

505 VAN NESS AVENUE  
SAN FRANCISCO, CALIFORNIA 94102-3298



**To:** Responsible and Trustee Agencies, Property Owners, and Interested Parties

**From:** Jensen Uchida, CPUC Project Manager

**Subject:** NOTICE OF PREPARATION OF AN ENVIRONMENTAL IMPACT REPORT  
Southern California Edison's Alberhill System Project (Application A.09-09-022) and Valley–Ivyglen Subtransmission Line Project (Application A.07-01-031)

**Date:** May 6, 2015

The California Public Utilities Commission (CPUC) will be the Lead Agency and will prepare an Environmental Impact Report (EIR) for the Alberhill System Project (Alberhill Project or ASP) and the Valley–Ivyglen Subtransmission Line Project (Valley–Ivyglen Project or VIG). The purpose of this Notice of Preparation (NOP) is to open a 30-day public comment period on the scope of the EIR for the Alberhill Project and Valley–Ivyglen Project. Below is background information on each project and a summary of the status of each project's application. The comment period will extend from May 6, 2015, to June 5, 2015.

## A. Introduction

### *Alberhill System Project*

Southern California Edison Company (SCE) filed an application and Proponent's Environmental Assessment (PEA) for a Certificate of Public Convenience and Necessity on September 30, 2009, (Application A.09-09-022) with the CPUC to construct the Alberhill Project. The CPUC circulated an NOP on April 15, 2010, that opened a 30-day scoping comment period. SCE filed amended sections of the PEA on April 11, 2011, that modified the two proposed 500-kV transmission lines for the project. The CPUC circulated a second NOP on July 28, 2011, which opened another 30-day scoping comment period. The CPUC has not yet circulated an environmental document for the Alberhill Project.

### *Valley–Ivyglen Project*

On April 2, 2013, SCE filed a Petition for Modification (PFM) for Decision 10-08-009, which granted SCE a Permit to Construct the Valley–Ivyglen Subtransmission Line and Fogarty Substation Project. On March 26, 2014, SCE filed a Motion to Bifurcate the Fogarty Substation Project from the Valley–Ivyglen Project, which was approved by the CPUC on August 28, 2014, thereby separating the Valley–Ivyglen Project from the Fogarty Substation Project.<sup>1</sup> On May 23, 2014, SCE filed a revised PFM for Decision 10-08-009 for the Valley–Ivyglen Project.

### *Environmental Review*

In August 2013, the CPUC determined that it would be in the public's best interest to consolidate the California Environmental Quality Act (CEQA) analyses for the proposed Alberhill Project Certificate of Public Convenience and Necessity and the Valley–Ivyglen Project PFM applications into a single CEQA document. As the lead agency, the CPUC has determined that an EIR should be prepared in accordance

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<sup>1</sup> Information about the Fogarty Substation Project is available at the following public website:  
<http://www.cpuc.ca.gov/Environment/info/ene/ivyglen/ivyglen.html>

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with the criteria, standards, and procedures of the CEQA (Public Resources Code sections 21000 et. seq. and California Code of Regulations Title 14, sections 15000 et seq.).

## **B. Alberhill System Project Location, Description, and Purpose**

The Alberhill Project would include construction of the following:

- One 1,120-megavolt-ampere (MVA) 500/115-kilovolt (kV) substation (Alberhill Substation), expandable to a maximum of 1,680 MVA.
- Two 500-kV transmission lines to connect the proposed substation to the existing Serrano–Valley 500-kV transmission line.
- One new and four modified 115-kV subtransmission lines to transfer five substations that are currently served by the Valley South 500/115-kV Substation to the new Alberhill Substation.
- Telecommunications lines on the new and replaced transmission and subtransmission lines.
- A 120-foot microwave antenna tower at the proposed Alberhill Substation site; microwave telecommunications antennas at the existing Santiago Peak communications site and Serrano Substation; and other telecommunications equipment installations at existing and proposed substations.

