
APPENDIX K.2: Dry Utilities Summary Memo





1211 Puerta Del Sol, Suite 270
San Clemente CA., 92673
949 | 582-2755

March 4, 2026

The following write up provides a brief summary of the proposed dry utility conditions associated with the Fairview Development Center Specific Plan (SFCSP).

The proposed land use (4,000 housing units and 35,000 commercial) would no longer rely on the central plant for electricity and will require all new on-site infrastructure. As part of the demolition plan, the central plant would be removed along with all other utilities. None of the existing utilities are feasible to keep onsite and require replacement with modernized infrastructure that meets current code requirements.

Based on the proposed land use, the planning level estimate of the future demand for full build out with and without EV. The formula for including EV is built right into SCE's demand estimator but is consistent with CalGreen requirements.



PROJECT:	FUS022		
LOCATION:	COSTA MESA, CA	SCE DISTRICT	
WITH EV			
CONDOMINIUM / MULTI FAMILY APARTMENTS - 900 SQ.FT.	22167.6	24630.7	68418.5
SENIOR AFFORDABLE / PERMANENT SUPPORTIVE - 550 SQ. FT.	3600.0	4000.0	11111.1
CONDOMINIUM / MULTI FAMILY APARTMENTS - 1200 SQ.FT.	4968.0	5520.0	15333.3
TOWNHOMES - 1500 SQ.FT.	1353.6	1504.0	4177.8
STATE HOUSING TOWNHOME / CONDOS - 1500 SQ.FT.	4512.0	5013.3	13925.9
TOTAL DEMAND:	36601.2	40668.0	112966.7
	KW	KVA	AMPS
WITHOUT EV			
CONDOMINIUM / MULTI FAMILY APARTMENTS - 900 SQ.FT.	7064.4	7849.3	21803.7
SENIOR AFFORDABLE / PERMANENT SUPPORTIVE - 550 SQ. FT.	800.0	888.9	2469.1
CONDOMINIUM / MULTI FAMILY APARTMENTS - 1200 SQ.FT.	1566.0	1740.0	4833.3
TOWNHOMES - 1500 SQ.FT.	446.4	496.0	1377.8
STATE HOUSING TOWNHOME / CONDOS - 1500 SQ.FT.	1488.0	1653.3	4592.6
TOTAL DEMAND:	11364.8	12627.6	35076.5
	KW	KVA	AMPS

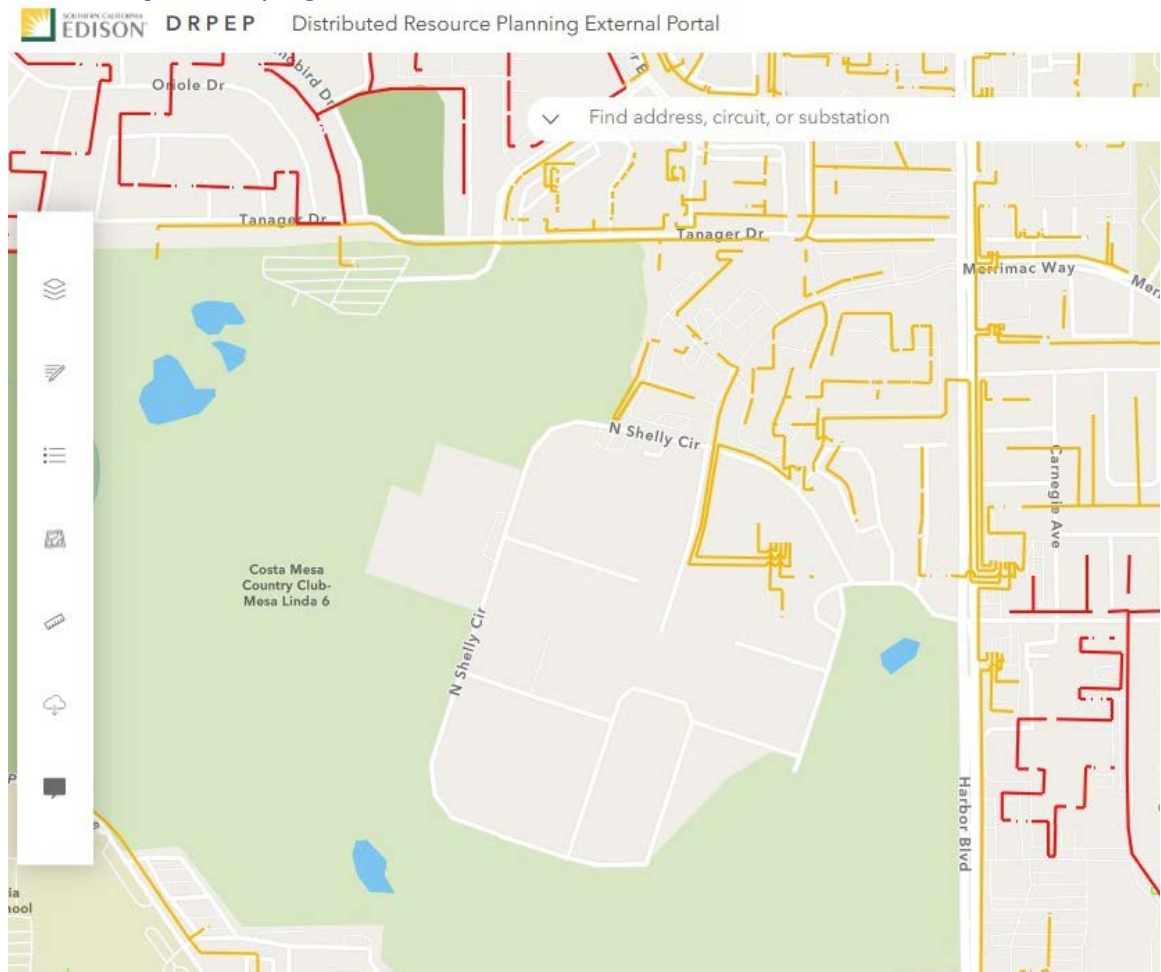
SCE will install typical facilities as needed around the property (outdoor switches, transformers, and services). SCE previously confirmed that they have capacity in the local area for some redevelopment but off-site infrastructure will likely be required to support the full buildout. Points of connection from SCE and the need for a looping system and/or multiple circuits will be identified in the Engineering Analysis Report (EAR). The recent addition of EV requirements may have changed since SCE’s original capacity study performed in 2021 on behalf of the Department General Services (DGS).

