

6.0 Responses to Comments

On November 18, 2009, the California Public Utilities Commission (CPUC) submitted a Notice of Intent (NOI) to adopt a Mitigated Negative Declaration for Southern California Edison's (SCE) Triton Substation Project (Application A.08-11-019) to the California State Clearinghouse. At the same time, the CPUC sent the NOI to 3,692 agencies, tribes, elected officials, organizations, residents, and other interested parties. The CPUC posted the Mitigated Negative Declaration and Initial Study (MND/IS) on its website (<http://www.cpuc.ca.gov/Environment/info/ene/triton/Triton.html>), made electronic and hard copies of the document available at the Temecula Public Library, and circulated copies to agencies and interested parties for review.

Submittal of the NOI to the State Clearinghouse opened a 30-day public review period, pursuant to Section 21091 of the Public Resources Code. The public review period ended December 17, 2009. The NOI also announced a public meeting that was held Monday, December 7, 2009, at 7:00 p.m. at the Calvary Baptist Church of Temecula, where the public was invited to comment on the project and the Draft MND/IS.

During the public review period for the Draft MND/IS, the CPUC received comments from public agencies, tribes, the City of Temecula, members of the community, and SCE (the applicant). Comments were submitted verbally at the public meeting held on December 7, 2009, by voicemail, and in writing via letter, facsimile, and email. This section provides responses to comments received.

6.1 General Responses to Comments

All comments received during the public review period for the Draft MND/IS are included in the public record and will be taken into account by decision-makers when they consider the proposed project. Some of the comments expressed confusion about the purpose and need for the project, project components, and the CPUC's role as the lead agency for the environmental review of the application under the California Environmental Quality Act (CEQA).

The applicant of the proposed project is Southern California Edison. The applicant's purpose and need for the proposed project is presented in Section 1.8.2. The Triton Substation would be a new 56 megavolt ampere 115/12 kilovolt electrical substation (Section 1.8.1, Project Overview) and would not be a power plant. The applicant has purchased the property associated with the proposed substation location; the CPUC is not involved in the purchase of the property and taxpayer money was not used for the purchase.

In accordance with SCE's standard practices, upon acquisition of real property, their real estate department typically initiates the removal of objectionable structures, hazards, or other appurtenances from company lands (Marona 2009a, Marona 2010c). Under a permit from the City of Temecula, the applicant removed the structures on the proposed substation property in December 2009 as part of pre-construction work (Marona 2010c). It is the CPUC's understanding that this action is a standard practice within SCE to maintain protection against any and all encroachments or use by others that might be detrimental to SCE's present and future interests (Marona 2010c). As such, SCE's removal of structures from the property is considered a part of their normal operations when taking possession of newly acquired land and is not necessarily considered to be part of a project or discretionary action requiring the CPUC's consent.

Many of the comments on the Draft MND/IS were similar in nature or dealt with the same topic; therefore, this section was prepared to provide general responses to the issues most commonly raised by commenters. The general responses address the following topics:

- Aesthetics and Visual
- Alternatives
- Hazards (including electric and magnetic fields)
- Hydrology
- Land Use and Planning
- Property Values
- Public Notification/Requests for Public Hearing

GR-1: Aesthetics and Visual

Section 3.1 contains information on aesthetics and visual resources and has been revised to address comments raised during the public review period. A number of commenters expressed concern about the project's effects on aesthetics and visual resources. Comments related to aesthetics maintained that the analysis was inadequate, specifically citing a failure to consider the following specific issues:

- Height, exact location, and visibility of the tubular steel poles;
- Location of the proposed substation within a rural, residential area;
- Landscape plans inadequate, inconsistent with surroundings, or unlikely to be maintained; and
- Contribution to diminished property values in the area (GR-6: Property Values).

There are several industry-standard methodologies used to assess impacts on aesthetics and visual resources such as the Bureau of Land Management's (BLM) Visual Resource Management System, the Forest Service's (USFS) Scenery Management System, and the Federal Highway Administration's (FHWA) Visual Impact Assessment for Highway Projects. Because there is no BLM or USFS land in the project area and because, other than residents in the area, motorists along Calle Medusa and Nicolas Road would be the viewer group primarily affected by the project, the FHWA methodology for assessing visual impacts was used for the MND/IS analysis.

Section 3.1.2 provides an overview of the FHWA methodology. Under this methodology, several factors are taken into consideration to assess impacts on visual resources:

- The visual character of the project area, which is described in terms of form, line, color, and texture;
- The visual quality of the area, which is assessed in terms of the vividness, intactness, and unity of views;
- The viewer exposure, which is described in terms of distance, direction, position (or elevation), number of viewers and frequency of views, and viewer sensitivity, which is assessed based on the viewer's activity and awareness and any local or cultural significance of the site; and
- The degree of visual contrast that would be introduced by the project.