The Alberhill Substation is proposed to be built on approximately 34 acres of a 124-acre property located on the northwest corner of the intersection of Temescal Canyon Road and Concordia Ranch Road in unincorporated western Riverside County. The two 500-kV transmission lines would each extend approximately 1 mile northeast to connect to the existing Serrano–Valley 500-kV transmission line. The 115-kV subtransmission line modifications and construction would occur southeast from the Alberhill Substation to Skylark Substation (approximately 11.5 miles) and from Skylark Substation to Newcomb Substation (approximately 9 miles). See Figure 1 attached to this NOP. A portion of the proposed Alberhill Project 115-kV subtransmission line would be placed on structures built as part of the proposed Valley–Ivyglen Project.

Telecommunications lines would be installed primarily on the overhead structures modified or constructed as part of the proposed Alberhill Project. In addition, a 120-foot microwave antenna tower would be installed at the proposed Alberhill Substation site that would direct signals to a new dish antenna located approximately 7 miles to the southwest at the existing Santiago Peak Communications site in Cleveland National Forest. From there, another new dish antenna would direct signals to a new dish antenna installed at the Serrano Substation in the City of Orange in Orange County.

The Alberhill Project would serve the cities of Lake Elsinore, Canyon Lake, Perris, Menifee, Murrieta, Hot Springs, Temecula, and Wildomar, as well as the surrounding unincorporated areas of Riverside County. SCE designed the proposed Alberhill Project to meet long-term forecasted electrical demand in the Alberhill Project area and increase electrical system reliability. SCE estimates that construction would take approximately 28 months.

## **C. Valley–Ivyglen Project Location, Description, and Purpose**

The Valley–Ivyglen Project would involve the construction of a new, single-circuit 115-kV subtransmission line and a fiber optic line. The alignment of the proposed Valley–Ivyglen 115-kV line would generally follow the route approved in 2010 by CPUC Decision 10-08-009, with modifications to address erosion and landslide activity that occurred in the area. The modified route would be approximately 27 miles long and constructed within approximately 23 miles of new right-of-way. The line would traverse unincorporated Riverside County and the cities of Menifee, Perris, and Lake Elsinore. The proposed route would cross Interstate 15, Interstate 215 and State Route 74. See Figure 2

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attached to this NOP. Fiber optic lines would be installed overhead on the proposed structures and underground in new and existing conduit.

In addition to route realignment, the proposed Valley–Ivyglen Project would include the following modifications compared to the project approved in 2010 by CPUC Decision 10-08-009:

- Additional disturbance areas and access road changes;
- Alternate construction methods, including helicopter use, blasting, temporary transmission poles, and retaining walls;
- Additional underground installations;
- Additional transmission structures and types of transmission structures;
- Increased span lengths and depths of borings.
- Additional construction methods, including shoofly poles, blasting, guard structures, and helicopter use;
- Modifications to work areas, staging areas, and helicopter operation yards; and
- Modifications to the telecommunications system, including overhead and underground installation.

SCE anticipates that construction of the Valley–Ivyglen Project would take approximately 27 months.

#### **D. Scope of EIR and Discussion of Potential Impacts**

CEQA requires agencies to consider environmental impacts that may result from a project, inform the public of potential impacts and alternatives, and facilitate public involvement in the assessment process. The EIR for the proposed Alberhill Project and Valley–Ivyglen Project will discuss the purpose and need for the proposed projects, describe alternatives, describe the environmental setting, evaluate the environmental impacts of the proposed projects and alternatives, and evaluate cumulative impacts.

Preliminary analysis suggests that significant impacts could result from the Alberhill and Valley–Ivyglen Projects. Tables 1 and 2 summarize the potentially significant effects of the proposed projects. More detailed analyses will be included in the EIR.

