

1.0 ALTERNATIVES ANALYSIS

1.1 SUMMARY

Three alternate sites for the Windsor Substation are discussed in the PEA—Sites A, B (the proposed project site), and C. To complete this Supplement, PG&E identified and then evaluated 10 additional alternative sites for the substation, taking into consideration site characteristics and preliminary feasibility (see Figure 1.1-1). As described in Section 1.3 below, eight of the 10 potential sites were eliminated from further review after further investigation. An analysis of available environmental information for the remaining two alternative substation sites is provided in Sections 3.0 and 5.0 of this Supplement to the PEA.

1.2 APPROACH USED TO IDENTIFY SITE ALTERNATIVES

PG&E began the alternatives analysis process by identifying siting criteria for the substation, and then identifying locations that met those criteria. The siting criteria for the Windsor Substation project are as follows:

- The site should be located near an existing power line to minimize impacts from a new power line.
- The site should be close to the center of the Town of Windsor, which represents the center of the Town's electric load, so that the new substation will serve the Town's electrical needs to:
 - **Meet Immediate Capacity Needs:** Provide the necessary electric distribution capacity to serve existing and new customers within and around the Town of Windsor in the Fulton-Fitch Mountain 12 kV DPA.
 - **Meet Long-Term Capacity Needs:** Eliminate electric distribution capacity deficiencies expected to occur beyond 2013.
 - **Reinforce Reliability of Existing System:** Maximize system efficiency and increase future flexibility by constructing a new distribution substation near the center of the load growth.
- The location must meet the minimum dimensions required for the facility.
- The site must be located such that it is feasible to: 1) install distribution circuits extending from the substation; and 2) loop the existing power line into the site.
- The site must not have any land use or environmental conditions that would preclude development of a substation.

PG&E operates two existing 60 kV power lines in the vicinity of the Town of Windsor. The project currently proposes to connect with the Fulton No. 1 60 kV Power Line, which parallels the Northwestern Pacific Railroad (NWPRR) tracks through the Town of Windsor, because the power line extends through the center of the electric load in this area. The other power line in the vicinity of the Town of Windsor is the Fulton-Hopland 60 kV Power Line, which runs in a generally northwest direction approximately 2 miles east of the Town of Windsor (see Figure 1.1-1). Both of these lines will be converted to 115 kV operations in the future to provide greater

capacity to the area, which is why PG&E's application has proposed a substation with a high-side voltage of 115 kV.

After the Town of Windsor withdrew its support for the proposed substation site at Mitchell Lane and asked PG&E to look for another location for the proposed substation, and after seeking guidance from CPUC Energy Division, PG&E conducted the alternatives analysis described in the Supplement to identify all possible sites that could potentially meet the Town of Windsor's electrical needs. Because the Fulton No. 1 60 kV Power Line extends through the center of the electric load in Windsor, the search for alternate substation locations focused primarily on potential sites along this power line within the Town limits. To match the electrical benefit of the substation to the Town's load, the southern boundary of the study area was assumed to be in the immediate vicinity of Mitchell Lane and the existing site of the proposed substation, and the northern boundary of the study area was assumed to be the northern Town boundary, just north of the Arata Lane Highway 101 southbound exit. PG&E also reviewed potential substation sites along the Fulton-Hopland 60 kV Power Line that were within acceptable range of the load center (see Figure 1.1-1).

Although requested by the Town to investigate potential sites in the heavy industrial area south of Shiloh Road, PG&E's transmission planners concluded that any sites south of Shiloh Road would be too close to the Fulton Substation, and too far from the center of the Town's electrical load to provide the distribution load support needed to supply the Town's electrical needs. For this reason, no sites south of Shiloh Road were included as potential substation sites.

The minimum fenced area of the proposed substation is 221 feet by 268 feet. Although these dimensions do not include any room for landscape vegetation, these dimensions were assumed to be the minimum dimensions for a potential site in order to include all possible sites for purposes of the alternative screening process.

