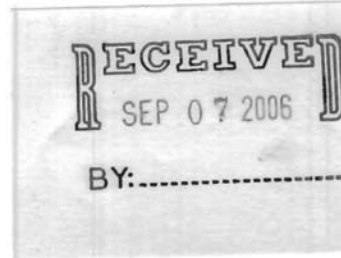


Comment Set B.3: B & C Land and Water, LLC

***B&C Land and Water, LLC***

September 5, 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:

B & C Land and Water, LLC is the owner of property in the Agua Dulce area 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 was recorded in 2002. B & C Land and Water, LLC has invested over \$25 million dollars in the development, planning, engineering and entitlements which incorporate the Agua Dulce Community Standards and enhance the current rural life style that exist in the Agua Dulce community. Our efforts with the Agua Dulce Town Council have been on-going for more than 6 years. The people of Agua Dulce have worked very hard to create an exceptional rural community of estate homes sites. The proposed Alternate 5 alignment would destroy this pristine area of Agua Dulce and would ruin the proposed residential development B&C Land and Water, LLC is currently planning. This would not just be a taking of right of way for the transmission line through our development, but a taking of the entire project of 900 acres and some 320 estate home sites.

B.3-1

The existing homes that will be impacted by the Southern California Edison Company's (SCE) proposed 500 kv Transmission project were built long after the existing 66 kv transmission line was constructed in the 1930's. The proposed alignment along the present easement will have the least impact as on the community.

B.3-2

341 West 2<sup>nd</sup> Street, Suite 1 \* San Bernardino, CA 92401 \* (909) 381-0868 Phone (909) 381-9068 Fax

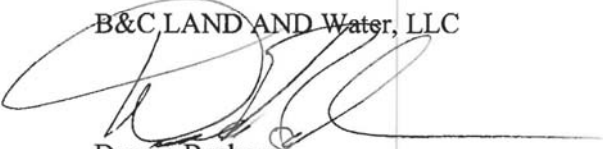
John Boccio/Marian Kadota  
CPUS/USDA Forest Services  
c/o Aspen Environmental Group  
September 5, 2006  
Page 2 of 2

B&C Land and Water, LLC strongly recommends that the Southern California Edison Company's (SCE) proposed project alignment be adopted as the preferred alignment and that all other alternatives be rejected. The SCE proposed project utilizes the existing easements that SCE currently controls, which accommodate the present 66 kv transmission line.

B.3-2  
cont'd

Cordially,

B&C LAND AND Water, LLC



Dennis Bushore  
Project Manager

*341 West 2<sup>nd</sup> Street, Suite 1 \* San Bernardino, CA 92401 \* (909) 381-0868 Phone (909) 381-9068 Fax*

### **Response to Comment Set B.3: B & C Land and Water, LLC**

- B.3-1 As discussed in Section C.9.10.2 (Impact L-3), we recognize that Alternative 5 would create significant and unavoidable impacts to planned land uses along the ROW, including the residential project referenced in the comment. Your concerns will be shared with the decision-makers who are reviewing the Project and alternatives at the USDA Forest Service and the CPUC.
- B.3-2 Thank for you submitting your opinion on the project.