

Comment Set B.19: B&C Land and Water, LLC

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October 3, 2006

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

**Re: Antelope-Pardee 500 kv Transmission Project Proposed by
Southern California Edison Company – Application No. A.04-12-007**

Dear Mr. Boccio and Ms. Kadota:

1. B & C Land and Water, LLC (B&C) is the owner of property in Agua Dulce consisting of over 900 acres and more particularly described as Vesting Tentative Tract Map No. 50385 and Final Tract Map No. 50385-1. Vesting Tentative Tract Map No. 50385 was approved in 1992 and Final Tract Map No. 50385-1 was recorded in 2002. Based on this prior approval for B&C's residential development, the alignment for Alternative No. 5 for the proposed 500 kv Transmission Project (Project) does not take into account the impacts to this approved and soon to be constructed residential community. Please see the attached exhibit. The following are just a few of the impacts that should be addressed in the Draft EIR/EIS for the proposed Antelope-Pardee 500 kv Transmission Line Project:
 - A. The Draft EIR/EIS does not address the impact of condemning over 125 homes and displacing some 450 residents from their community. This would be extremely costly to the "Project" due the fact that multi-million dollar homes are slated to be constructed as a part of Tentative Tract Map No. 50385;
 - B. The Draft EIR/EIS does not address the impacts and disruption to public services, utilities and public circulation to "B&C's" development, and the impacts on emergency services ability to provide adequate response time;
 - C. The Draft EIR/EIS does not address the fact that an existing community would be divided by the "Project" alignment and create a sense of isolation for the residents in the westerly portion of "B&C's" development;
 - D. The Draft EIR/EIS does not address the impacts to the natural water course and retention and detention basins that are an essential element of "B&C's" development and the master plan of drainage for a major water shed;

B.19-1

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- E. The Draft EIR/EIS does not address the impact of creating a large “open grass-land area” as a result of the “Project” alignment through “B&C”s” development. This area could become a dumping ground for trash and debris in the middle of an existing community and become unsightly; and
 - F. Referring to the attached exhibit, the Draft EIR/EIS does not address the impacts to the remaining homes within “B&C”s” development. The balance of the remaining homes and the view sheds those homes enjoyed would be destroyed and would result in a reduction in home values. In some cases, it could result in a situation where the mortgage debt on the home could exceed the market value of the home.
2. If the Draft EIR/EIS were to assume that the Antelope-Pardee 500 kv Transmission Project - Alternate No. 5 were to be constructed prior to the completion of “B&C”s” development, then the following impacts must be considered and addressed:
- A. The Draft EIR/EIS must address the fact that a natural water course and retention and detention basins that are essential elements in the master plan of drainage for the area must be incorporated in the “Project” design;
 - B. The Draft EIR/EIS must address the fact that the circulation element of “B&C”s” development that is approved by County Police and Fire would be cut in half by the “Project” location. Consequently, it most likely would not meet the County’s standards for vehicle circulation and not be approved;
 - C. The Draft EIR/EIS must address the fact that “B&C”s” development takes public access from Valley Sage Road and Sierra Highway (See Attached Exhibit). The location of the “Project” would create a sense of isolation of public services of the entire westerly portion of “B&C”s” development;
 - D. The Draft EIR/EIS must address the fact that a Water Reclamation Facility (WRF) is being planned to treat all of the raw sewage generated by “B&C”s” development. The location of this “WRF” is in the westerly portion of “B&C”s” development. The “Project” would interrupt or interfere with home connections to the facility due to topography constraints as a result of the Alternate No. 5 alignment; and
 - E. The Draft EIR/EIS must address the fact that the “Project” will bisect “B&C”s”

B.19-1
cont'd

B.19-2

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development and render the entire development economically infeasible to construct. The reduction in the number of 2 acre home sites because of the area needed to accommodate the "Project", and the cost of the required infrastructure to bring public services and access to "B&C's" development, would make the entire venture impossible.

B.19-2
cont'd

Once again, "B&C" would strongly recommend that the Southern California Edison Company's (SCE) proposed project alignment be adopted as the preferred project and that all other alternatives be rejected.