Aerial photography was used to identify vacant parcels either adjacent to the existing Fulton No. 1 60 kV Power Line or within approximately 0.25 mile and connected via public rights-of-way. Vacant parcels were also sought that were near both the Fulton-Hopland 60 kV Power Line and the Town's load center. Next, the size/dimensions of each parcel were evaluated to determine whether the fenced substation area would fit. Based on this first screening, PG&E identified nine potential sites that met these minimum dimensional criteria. Next, PG&E plotted the fenced substation area on aerial photographs for each site to determine possible orientation options and resulting proximity to the property line and adjacent land uses. These site maps were then used to conduct a site visit at all but Site 7, which is located at the rear of an auto dismantler business.¹

The purpose of the site visits was twofold: first, to verify the current conditions as depicted on aerial photography and determine any additional site characteristics or adjacent land uses that may not be evident on an aerial photo; and second, to evaluate site and access issues that might affect the feasible extension of distribution circuits or the power line loop into the substation.

¹ Based on the aerial view showing numerous wrecked vehicles occupying the proposed substation area at Site 7, it was determined a site visit would not materially contribute to the evaluation.

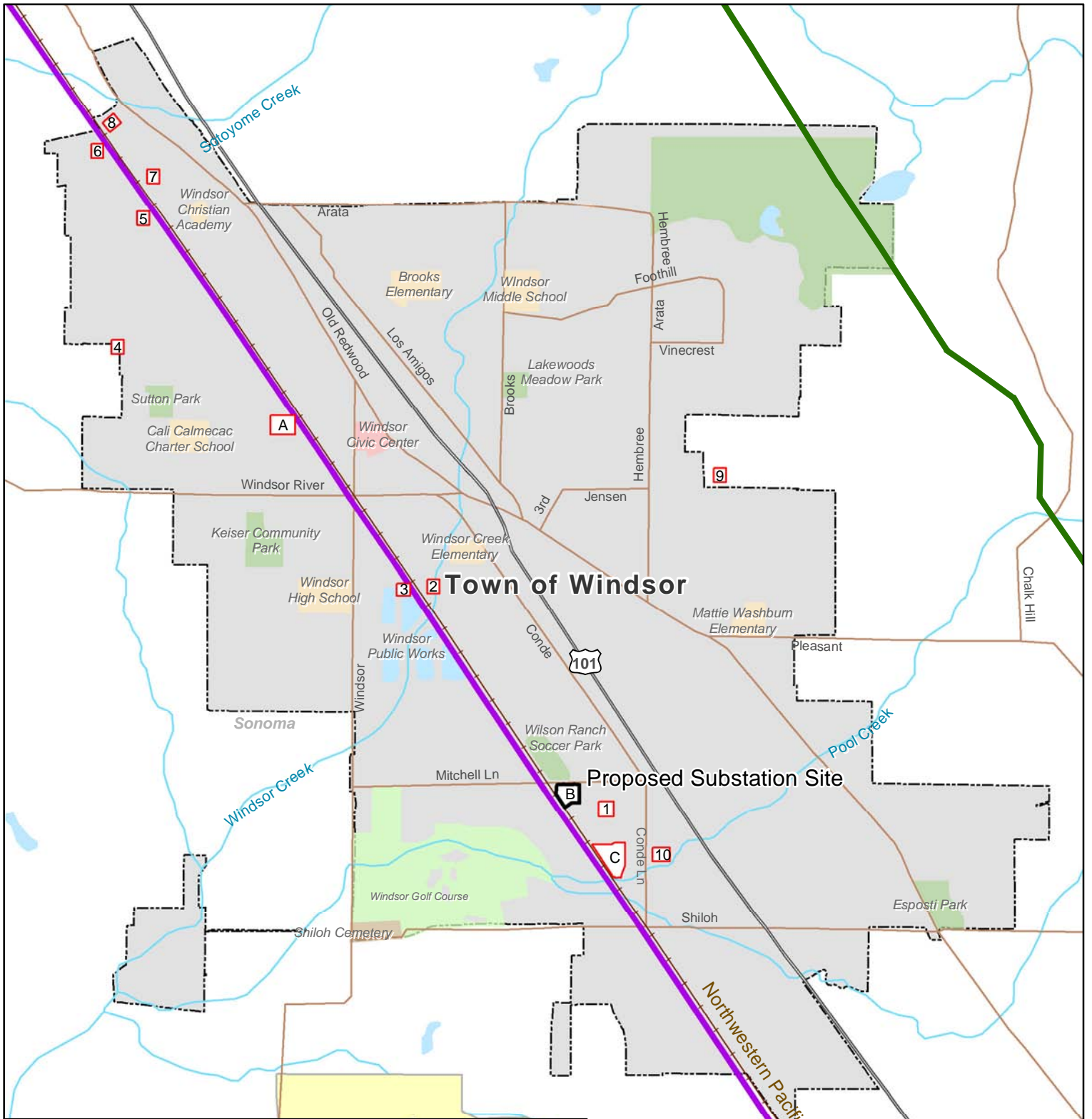


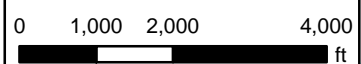
FIGURE 1.1-1
 Site Alternatives Considered
 Windsor Substation Project



- Fulton No. 1 60 kV
- Fulton-Hopland 60 kV
- Site Alternatives
- Proposed Substation Site B
- Sonoma County Airport
- Town Boundary



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BACK OF FIGURE 1.1-1

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The next step in the analysis and evaluation was to solicit input from the Town of Windsor's Planning Department regarding any local issues that might affect development of a substation at these alternate sites. In addition to the nine alternate sites PG&E identified, the Town suggested a potential site on the property northeast of the intersection of Shiloh Road and Conde Lane (Site 10). This property is currently used for agriculture, but, according