To obtain the most current information, a request for an Engineering Analysis Report (EAR) has been submitted to SCE in January 2026. As part of the application package, the proposed land use, phasing and electrical demands were provided to SCE. The EAR will provide a current assessment of how much power is currently available for the proposed land use and identify what new infrastructure would be required to energize the entire 4,000 units and



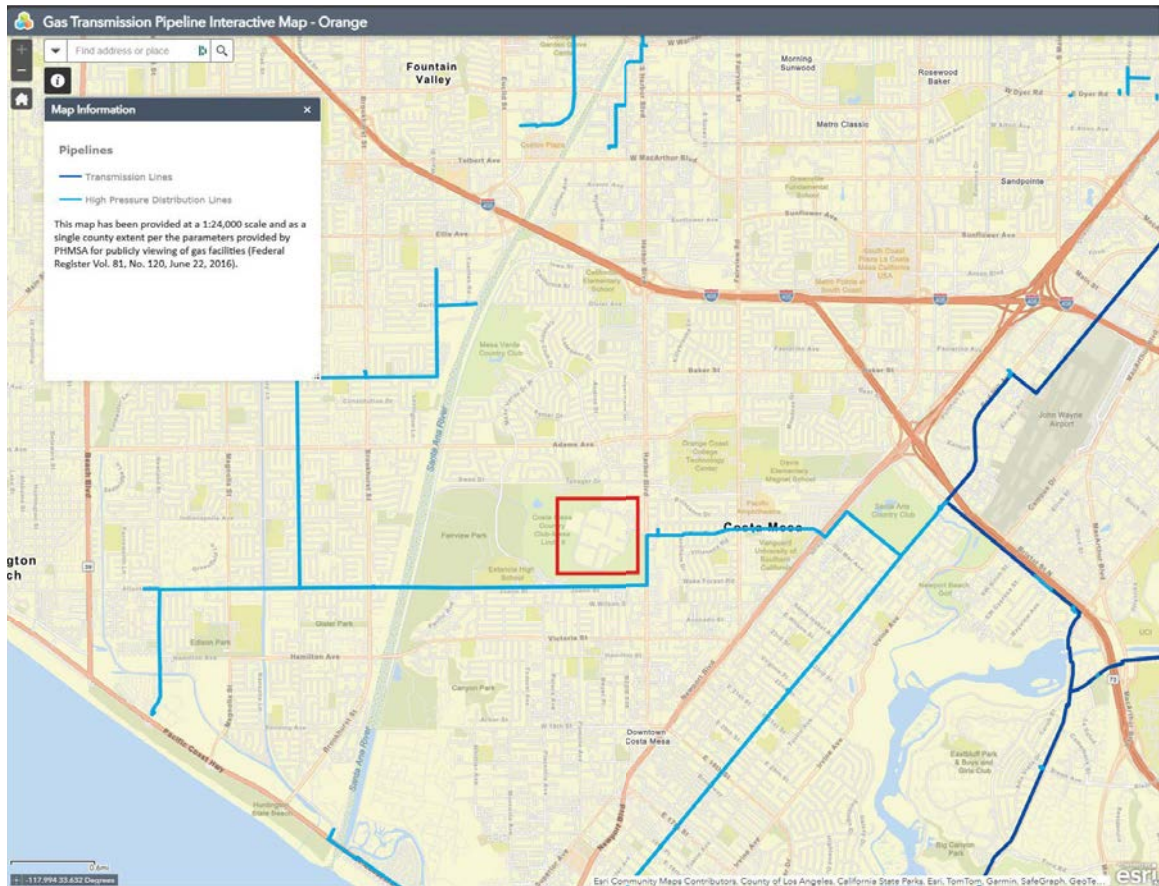
supporting commercial uses. The report will also identify how long it will take to build the new infrastructure if needed.

Depending on SCE's EAR study, SCE may decide to feed the new development from the same source on Merrimac Way or from the nearby vault on Harbor Blvd or from both locations. Below is a snapshot of the current SCE infrastructure in the vicinity of the project area.



Gas is also served by the utility at the central plant and distributed from there. Like power, the gas company will remove these facilities and provide a typical system with mains in the streets and each building with an individual service (if

needed). The new gas system will connect to the existing high pressure distribution system found in Harbor Blvd adjacent to the site.



The lack of obvious distribution structures and pedestals around the site make it likely that cable and phone are also centrally located, but not necessarily in the plant building. Either way, the old system will need to be removed, and a typical system installed (distribution vaults, pull boxes, pedestals, and individual building services).



It is recommended to acquire facility maps from the utilities to confirm the above assumptions and survey the facilities on site to determine the exact locations for safe removal and forward planning.

In summary, it is not feasible to keep any of the onsite existing infrastructure. The new development will require all new dry utility facilities to be installed around the site and to the connection points on Harbor Blvd and/or Merrimac Way, determined by each utility agency.