To visually represent the existing visual character and quality of the project area, three Key Observation Points (KOPs) were selected; these represent typical views of the project components and views from sensitive locations. Simulations were prepared from each of these KOPs to assist in determining the level of visual contrast that would be introduced by the project. Some commenters stated that the visual analysis was inadequate because the exact location of the tubular steel poles (TSPs) has not been determined. The analysis of the potential impact on visual resources does not depend on the exact location of each TSP, however, and instead takes into account the potential for some variation in their location along Nicolas Road and Calle Medusa. As described in the MND/IS, the visual analysis concluded that the project would have no impact on scenic vistas or State Scenic Highways and a less than significant impact on the existing visual character or quality of the site.

Several commenters stated that the TSPs, as depicted in the simulation for KOP 3, would be visually intrusive and would degrade the aesthetic environment of the community. As stated above, the impact analysis for visual resources is based on the existing conditions of the proposed project area. As seen in KOP 3, there is a substantial amount of development which encroaches on the view and diminishes the existing visual quality, including Nicolas Road, numerous electrical distribution lines, and infrastructure associated with the two church complexes. The quality of the existing view is considered low according to the FHWA metrics. While the installation of the 85-foot-high TSPs would result an incremental visual change, the TSPs would be generally consistent with the development trends in the area; the TSPs may decrease the intactness of the view, but the vividness and unity would not change. Because the TSPs would not substantially degrade the existing visual character or quality of the area, their impact on visual resources would be less than significant.

Several commenters stated that the project would not be consistent with the rural, residential character of the Nicolas Valley area. Based on the FHWA metrics, the existing visual quality of the views are average for KOPs 1 and 2 and low for KOP 3. The views from each of these vantage points reflect the existing encroachment of development on the rural character of the project area, including residences, roadways, existing electrical distribution lines, infrastructure elements, the church development, including the suburban-appearing landscaping and sidewalks, and a small amount of residential and associated agricultural development. There are also a number of planned, residential communities in the vicinity of the proposed substation location which feature residences within close vicinity to each other, manicured landscapes, and sidewalks, all of which detract from the rural character of the area. While the project would alter the viewshed, the project would not substantially degrade the existing visual character or quality of the area and therefore would result in a less than significant impact on visual resources.

Several commenters noted that the proposed substation site is located within the Nicolas Valley Rural Preservation Area, as designated by the City of Temecula. While related to visual resources, conflict with a land use designation is addressed specifically in Section 3.9. The City discourages the extension of urban infrastructure into Rural Preservation Areas but does not prohibit substations or electrical subtransmission lines within a Rural Preservation Area. Further, no design guidelines for the Rural Preservation Area have been finalized or adopted. Therefore, the project would not conflict with the Rural Preservation Area land use designation. Additionally, as outlined in Project Design Feature (PDF) AES-5 and PDF AES-6, the substation would be screened from view by both an 8-foot high block wall and vegetative screening. Both the block wall and the landscaping would be subject to approval by the City of Temecula and would be consistent with community standards and the surrounding visual landscape.

Several commenters noted that the landscaping appeared inadequate, inconsistent with the surroundings, or unlikely to be maintained. The City of Temecula will review and approve landscape and screening plans before issuing a building permit, as stated in PDF AES-5 and PDF AES-6:

- **PDF AES-5:** The substation facility will be enclosed within an 8-foot high block wall for screening. The City of Temecula will approve the final design of the block wall, which will be consistent with community standards.
- **PDF AES-6:** The City of Temecula will approve the final design plan for landscaping around the perimeter of the substation facility. Landscaping will be designed to screen the substation and create a composition that relates to its surroundings. Landscaping will use native, drought-tolerant vegetation in accordance with city landscaping guidelines.

The City of Temecula will review the applicant's conceptual landscape plans, and a landscape architect will determine whether the plans are consistent with all applicable municipal codes and landscape ordinances. If the project and the project's architectural plans are approved, there are two landscape inspections: the first inspection assesses the irrigation and the second following final planting. The City of Temecula retains 10% of the estimated cost of planting for 1 year to ensure that the planting was completed as outlined in the plan and that the planting was successful. At the end of the 1-year period, there is a final assessment by a landscape architect (Lowrey 2010). The City of Temecula's approval process would ensure that the landscaping is adequate and consistent with surrounding visual landscape; additionally, the use of native, drought-tolerant vegetation and the final assessment 1 year after planting will ensure that the landscaping is successful.