to Town planners, a developer has an option to purchase the property for a new retail complex with a Target store as the anchor. The northwest corner of the parcel fronting Conde Lane is somewhat isolated from the remainder of the property by the meandering diagonal alignment of Pool Creek, and is adjacent to light industrial and commercial land uses. Town planners suggested that a substation might be located in this corner, and it was added to PG&E's list of potential sites.

Based on an evaluation of each of the 10 alternate sites, 8 of the sites were removed from further consideration for reasons identified in Section 1.3, leaving Sites 8 and 3 as alternative locations to the proposed substation site at Mitchell Lane and the two other alternatives that were originally presented in the PEA.

1.3 SITE ALTERNATIVES IDENTIFIED

Site Alternative # 1

Address: American Way, Lot 8, Evans Drew Industrial Subdivision

Town Zoning: Light Industrial

Current Land Use: Vacant, with western portion serving as wetland preserve for impacts from creation of the subdivision and subject to a conservation easement.

Adjacent Land Uses:

- North – vacant light industrial
- East – vacant light industrial
- South – vacant light industrial
- West – conservation easement and railroad tracks; single-family residential on the other side of the railroad tracks

Parcel Description: 5.4 acres total, including conservation easement area, which is not developable. A large tree would need to be removed for the substation to fit on this site, and the fenced footprint would fully occupy the site—only front landscaping would be possible. Per communication with the Army Corps of Engineers, the area surrounding the oak tree is within the conservation easement area and is not developable.

Power Line Connection: A 600-foot single span from a new interset pole on the Fulton No. 1 60 kV Power Line on Eagle Drive to the substation, crossing over the conservation easement area.

Distribution Connections: This site would require the same distribution work as the proposed substation site.

Town of Windsor Planning Department Staff Comments: Neutral on this site.

Environmental Opportunities/Constraints: Similar to the proposed site; this parcel has no environmental constraints apart from the oak tree.