B.19-3

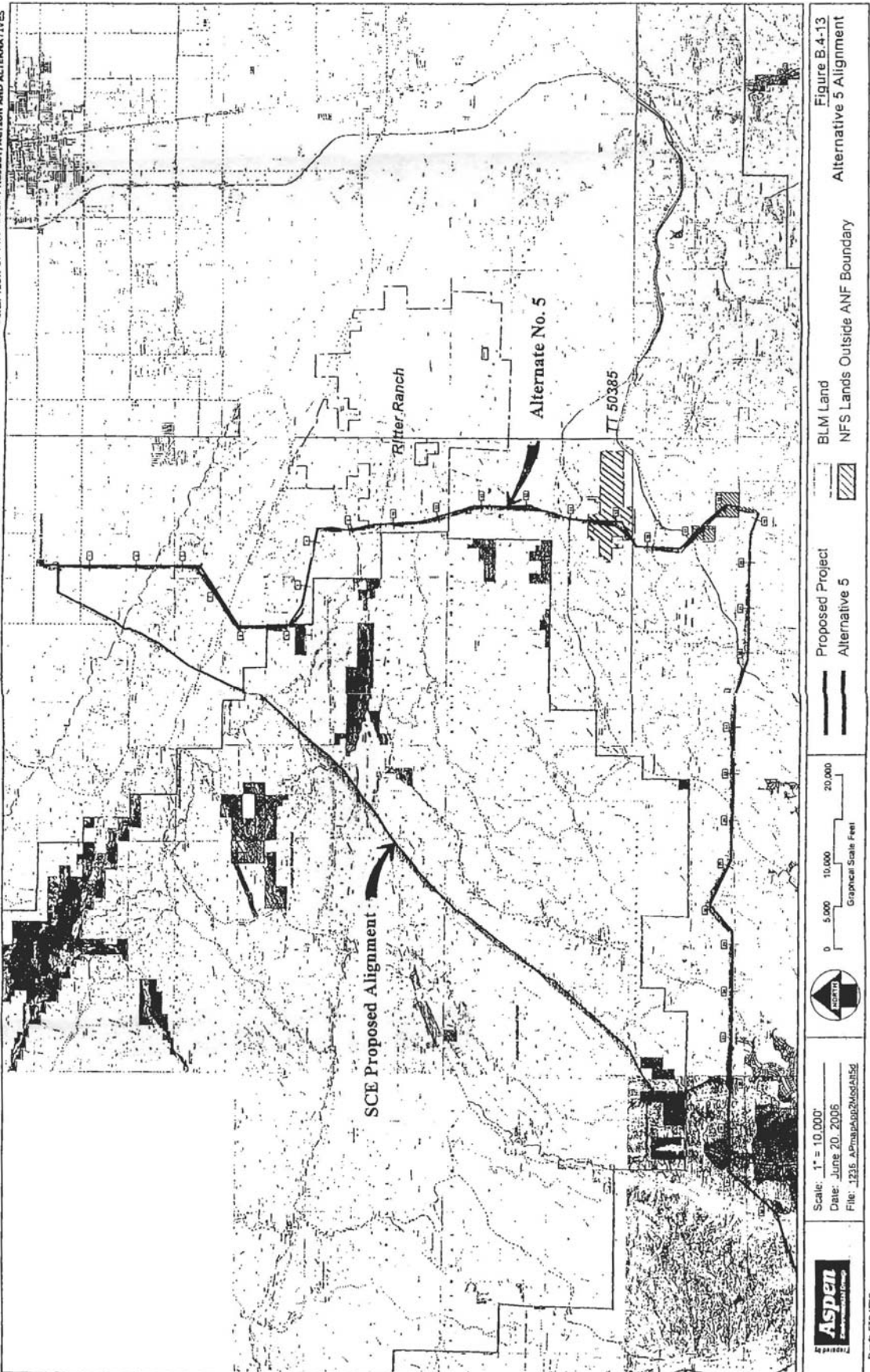
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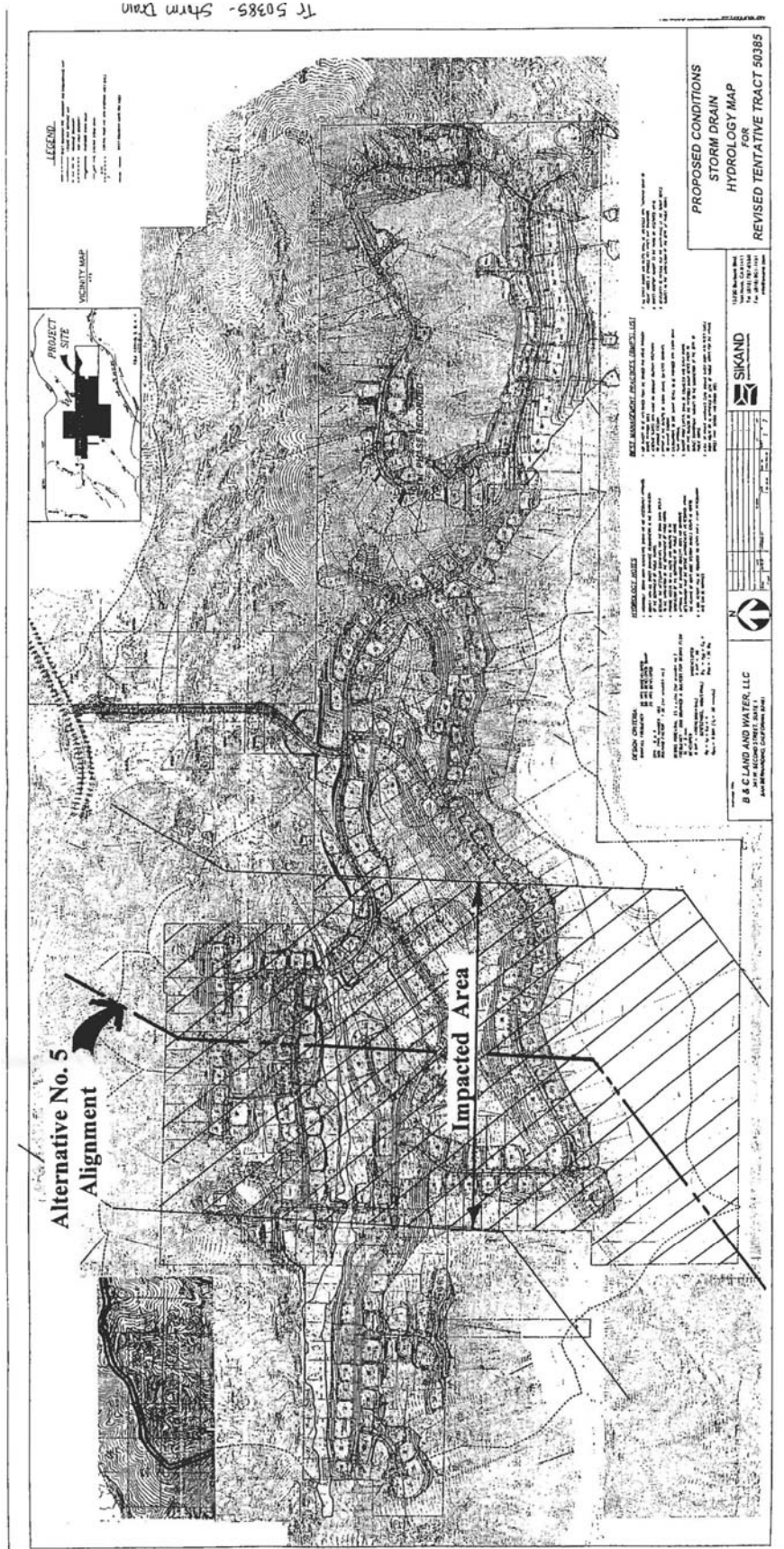
B&C Land and Water, LLC