Some commenters stated that the subtransmission line loop-in should be placed underground to reduce the visual effect from the project. Although the analysis determined that the proposed placement of the subtransmission line loop-in on aboveground structures would not result in a significant impact on visual resources, the applicant did evaluate the possibility of placing the subtransmission lines underground along Nicolas Road. Given the presence of other utilities already underground there, however, the applicant determined that there is not adequate space to place the subtransmission lines underground along Nicolas Road. Further, the applicant determined that even if there were adequate space, the subtransmission line loop-in would still require at least five poles, and they would likely need to be taller than the seven 85-foot tall poles that are proposed (Marona 2009b).

Several commenters noted that impacts on aesthetics and visual resources would in turn impact property values. Pursuant to Section 15064 of the CEQA Guidelines, economic and social changes resulting from a project shall not be treated as significant effects on the environment. This topic is addressed below in GR-6: Property Values.

GR-2: Alternatives

Several commenters stated that alternatives, particularly alternative substation locations, should have been considered and analyzed in the MND/IS. Comments related to alternatives included the following:

- Alternative Site B and Alternative Site C would lessen specific environmental impacts;
- Suggestions for additional alternative site locations; and
- The MND/IS is inadequate because it lacks an alternatives analysis.

The purpose of an alternatives analysis pursuant to CEQA is to identify options that would feasibly attain the project objectives while reducing the significant environmental impacts resulting from the project. According to Article 6 (Negative Declaration Process) and Section 15070 (Decision to Prepare a Negative Declaration or Mitigated Negative Declaration) of the CEQA Guidelines, a public agency shall prepare or have prepared a proposed negative declaration or MND for a project subject to CEQA when:

- (a) *The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- (b) *The initial study identifies potentially significant effects, but:*
- (1) *Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.*

Based on the analysis in the MND/IS, the CPUC determined that all project-related environmental impacts could be reduced to less-than-significant levels with the incorporation of mitigation measures. Therefore, CEQA does not require that alternatives to the proposed project be analyzed. Descriptions of alternative substation locations that the applicant considered in developing the application for the proposed project were presented and discussed in Appendix A.

GR-3: Hazards Including Electric and Magnetic Fields

Hazardous Materials

One commenter expressed concern about exposure to chemicals like sulfur hexafluoride (SF₆). As discussed in Section 3.3.2, SF₆ leakage from circuit breakers within the substation would occur during project operations. While SF₆ does have a global warming potential of 23,900, the highest of any greenhouse gas, it is an inorganic, non-toxic and non-flammable gas, and it is not considered a hazardous material. Due to improvements in equipment design and field maintenance policies, it is estimated that fugitive emissions of SF₆ from the new circuit breakers would be less than one percent a year.

Section 3.7 contains information on hazards and hazardous materials. As discussed in Section 3.7.2, all hazardous materials used during construction and operation would have to be stored, transported, and disposed of according to federal and state regulations. Transformers at the Canine Substation and the Triton Substation do and would contain oil for cooling. Relatively small quantities of other hazardous materials would be used during construction and operation. Implementation of the following PDFs and mitigation measure would reduce potential impacts from upset or accidental spills of hazardous materials to less than significant levels:

PDF BIO-5: Best Management Practices

PDF GEO-1: Seismic Design

PDF HYDRO-1: NPDES Construction Activities Storm Water General Permit

PDF HYDRO-2: Hazardous Materials Near Drainages

PDF HYDRO-3: Material Safety Data Sheets

PDF HYDRO-4: SPCC Plan

PDF NOI-1: Construction Equipment Working Order

PDF NOI-2: Construction Equipment Maintenance

MM HAZ-1: Hazardous Materials Management Practices

Electric and Magnetic Fields

A number of comments expressed a concern about electric and magnetic fields (EMF) as a potential health hazard. Electric and magnetic fields are separate phenomena and occur both naturally and as a result of human activity across a broad electrical spectrum. Naturally occurring electric and magnetic fields are caused by the weather and the earth's geomagnetic field. The fields caused by human activity result from technological application of the electromagnetic spectrum for uses such as communications, appliances, and the generation, transmission, and local distribution of electricity.

After several decades of study regarding potential public health and safety risks associated with EMF from power lines, research results remain inconclusive. In 1993, the CPUC implemented decision D.93-11-013, which requires utilities to use "low-cost or no-cost" mitigation measures for facilities requiring certification under CPUC General Order 131-D (GO 131-D). The decision directed utilities to use a 4 percent benchmark for low-cost mitigation. This decision also implemented a number of EMF measurement, research, and education programs. The CPUC did not adopt any specific numerical limits or regulation on EMF levels related to electric power facilities.