Conclusion: Developable area on this parcel is too small due to the existing conservation easement, so the site is not suitable for the substation. Therefore, it was removed from further consideration.

Site Alternative # 2

Address: 8711 Bell Road

Town Zoning: High Density Residential, Neighborhood Center

Current Land Use: Vacant, former industrial use (lumber mill)

Parcel Description: 8.91 acres. Substation would be located at southern tip of parcel immediately adjacent to the railroad right-of-way to allow northern portion of the parcel to remain available for development.

Adjacent Land Uses:

- North – Residential
- East – Public School and Residential
- South – Residential
- West – Railroad tracks; Town of Windsor Public Works Yard and wastewater treatment storage ponds on other side of the tracks

Power Line Connection: Immediately adjacent to the substation.

Distribution Connections: Two distribution circuits would extend overhead on the existing Fulton No. 1 60 kV Power Line, and the remainder would be installed as underground conduits north to Windsor River Road and west to Windsor Road.

Town of Windsor Planning Department Staff Comments: The Town has executed a development agreement with the property owner for mixed residential use. In addition, Bell Road presently terminates at the north and south ends of this parcel and the Town proposes to connect the road either as part of the proposed development or other future development on the site. Potential substation location would conflict with the connection of Bell Road. For these reasons, the Town would be opposed to a substation at this site.

Environmental Opportunities/Constraints: A perennial creek with dense riparian vegetation borders the east side of the site and setbacks would be required. A school is on the other side of the creek; the schoolyard would be approximately 200 feet from the substation, and the nearest portable classroom approximately 450 feet from the substation.

Conclusion: Development of this site would conflict with a current residential proposal and the Town's intent to connect Bell Road. The Town does not support this site for a substation. In addition, the site is within close proximity to Windsor Creek Elementary School. Combined, these issues represent significant constraints that would make this site extremely difficult to permit. Therefore, this site was removed from further consideration.

Site Alternative # 3

Address: 8400 Windsor Road

Town Zoning: Public/Institutional

Current Land Use: Town of Windsor Public Works Office/Yard, wastewater treatment storage ponds and water treatment plant

Adjacent Land Uses:

- North – Residential
- East – Railroad tracks, and further east (on the other side of the tracks), proposed Site Alternative # 2 (Windsor Mill Homes high-density live/work mixed use development)
- South – Wastewater treatment storage ponds
- West – Public works office building, fire station, and two single-family residences. Windsor High School is across the street from the public works office building along Windsor Road, approximately 0.16 mile (825 feet) from the boundary of Site 3.

Parcel Description: 24 acres. The Public Works Department has an unfunded plan to expand the wastewater treatment storage ponds. The design could possibly accommodate the substation within the northeast corner of the property. To minimize the substation proximity to the residences on the north side along Patrick Lane (a private road) and to avoid the seasonal wetland adjacent to and along the northwest portion of Site 3, a substation should be placed closer to the railroad tracks if it can be accommodated in the pond rearrangement. However, a location immediately adjacent to the railroad tracks would place the substation nearer to the planned, high-density residential development east of the railroad tracks.

Power Line Connection: Immediately adjacent to the substation.

Distribution Connections: Two distribution circuits would extend overhead on the existing Fulton No. 1 60 kV Power Line, and the remainder would be installed as underground conduits from the substation west to Windsor Road and east to the Fulton No. 1 60 kV Power Line.

Town of Windsor Planning Department Staff Comments: The Town conceptually would support a substation at this location if doing so would not compromise their wastewater retention requirements. The Town is currently working with their engineers to develop sufficient information to determine the feasibility of accommodating the substation at this site.

Environmental Opportunities/Constraints: This site does not have any physical environmental constraints, and is currently a public services land use. The proximity to the residences on Patrick Lane could represent construction traffic concerns and a visual impact to the occupants/owners. Future residential development planned east of the railroad tracks could also pose a constraint.