**Table 1 Summary of Potentially Significant Effects of the Alberhill Project**

Resource Area	Potential Effects
<b>Aesthetics</b>	<p>A permanent effect on aesthetics along Interstate 15 (I-15), an eligible State Scenic Highway, could result from operation of the proposed Alberhill Project because the proposed Alberhill Substation, new 500-kV transmission lines, and new and upgraded 115-kV subtransmission lines (115-kV Segments ASP1, ASP3, ASP4, and ASP5) would be visible to motorists. Permanent effects may result because of visual contrast, alterations to existing scenic integrity, blocked or partially blocked views, and the introduction of industrial-like facilities to a relatively undeveloped rural area. The following components, among others, would be viewable from I-15:</p> <ul style="list-style-type: none"> <li>• Two 37-foot-tall transformers</li> <li>• 49-foot-tall steel-enclosed 500-kV gas-insulated switchrack</li> <li>• Control building (7,000 square feet)</li> <li>• Parking area (7,600 square feet) and driveways (156,000 square feet)</li> <li>• 8-foot-tall concrete or decorative-block substation perimeter wall</li> <li>• 500-kV transmission lines and lattice steel towers (95 to 190 feet tall)</li> <li>• 115-kV subtransmission lines (upgraded from 65–90 feet tall to 70–100 feet tall)</li> </ul> <p>Permanent effects on the visual character or quality of a site or its surrounding area could result from operation of the proposed Alberhill Project at the proposed Alberhill Substation site, along the 500-kV transmission line routes, along 115-kV Segments ASP1 and ASP6, and along the northern section of the proposed 115-kV Segment ASP2 route near the proposed Alberhill Substation site that may reduce the intactness, unity, or vividness of existing views.</p>
<b>Air Quality</b>	<p>Temporary violations of maximum daily on-site emission levels of fugitive dust (particulate matter of 10 micrometers or less [PM<sub>10</sub>] and 2.5 micrometers or less [PM<sub>2.5</sub>]) would occur during construction of the proposed Alberhill Substation due to grading, excavation, and asphaltting. Temporary violations for maximum daily on-site emission levels of PM<sub>10</sub> would occur during construction of the proposed 115-kV subtransmission lines from roadwork, site preparation, structure installation, and wire stringing.</p> <p>The temporary exposure of sensitive receptors to substantial concentrations of volatile organic compounds (VOC) and fugitive dust (PM<sub>10</sub> and PM<sub>2.5</sub>) would occur during construction of the proposed Alberhill Substation, 500-kV transmission lines, and 115-kV subtransmission lines.</p>
<b>Biological Resources</b>	<p>Temporary, permanent, direct, and indirect effects on Stephens' kangaroo rat would likely result from the construction and operation of the proposed Alberhill Substation, 500-kV lines, and several of the 115-kV segments.</p> <p>Temporary, permanent, direct, and indirect effects on riparian areas and federally protected wetlands (e.g., Temescal Wash or its tributaries) as defined by Clean Water Act Section 404 could result from construction and operation activities along the proposed 500-kV and 115-kV routes and at proposed Alberhill Substation site.</p>

**Table 1 Summary of Potentially Significant Effects of the Alberhill Project**

Resource Area	Potential Effects
<b>Hazards and Hazardous Materials</b>	<p>Each of the 560-MVA 500/115-kV transformers would contain approximately 33,550 gallons of transformer oil. In California, all used oil is managed as hazardous waste until tested to show it is not hazardous (Section 25250.4 of the California Health and Safety Code). Direct and indirect effects from the accidental release of hazardous materials could result during construction and operation of the proposed Alberhill Substation.</p>
	<p>Temporary and permanent effects from fire could result from construction and operation of the proposed Alberhill Project along the proposed 500-kV and 115-kV lines and at the proposed Alberhill Substation site, which would be located within or adjacent to Very High Fire Hazard Severity Zones.</p>
<b>Hydrology and Water Quality</b>	<p>Temporary, direct, and indirect effects on water quality and existing drainage patterns could result from construction of the proposed Alberhill Substation, access road to 500-kV Tower SA-5, and along sections of the proposed 115-kV segments due to project-related activities such as the placement of fill, earth moving activities, and the potential for spill of hazardous materials near jurisdictional (e.g., Temescal Wash ) and potentially jurisdictional waterways/drainages.</p>
<b>Cumulative Effects</b>	<p><i>Aesthetics.</i> A permanent effect on aesthetics along an eligible State Scenic Highway (I-15) could result from operation of the proposed Alberhill Project in addition to the proposed Talega–Escondido/Valley–Serrano (TE/VS) Project, and proposed Valley–Ivyglen Project. The proposed Alberhill Substation, 500-kV transmission lines, and 115-kV Segments ASP1 through ASP5, as well as the proposed Valley–Ivyglen Project 115-kV Segments VIG3 through VIG7 and proposed TE/VS switchyard and associated 500-kV transmission lines, would be visible from I-15.</p>
	<p><i>Air Quality.</i> A temporary violation of maximum daily on-site emission levels of PM<sub>10</sub> and PM<sub>2.5</sub> (fugitive dust) would occur during the construction of the proposed Alberhill System Project, proposed Valley–Ivyglen Project, and proposed TE/VS Project. Construction activities that overlap (e.g., earth-moving activities) may result in cumulative effects on air quality.</p>
	<p><i>Air Quality.</i> Construction of the proposed Alberhill System Project, proposed Valley–Ivyglen Project, and proposed TE/VS Project could result in a temporary, cumulatively considerable net increase of VOC, nitrogen oxide, particulate matter of PM<sub>10</sub>, and PM<sub>2.5</sub> due to diesel- and gasoline-fueled engine exhaust from vehicles and equipment.</p>
	<p><i>Biological Resources.</i> Construction of the proposed Alberhill System Project, proposed Valley–Ivyglen Project, and proposed TE/VS Project could result in cumulatively considerable effects on riparian areas and federally protected wetlands.</p>