Dennis Bushore
Project Manager

Antelope-Pardee 500-kV Transmission Project
 B. DESCRIPTION OF PROPOSED PROJECT/ACTION AND ALTERNATIVES





Response to Comment Set B.19: B&C Land and Water, LLC

B.19-1 Impacts to Tract Map No. 50385 are discussed in Section C.9.10.2 (Impact L-3) of the Draft EIR/EIS. It is stated that “Alternative 5 would also be sited across the approved Agua Dulce Residential Project (TR 50385), and as a result would preclude the development of planned land uses within the ROW”. Impacts are determined to be significant and unavoidable (Class I). Tract Map No. 50385 is also listed in Table B.5-2, “Cumulative Projects List: Notable Approved and Pending Projects Greater Than Five Miles from the Proposed Project” and, therefore, has been included in the discussion of cumulative impacts of the Project.

Regarding assessment of the specific impacts of Alternative 5 on TR 50385, it is not appropriate or necessary for the EIR/EIS to present impacts by parcel or per property. The level of discussion that has been included in the EIR/EIS is appropriate to comply with CEQA and NEPA. Please note that CEQA and NEPA require that impacts be evaluated based on conditions as they existed at the time the Notice of Preparation (NOP) was published (June 2005) compared to conditions in the future with the implementation of the proposed Project or the alternatives. Consistent with this requirement, it would not be appropriate for the EIR/EIS to indicate that 125 homes and 450 residents would be displaced by Alternative 5 when these homes do not yet exist. Similarly, it would not be appropriate to identify the other “impacts” listed in the comment that describe effects to a development that does not yet exist. However, the adverse effects that Alternative 5 would have on this approved development project have been noted (see Draft EIR/EIS Section C.9.10.2), and the make decision-makers at the CPUC and USDA Forest Service will be made aware of these consequences.

B.19-2 As discussed in the response to Comment B.19-1, the EIR/EIS is only required to analyze the impacts of the Project and its alternatives against conditions as they existed at the time the Notice of Preparation (NOP) was published (June 2005).

B.19-3 Thank you for submitting your opinion.