Conclusion: This site would be an acceptable substation location if the Town of Windsor supported the site and if PG&E were directed by the CPUC to locate it here.

Site Alternative # 4

Address: 1144 Star View Drive, at the end of the public street

Town Zoning: Estate Residential

Current Land Use: Vacant pasture

Adjacent Land Uses:

- North – Residential subdivision
- East – Residential subdivision
- South – Residential subdivision and vacant
- West – Rural residential

Parcel Description: 24.22 acres. Substation would be situated in the northeast corner of the parcel at the end of Starr View Drive.

Power Line Connection: A 2,400-foot-long, double-circuit 60 kV loop would need to be constructed between the existing power line and this site. From the existing Fulton No. 1 60 kV Power Line alignment (parallel to the NWPRR tracks), the loop would extend west to Starr Road along a fee strip owned by the Town of Windsor. Because this fee strip is currently occupied by oak trees, interconnection poles would need to be greater in height than these trees. West of Starr Road, the double-circuit loop would be in franchise along Starr View Drive for approximately 1,500 feet. Starr View Drive is fronted by single-family homes. It may be possible to convert the existing overhead distribution line to underground to help minimize the number of overhead lines viewed by fronting residences.

Distribution Connections: All distribution feeders would be underground and extend from the substation to Starr Road. The existing distribution line along Starr Road would be looped into the substation as two of the distribution outlets. The remaining ten distribution outlets would be installed underground in the street to Starr Road and stubbed for future extensions. Reconductoring of the existing overhead circuit along Starr Road would be required from Starr View Road south to Windsor Road River Road.

Town of Windsor Planning Department Staff Comments: Since the site is just outside the Town limits, staff offered no position on the substation site, but did express their concerns that the double-circuit 60 kV alignment along Starr View Drive would have adverse visual impacts for Town residents along this route.

Environmental Opportunities/Constraints: No environmental analysis was conducted for this location, which is currently pasture land. Aerial views identify a seasonal stream transecting the property diagonally from the northwest to the southeast. It is possible the stream could be avoided.

Conclusion: As indicated by concerns expressed by Town of Windsor planners, an overhead, double-circuit 60 kV power line along a residential street could represent a potentially-significant environmental constraint that could make this site extremely difficult to permit. As a result, it was removed from further consideration.

Site Alternative # 5

Address: 309 Wilcox Road

Town Zoning: Surrounding Residential

Current Land Use: Rural residential in the southeast corner of the parcel

Adjacent Land Uses:

- North – Rural residential
- East – Rural residential, railroad tracks, then private school (Christian Academy, approximately 0.1 mile (500 feet)) and auto dismantler (Pick & Pull) on the other side of the tracks
- South – Rural residential
- West – Subdivision residential

Parcel Description: 5.09 acres. Substation would be situated on the north half of the property where the northeast side of the property abuts the railroad tracks. Access would be from the extension of Wilcox Road, which appears to be a private road providing access to an adjacent parcel to the north. Wilcox Road begins at Windsor Road and parallels the NWPRR tracks approximately 1,400 feet to this site. Only the southern 700 feet is a public road, consisting mostly of a 12-foot-wide gravel path. The northern section of the road to this site is likely on an access easement.

Power Line Connection: The existing Fulton No. 1 60 kV Power Line runs along the northeast side of the parcel.

Distribution Connections: Due to its location north of the Town center, significant distribution reinforcement would be required. The existing distribution underbuild on the Fulton No. 1 60 kV Power Line would be looped into the substation as two of the distribution outlets, and two new distribution circuits would extend as overhead lines underbuilt on the existing Fulton No. 1 60 kV Power Line, one to the north in the future and one to the south as part of this project to meet current load. The existing poles on the Fulton No. 1 60 kV Power Line would be replaced with taller poles from the substation to the center of Windsor to accommodate this additional distribution circuit. The remaining eight distribution outlets would be installed underground but, with no adjacent public road, routing and installing underground distribution circuits would be very difficult.