**Table 2 Summary of Potentially Significant Effects of the Valley-Ivyglen Project**

Resource Area	Potential Effects
<b>Aesthetics</b>	<p>Temporary and permanent effects on aesthetic resources along Interstate 15 (I-15) and State Route 74 (SR-74), both eligible State Scenic Highways, could result from construction and operation of the proposed Valley-Ivyglen Project. Construction would occur over a 24-month period, and construction activities along 115-kV Segments VIG1 through 115-kV VIG8 would be noticeable to area residents and motorists along I-15 and SR-74. Construction activities that would temporarily affect scenic resources include:</p> <ul style="list-style-type: none"> <li>• Use of vehicles and equipment for excavation and grading activities, transporting and lifting, watering to control dust, transporting workers, and other construction activities;</li> <li>• Soil and vegetation removal;</li> <li>• Removal of existing power poles;</li> <li>• Temporary construction site fencing and signage;</li> <li>• Spraying of embankment slopes with an erosion control mixture, which may be vivid in color; and</li> <li>• Temporary outdoor storage of materials, stockpiling of spoils from excavation.</li> </ul> <p>A permanent effect on aesthetics along I-15 and SR-74 could result from the replacement of existing wood distribution line poles (30 to 80 feet tall) with new steel poles (up to 115 feet tall) and the introduction of new steel poles. The new poles would result in permanent visual contrast, alterations to existing scenic integrity, blocked or partially blocked views, and the introduction of industrial-like facilities to a relatively undeveloped rural area. The new and upgraded 115-kV subtransmission structures along 115-kV Segments VIG1 through 115-kV VIG8 would be intermittently noticeable to area residents and motorists along I-15 and SR-74.</p>
<b>Air Quality</b>	<p>Temporary violations for maximum daily on-site emission levels of PM<sub>10</sub> would occur during construction of the proposed 115-kV subtransmission lines from roadwork, site preparation, structure installation, and wire stringing.</p> <p>The temporary exposure of sensitive receptors to substantial concentrations of volatile organic compounds (VOC) and fugitive dust (particulate matter of 10 micrometers or less and particulate matter of 2.5 micrometers or less) would occur during construction of the proposed 115-kV subtransmission lines.</p>
<b>Biological Resources</b>	<p>Temporary, permanent, direct, and indirect effects on Stephens' kangaroo rat would likely result from construction of several of the proposed 115-kV segments.</p> <p>Temporary, permanent, direct, and indirect effects on riparian areas and federally protected wetlands (e.g., Temescal Wash or its tributaries or the San Jacinto River) as defined by Clean Water Act Section 404 could result from construction and operation of a number of the proposed 115-kV segments. Among the areas likely to be affected are the proposed access roads and new structures along 115-kV Segment VIG6, trenched areas to install 115-kV Segment VIG8 underground, and the area where two tubular steel poles (4765121E and 4765120E) would be installed along 115-kV Segment VIG1 adjacent to the San Jacinto River.</p>
<b>Hazards and Hazardous Materials</b>	<p>Temporary effects from the use of hazardous materials and petroleum products could result in upset or accident conditions involving the release of hazardous materials and petroleum products during construction.</p>

