at 11:10 A.M.



CITY OF DEL MAR

UNDERGROUNDING PROGRAM ADVISORY COMMITTEE (UPAC) FISCAL YEAR 2026-2027 PROPOSED WORK PLAN

The UPAC, in coordination with staff and Council liaisons, prepared the following proposed FY2026-2027 Work Plan, which was approved by the Committee at their March 12, 2026, meeting.

Item #1: Prepare Recommendations Related to Utility Undergrounding District (UUD) X1A (Crest Canyon)

- **Description:** Develop recommendations and provide feedback (i.e. budget, schedule, communications, etc.) related to Utility Undergrounding District (UUD) X1A for City Council consideration.
- **Subcommittee:** N/A
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #2: Prepare Recommendations Related to UUD 1B (Stratford Court North)

- **Description:** Develop recommendations and provide feedback (i.e. budget, schedule, communications, etc.) related to Utility Undergrounding District (UUD) 1B for City Council consideration.
- **Subcommittee:** N/A
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #3: Prepare Recommendations Related to UUD 2 (Beach Colony)

- **Description:** Develop recommendations and provide feedback (i.e. budget, schedule, communications, etc.) related to Utility Undergrounding District (UUD) 2 for City Council consideration.
- **Subcommittee:** N/A
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #4: Prepare Recommendations Related to UUD 25th Street

- **Description:** Develop recommendations and provide feedback (i.e. budget, schedule, communications, etc.) related to Utility Undergrounding District 25th Street for City Council consideration.
- **Subcommittee:** N/A
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.

- **Additional Information:** N/A
- **Priority:** High

Item #5: Prepare Recommendations Related to Undergrounding Program Financing

- **Description:** Develop recommendations and provide feedback related to the Undergrounding Program Financing for City Council consideration.
- **Subcommittee:** Financing Subcommittee
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #6: Development of a Utility Undergrounding Program Cash Flow Analysis

- **Description:** Project financing subcommittee to work with staff to develop and monitor a long-term project schedule/cash-flow analysis to ensure financial resources are available when needed throughout the life of the citywide Utility Undergrounding Program.
- **Subcommittee:** Financing Subcommittee
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #7: Evaluation of Project Efficiencies

- **Description:** Subcommittee to examine the current process and help identify cost savings & project efficiencies by benchmarking performance & market metrics, scenario planning high-probability risks and opportunities, and proactively raise limited-regret refinements and/or potential game-changers.
- **Subcommittee:** Project Efficiencies Subcommittee
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High

Item #8: Review of Property Owner Communications Procedures

- **Description:** Subcommittee to review and provide feedback to staff on processes/protocols for communications with property owners.
- **Subcommittee:** Property Owner Communications Subcommittee
- **Resources Requested:** There is no fiscal impact specifically related to UPAC's work on this item.
- **Additional Information:** N/A
- **Priority:** High