Town of Windsor Planning Department Staff Comments: Staff did not support this site because it is too close to residences and a school.

Environmental Opportunities/Constraints: The California Natural Diversity Database shows the site as suitable habitat for Burke's Goldfields, a state and federally listed plant species typically found in vernal pools, meadows, and seeps. Aerial photos indicate possible surface hydraulic features which may be suitable habitat for this species. The Windsor Christian Academy is located across the railroad tracks from the northeast side of the parcel, with the playing fields and classrooms at a distance of approximately 120 feet and 500 feet, respectively.

Conclusion: Due to the high potential for presence of listed plant species, the proximity to residences and a school, the lack of support from Town of Windsor planners, and the lack of a

public street to place the underground distribution circuits, this site was considered to have significant constraints that would make it extremely difficult to permit and construct; therefore, it was removed from further consideration.

Site Alternative # 6

Address: 10501 Herb Road²

Town Zoning: Estate Residential

Current Land Use: Vacant pasture, property is for sale

Adjacent Land Uses:

- North – Rural residential
- East – Railroad tracks, then Windsor School bus yard, vacant commercial (Site 8) on other side of tracks
- South – Rural residential
- West – Vineyard

Parcel Description: 23.43 acres. Parcel has approximately 980 feet of frontage along the railroad tracks. The substation would front the railroad tracks, with the actual location to be determined by both presence of potential environmental issues and negotiations with the existing property owner to minimize impacts to his development plans.

Power Line Connection: The existing Fulton No. 1 60 kV Power Line runs along the northeast side of the parcel.

Distribution Connections: Due to its location north of the load center, significant distribution reinforcement would be necessary. The existing distribution underbuild on the Fulton No. 1 60 kV Power Line would be looped into the substation as two of the distribution outlets, and two new distribution circuits would extend as overhead lines underbuilt on the existing 60 kV power line, one to the north in the future and one to the south as part of this project to meet current load. The existing poles on the 60 kV power line would be replaced with taller poles from the substation to the center of Windsor to accommodate this additional distribution circuit. The remaining eight distribution outlets would be underground. Herb Road is the nearest public street, abutting the south side of the parcel. The width is only approximately 20 feet, effectively making it too narrow to install the required distribution conduits without closing the road during construction and precluding access to the residents along the road.

Town of Windsor Planning Department Staff Comments: A substation location at the northeast corner of this parcel is preferred, furthest from the Town of Windsor's rural residents on Herb Lane to the south, and from the Christian Academy private school, approximately 0.5 mile (2,700 feet) to the southeast.

² The public portion of Herb Road ends at the south property line of this parcel, but is planned by the Town to eventually extend through this parcel to the north, cross the railroad tracks and connect with Old Redwood Highway on the north side of Site 8. The existing portion of Herb Road along the north side of Site 8 is a private road.

Environmental Opportunities/Constraints: A wetland delineation prepared for the parcel by the owner indicates numerous wetlands, both in the center of the parcel and near the existing power lines. The site is known to contain Burke's Goldfields, a listed (threatened and/or endangered) plant species. Three mature oak trees situated approximately 100 feet west of the railroad right-of-way are equally spaced along this frontage, and are positioned such that substation development on this property would likely require removal of at least one tree.

Conclusion: Due to the presence of a listed plant species, potential presence of wetlands, and limitations associated with the installation of the associated eight distribution conduits on Herb Road, this site was considered to have significant constraints that would make it extremely difficult to permit and construct; therefore, it was removed from further consideration.

Site Alternative # 7

Address: 10525 Old Redwood Highway

Town Zoning: Service Commercial

Current Land Use: Auto Dismantling (Pick & Pull Auto Parts)

Adjacent Land Uses:

- North – Commercial
- East – Auto dismantling
- South – Auto dismantling
- West – Railroad tracks, then rural residential

Parcel Description: 4.81 acres. Substation would be located on approximately 1.55 acres fronting the railroad tracks (minimum of 250 feet by 270 feet) on the southwestern end of the existing parcel.