**Table 2 Summary of Potentially Significant Effects of the Valley–Ivyglen Project**

Resource Area	Potential Effects
	Temporary and permanent effects from wildfire could result during construction and operation of the proposed Valley–Ivyglen Project along proposed 115-kV segments that would be located within or adjacent to Very High Fire Hazard Severity Zones.
<b>Hydrology and Water Quality</b>	Temporary and long-term effects on water quality and existing drainage patterns could result from 1) foundation excavation for 115-kV structure installations; 2) vegetation removal and earthmoving activities at construction sites and for access roads; 3) culvert construction across aquatic features; and 4) blasting. Erosion or siltation on or off site could result from the grading and vegetation clearing along a number of the proposed 115-kV Segments including along 115-kV Segment 8 where trenching would be required to install the proposed 115-kV line underground near Temescal Wash, a jurisdictional waterway .
<b>Land Use</b>	Potential conflict with Riverside County and City of Lake Elsinore land use policies, zoning ordinances, and requirements within specific plan areas could result (e.g., Alberhill Ridge Specific Plan in Lake Elsinore) because of the installation of new structures within 50 feet of eligible State Scenic Highways (Riverside County General Plan Policy 13.4), installation of structures along visually significant ridgelines and hilltops (Riverside County General Plan Policy 11.1(d)), or within an adopted road realignment for Lake Street (City of Lake Elsinore Vesting Tentative Tract No. 35001).
<b>Noise</b>	Temporary effects on nearby sensitive receptors could result from construction equipment and activities, including helicopter use and blasting that would exceed local noise standards, substantially increase temporary ambient noise levels, and generate substantial ground-borne vibrations during construction.
<b>Traffic</b>	Temporary effects on air traffic patterns could result from the use of helicopters during construction that increase safety risks.
<b>Cumulative Effects</b>	Cumulatively considerable effects may occur on aesthetics, air quality, and biological resources, as described in Table 3.

**D. Public Review**

This NOP has been sent to the State Clearinghouse, responsible and trustee agencies, and other interested parties. Comments should identify the issues to be considered in the EIR with respect to proposed projects. The public comment period on the scope of the EIR will extend from May 6, 2015 to June 5, 2015.

The CPUC will host two meetings on the Alberhill Project and the Valley–Ivyglen Project as detailed below:

<b>Date:</b>	May 18, 2015	<b>Date:</b>	May 18, 2015
<b>Time:</b>	1:00 to 2:30 p.m.	<b>Time:</b>	6:00 to 7:30 p.m.
<b>Location:</b>	Cesar E. Chavez Library 163 E. San Jacinto Perris, CA 92570	<b>Location:</b>	Lake Elsinore Cultural Arts Center 183 North Main Street Lake Elsinore, CA 92530

Each meeting will begin with a brief presentation, followed by an open house format to answer specific questions about the proposed projects. You are invited to submit written comments, which must be postmarked or received by fax or email no later than June 5, 2015. Please be sure to include your name, address, and telephone number in correspondence.

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Please send comments to:

**Alberhill Project and Valley-Ivyglen Project**

c/o Ecology and Environment, Inc.

505 Sansome Street, Suite 300

San Francisco, CA 94111

**Fax:** (415) 398-5326

**Email:** [alberhill@ene.com](mailto:alberhill@ene.com) or [ivyglen@ene.com](mailto:ivyglen@ene.com)

Following this public scoping period, the CPUC will prepare a Draft EIR that will address scoping comments received during this public scoping period as well as the two previous public scoping periods for the Alberhill Project.

Information about the Alberhill Project is available at the following public website:

<http://www.cpuc.ca.gov/Environment/info/ene/alberhill/Alberhill.html>

Information about the Valley–Ivyglen Project is available at the following public website:

<http://www.cpuc.ca.gov/Environment/info/ene/ivyglen/ivyglen.html>

Copies of applicant-submitted documents, meeting dates, and other information about the Alberhill Project and Valley-Ivyglen Project are available on the websites. As completed, the Draft and Final EIR and other documentation will be posted to the website. The Draft and Final EIR will also be available for review at the following public libraries:

Lake Elsinore Library  
600 West Graham Avenue  
Lake Elsinore, CA 92530  
(951) 674-4517

