

Comment Set C.55: Louis I. Bell

09/11/06 MON 11:41 FAX 310 247 4939

HELLER BROIDA EISENBERG

001

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TELECOMMUNICATION COVER LETTER

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TO: John Boccia / Maria Kadita FROM: Louis I Bell

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September 11, 2006

John Boccio/Marian Kadota
CPUC/USDA Forest Service
c/o Aspen Environmental Group
30423 Canwood Street, Suite 215
Agoura Hills, CA 91301

Re: ALTERNATIVE #5

Dear Mr. Boccio and Ms. Kadota:

Over thirty years ago I and my wife, Sondra Bell, put together approximately 228 acres of very beautiful green and picturesque country land in Leona Valley in Los Angeles County.

We first purchased 51 acres on Elizabeth Lake Road with the idea in mind that we could build a small home with fantastic views and isolated beauty which would rival the country home we left in New York State when we moved to California in 1961.

My law practice increased. We lived in the San Fernando Valley. Unfortunately the contractor we engaged to build the house in Leona Valley procrastinated to the point that we bought a place further away in Ojai with its own scenic beauty as well. However, the 51 acres with majestic views, vivid wild flowers and unbridled greenery in Los Angeles County never was out of our mind. In fact when the rest of the ranch, 177 acres additional became available, we purchased it for a future home and investment purposes. The valuable homes built in the immediate area and others being constructed today proved our point. I believe that the asking price for acreage in the area is \$37,500.00/acre approaching \$50,000.00/acre.

Prior to buying the first 51 acres I, as a young concerned lawyer, contacted Dr. Richter at Cal Tech realizing the ranch was near the San Andreas Fault.

I was told by Dr. Richter to speak to Dr. Clarence Allen who had mapped the fault and was in fact familiar with the area personally.

Dr. Allen was extremely pleasant and related how he had examined the Tehachapi quake in the 50's when the walls of the women's prison built on silt had fallen, but railroad water tanks right on top of the fault itself were not damaged. He knew the very acreage we wished to purchase and explained to me that the proximity to the fault was not as important as the makeup of the ground you build on. He further advised that the 51 acres was mostly decomposed granite and would be excellent to build on. He did add that he would be reluctant to build an atomic

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reactor in Leona Valley, but wished he could afford to build a home there.

Today, in the immediate vicinity of our 228 acres there are numerous million dollar houses that have been constructed on small ranchettes.

As Palmdale grows and roads to Leona Valley widen, it becomes evident that the area mapped as alternative #5 would attract those living in Palmdale, Lancaster and other parts of the Antelope Valley who are seeking the clearest views of high desert paradise or the dreams of a small horse ranch and/or orchards. Instead if alternative #5 passes they would be unceremoniously met by tremendous multiple power lines on an unnecessary entryway.

There are other preferable routes that do not effect so many homes and potential view sites from ranchettes, let alone the scientific argument of effect, sound and health hazards of those high powered transmission lines.

C.55-1

Alternative #5 would pass through my ranch right next to my main wells and water lines. In order to go from one part of the ranch to the other you would have to pass directly underneath the power lines. Portal Pass Road has already been eliminated from future plans by the County of Los Angeles.

Multiple other routes would not discourage continued home built ranchettes. This gateway out of the cities of Palmdale and Lancaster is and should be special.

It is appalling to note in the proposed alternatives that a movie ranch in Santa Clarita is graciously excluded so that future movies in the area will concentrate on the beauty of California which would be preserved in films and furthermore that the economics of the property should be considered. No one spoke to us about economic viability.

C.55-2

In addition to some cattle, we grow Arkansas Black Apples and peaches in the affected orchards that Alternative #5 passes through. This ranch is horse country at it's best. In Leona Valley we already have the beauty of California not only at this time, but hopefully for always.

Alternative #5 bisects our property. The economic affect on our property values as well as upon so many others will cost Los Angeles County future increased property tax revenues which would otherwise come from the building of beautiful homes on ranchette sized properties and make the valley an enviable showplace. Our property values would be effected negatively and significantly.

C.55-3

We have preliminary plans for about twenty-five ranchettes and a lake on our property alone.

No one contacted us till a few days prior to the public hearing of the plans and /or routes.

C.55-4

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How come the cinema ranch in Santa Clarita had long standing opportunities to discuss economics and alternatives? We were not even aware that there could be underground wires for miles as shown on one alternative. Why deface that which is already beautiful when it is obviously unnecessary. C.55-5

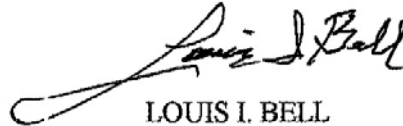
I assure you that my wife and I are totally opposed to Alternative #5.

Kindly note my office address for future correspondence.

Thank you for your courtesy.

Very truly yours,

LOUIS I. BELL
A Professional Corporation



LOUIS I. BELL

LIB:nvb

Response to Comment Set C.55: Louis I. Bell

- C.55-1 Thank you for submitting your opinion on Alternative 5. The impacts to land uses, visual resources, and noise as a result of the Project and alternative routes have been discussed in the EIR/EIS Sections C.9, C.15, and C.10, respectively. Please also see General Response GR-3 regarding EMF concerns.
- C.55-2 Please see General Response GR-4 regarding the identification of alternative routes and the alternatives screening process.
- C.55-3 Please see General Response GR-1 regarding potential effects on property values.
- C.55-4 Please see General Response GR-5 regarding the noticing procedures for the Draft EIR/EIS.
- C.55-5 Please see General Response GR-4 regarding the identification of alternative routes and the alternatives screening process. The effects of SCE's proposed transmission route on the Veluzat movie ranch were identified as part of the scoping process for the EIR/EIS by the property owners and the City of Santa Clarita.