Power Line Connection: The existing Fulton No. 1 60 kV Power Line is on the opposite side of the railroad tracks from the site; therefore, only a short span into the site would be required.

Distribution Connections: Due to its location north of the load center, significant distribution reinforcement would be necessary. The existing distribution underbuild on the Fulton No. 1 60 kV Power Line would be looped into the substation as two of the distribution outlets, and two new distribution circuits would extend overhead underbuilt on the existing 60 kV power line, one to the north in the future and one to the south as part of this project to meet current load. The existing poles on the 60 kV power line would be replaced with taller poles to accommodate this additional distribution circuit running south to the center of Windsor. The remaining eight distribution outlets would be underground, and would cross through the remainder of the parcel to Old Redwood Highway and then extend south to the center of Windsor along Old Redwood Highway both as underground and overhead. For the overhead segments, the existing poles would be replaced with new taller poles to accommodate the new circuit.

Town of Windsor Planning Department Staff Comments: Neutral on this site.

Environmental Opportunities/Constraints: While there are likely no resource issues, the historic use of the site as an auto dismantling facility could present hazardous materials issues.

Conclusion: The site is not currently for sale. Development at this site would require cooperation from the current owner for an access/distribution line easement from Old Redwood Highway to the site. Furthermore, construction access could significantly affect the daily business operations. As such, this site was considered to have significant constraints that would make it extremely difficult to acquire and permit; therefore, it was removed from further consideration.

Site Alternative # 8

Address: 10789 Old Redwood Highway

Town Zoning: Service Commercial

Current Land Use: Vacant

Adjacent Land Uses:

- North – Rural residential
- East – Old Redwood Highway, then rural residential (zoned Gateway Commercial)
- South – Town of Windsor school bus yard
- West – Railroad tracks, then vacant pasture (Site 6) and rural residential to the northwest on the other side of the tracks

Parcel Description: 4.11 acres. Substation would be located at rear of the property, close to the railroad tracks and the Fulton No. 1 60 kV Power Line on the opposite side, and nearest to the school bus yard to the south to provide a buffer from the rural residents to the north and northwest.

Power Line Connection: The existing Fulton No. 1 60 kV Power Line is on the opposite side of the railroad tracks from the site, so only a short span into the site would be required.

Distribution Connections: Due to its location north of the load center, significant distribution reinforcement would be necessary. The existing distribution underbuild on the Fulton No. 1 60 kV Power Line would be looped into the substation as two of the distribution outlets, and two new distribution circuits would extend overhead underbuilt on the existing Fulton No. 1 60 kV Power Line, one to the north in the future and one to the south as part of this project to meet current load. The existing poles on the 60 kV power line would be replaced with taller poles to accommodate this additional distribution circuit running south to the center of Windsor. The remaining eight distribution outlets would be underground, and would extend to Old Redwood Highway. The existing overhead distribution line along Old Redwood Highway would be looped into the station as two of the circuits, and a new distribution circuit would extend south to the center of Windsor along Old Redwood Highway, partly underground and partly overhead. For the overhead segments, the existing poles would be replaced with new, taller poles to accommodate the new circuit.

Town of Windsor Planning Department Staff Comments: Town supports use of the rear of this site for the substation, with maximum landscaping along the Old Redwood Highway frontage, consistent with their Town Gateway concept.

Environmental Opportunities/Constraints: The site does not have any apparent resource constraints, but the northern portion of the existing 60 kV power line (where taller poles would

need to be installed) is adjacent to wetlands and within a known area supporting Burke's Goldfield.