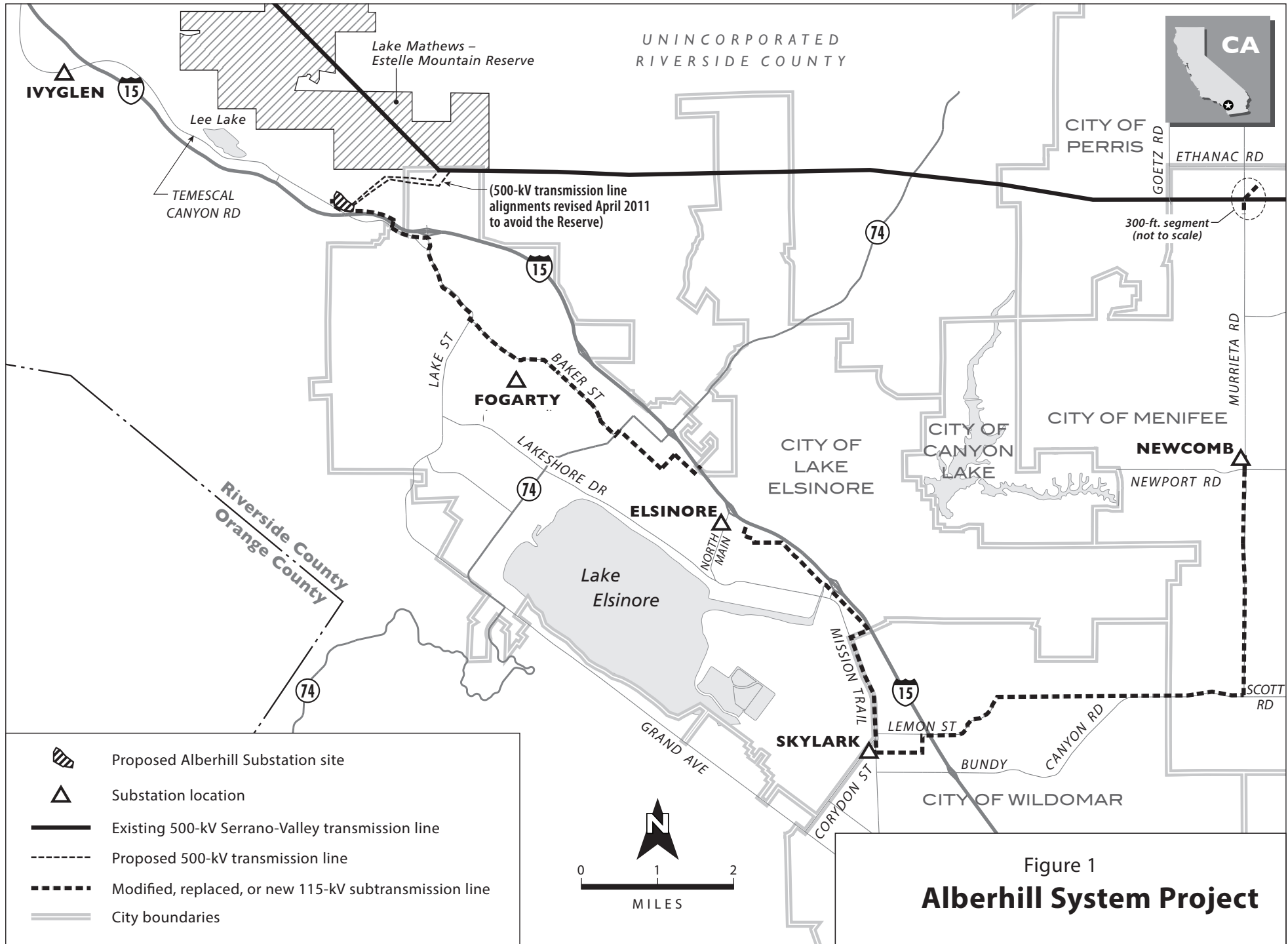
Paloma Valley Library  
31375 Bradley Road  
Menifee, CA 92584  
(951) 301-3682

Canyon Lake Library  
31516 Railroad Canyon Road  
Canyon Lake, CA 92587  
(951) 244-9181