Conclusion: Although there is potential presence of rare plants and wetlands along the northern portion of the 60 kV line, it is anticipated that these resources could be avoided or temporary impacts mitigated to a less-than-significant level. Although this location would require significant distribution line reinforcement to make it viable, this site would be an acceptable substation location if the Town of Windsor supported the site and if PG&E were directed by the CPUC to locate it here.

Site Alternative # 9

Address: 657 Jensen Lane

Town Advance Zoning: Surrounding Residential

Current Land Use: Vineyards. Parcel is for sale.

Adjacent Land Uses:

- North – Single-family residential
- East – Vineyard
- South – Single-family residential
- West – Single-family residential

Parcel Description: 27.9 acres. Substation would be at the center of the site along the east parcel line to maximize the distance from the residential land uses to the north, south, and west.

Power Line Connection: An approximately 1.10-mile double-circuit line from the Fulton-Hopland 60 kV Power Line to the east would be required. The route would follow edges of vineyards, crossing two privately-owned parcels.

Distribution Connections: All 12 distribution circuits would be underground, leaving the substation and heading west approximately 1,000 feet down Jensen Lane and interconnecting an existing distribution circuit in Hembree Lane. The existing distribution circuit would not need reinforcement. The location is situated very close to the center of the Town's electrical load.

Town of Windsor Planning Department Staff Comments: Proposed development of a winery at this site approximately five years ago was strongly opposed by the neighbors and the owner withdrew his application. In addition, the neighborhood to the north is currently actively opposing a proposed school. Due to the strong opposition to other developments, the Town felt it would be extremely difficult to permit a substation at this location.

Environmental Opportunities/Constraints: The site is in active agriculture consisting of vineyards, so no sensitive biological resources are anticipated at the site. Since less than 3 acres of the approximately 28-acre parcel would be required for the substation and screening landscaping, the existing surrounding vineyard could be retained.

Conclusion: Although the site is good for distribution connections and appears to have no environmental constraints, the lengthy power line connection could result in potential visual and agricultural impacts and add substantial costs. Based on these potential environmental impacts

and the Town's assessment of permitting success, this site was removed from further consideration.

Site Alternative # 10

(Note: This site was suggested by Town Planning Staff due to its close proximity to heavy industrial land uses south of Shiloh Road)

Address: Northeast corner of Shiloh Road and Conde Lane

Town Zoning: North half of parcel zoned Recreation, south half zoned Light Industrial

Current Land Use: Active agriculture; field crops and cattle production

Adjacent Land Uses:

- North – Light industrial
- East – Highway 101
- South – Heavy industrial
- West – Light industrial

Parcel Description: 40.02 acres. Substation would be in the very northwest corner of the property fronting Conde Lane between Pool Creek and the north property line.

Power Line Connection: An approximately 1,200-foot extension from the existing Fulton No. 1 60 kV Power Line at Shiloh Road would be required. The loop would cross the railroad tracks to a position east of Shiloh Road in the southwest corner of the parcel, and then turn north, overbuilding an existing telephone line offset approximately 50 feet to the east of Conde Lane.

Distribution Connections: All distribution circuits would be underground to the north since Conde Lane is an underground distribution district, and would connect to circuits similar to the arrangement at the proposed substation site. However, this site's close proximity to the Fulton Substation would result in minimal distribution benefits.

Town of Windsor Planning Department Staff Comments: A developer has this site under option for possible development of a shopping center with Target as its anchor tenant.

Environmental Opportunities/Constraints: Since the site has been under active agricultural use for many years, potential for sensitive resources would be minimal. However, the proposed site is adjacent to a perennial stream with mature riparian vegetation, which may be habitat for sensitive species. The power line connection would avoid most mature oak trees, but potentially significant tree trimming and possible removal would be required for the span over Pool Creek into the station.

Conclusion: The site is currently proposed for retail development. Even if a substation could be accommodated in this development, the location of this site is too close to Fulton Substation to provide the distribution load support needed for the Town of Windsor. For this reason, it was removed from further consideration.