Cesar E. Chavez Library  
163 E. San Jacinto  
Perris, CA 92570  
(951) 657-2358

Wildomar Library  
34303 Mission Trail  
Wildomar, CA 92595  
(951) 471-3855





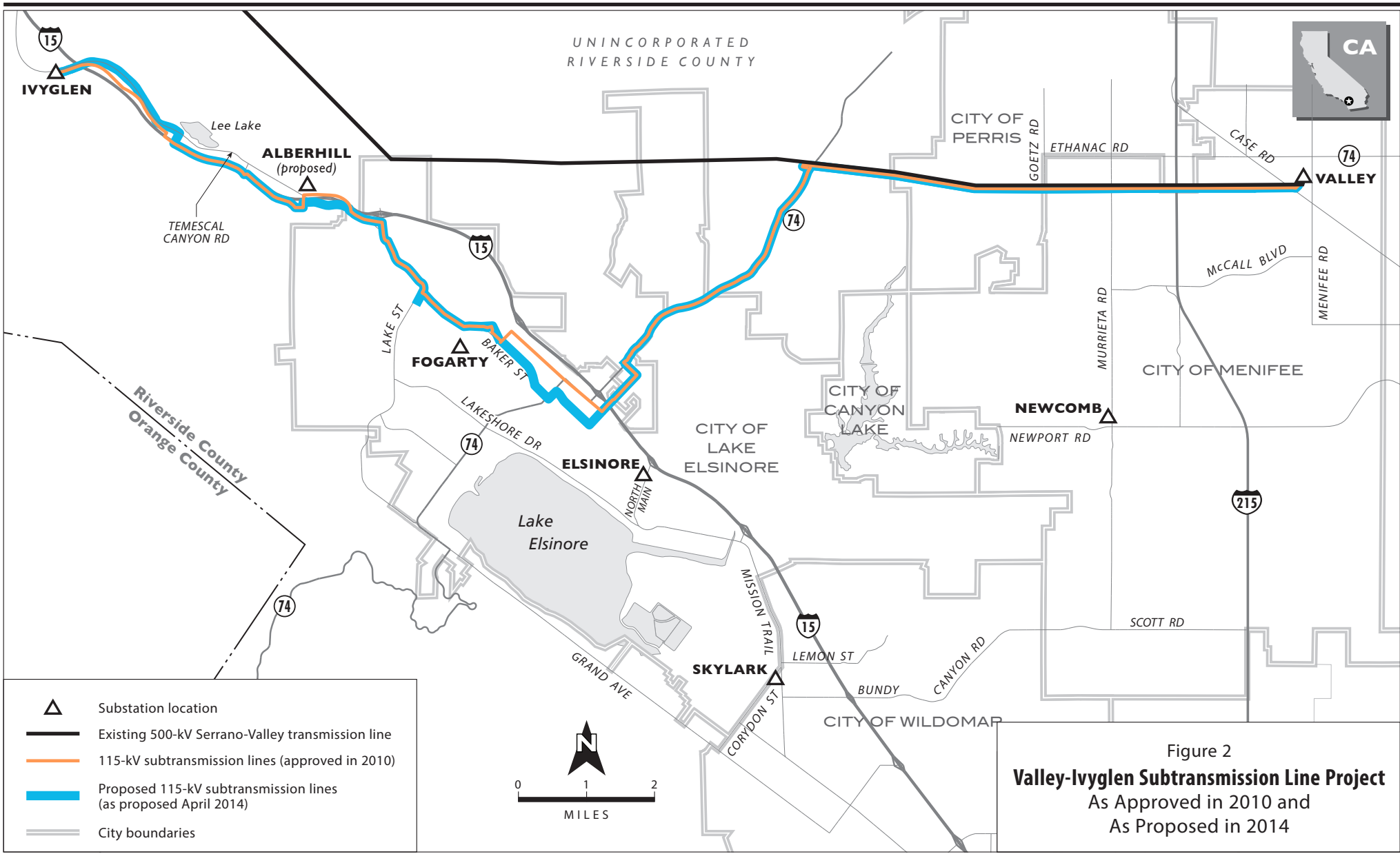


Figure 2  
**Valley-Ivyglen Subtransmission Line Project**  
 As Approved in 2010 and  
 As Proposed in 2014