The CPUC January 27, 2006, decision affirmed the 1993 decision on the low-cost/no-cost policy to mitigate EMF exposure for new utility transmission and substation projects. For further information about EMF and CPUC guidelines, refer to <http://www.cpuc.ca.gov/PUC/energy/Environment/ElectroMagnetic+Fields>.

GR-4: Hydrology

Section 3.8 contains information on hydrology and has been revised to address comments raised during the public review period. A number of commenters expressed concern regarding the proposed project's hydrological impacts. Some commenters stated that the proposed project site had flooded in the past (CPUC 2009). Some commenters also stated that the elevation of the proposed substation site is lower than the elevation at a site that the applicant considered but ultimately rejected for the project, referred to as Site B (see Appendix A).

A Flood Insurance Rate Map (FIRM) is a map created by the National Flood Insurance Program (NFIP) for floodplain management and insurance purposes. A FIRM will generally show a community's base flood elevations, flood zones, and floodplain boundaries. The FIRM can be used to get a reliable indication of the flood zone that a property is in. However, maps are constantly being updated due to changes in geography, construction and mitigation activities, and meteorological events (FEMA 2010a). Special Flood Hazard Areas, or floodplains, are land areas that are at high risk for flooding. These areas are indicated on FIRMs (FEMA 2010a).

The proposed site for the Triton Substation is at an approximate elevation of 1,160 feet (City of Temecula 2010). The site is outside the 100-year flood zone and is mapped on FEMA Flood Insurance Rate Maps as Zone X (unshaded) (FEMA 2008, City of Temecula 2010). FEMA does not consider Zone X (unshaded) to be in a Special Flood Hazard Area. Zone X (unshaded) is defined as "the area determined to be outside the 500-year flood zone and protected by levee from 100-year flood." This area is considered to have minimal flood hazard (FEMA 2010b).

The 100-year flood zone begins just east of Los Choras Ranch Road and extends west almost to Via Lobo (FEMA 2008, City of Temecula 2010). The previously considered Site B is at an approximate elevation of 1,150 feet and lies almost entirely within the 100-year flood zone. One or more of the TSPs for the Triton Substation project would be constructed within the 100-year flood zone (FEMA 2008, City of Temecula 2010). This area, near the existing 115 kV subtransmission line, is mapped on FEMA Flood

Insurance Rate Maps within a Special Flood Hazard Area as Zone A (FEMA 2008). This area is considered to have a 1% annual chance of flooding. FEMA has not defined a depth of flooding elevation for Zone A (FEMA 2010b).

Construction in areas where there may be flood hazards are subject to design requirements and standards of construction to address the potential risks. For example, the applicant would be required to ensure the project complies with City of Temecula Municipal Code 15.12.150, Standards of construction. Prior to construction, the applicant would be required to obtain a grading permit from the City of Temecula.

As part of the grading permit, the City requires that the applicant conduct a watershed analysis. The City has also requested that the applicant obtain and submit a Conditional Letter of Map Revision (CLOMR) for review and approval by the City, the Riverside County Flood Control and Water Conservation District, and FEMA (Peters 2009b). A CLOMR provides FEMA's comments on the minimum floodplain management criteria of the NFIP for the proposed project (FEMA 2009). Prior to issuing the grading permit, the City would further require the applicant obtain approval from all pertinent local, state, and federal environmental agencies (Peters 2009a, Peters 2009b).

In addition to the watershed analysis, the applicant will perform a hydrology study for a 1-year, 2-year, 5-year, 10-year, and 100-year flood event based on pre-development and post-development conditions (Gokbudak and Kao 2009). Final site design and drainage will be subject to the conditions of the grading permit (PDF HYDRO-9) and will reflect the information gathered from the hydrology study and watershed analysis of the proposed project site. For example, conditions of the grading permit may require that the elevation of the property be increased to protect from flooding.

As stated in PDF HYDRO-6, the TSPs would be engineered to withstand the stresses associated with proximity to waterways. Additionally, as stated in PDF HYDRO-7, the applicant will design and engineer the proposed Triton Substation and TSPs to facilitate existing drainage patterns. The project will comply with local floodplain management practices, and drainage and control features will be installed where appropriate, as outlined in PDF HYDRO-8.

The requirements that the City of Temecula will impose on the applicant prior to approval and issuance of the grading permit will ensure that the substation is designed and constructed in a manner that addresses potential risk from flooding and reduces damage to the public and the proposed substation. For this reason, the proposed project's potential impact from flooding would be less than significant.

Worker safety with regard to flooding would be addressed under Occupational Safety and Health Act requirements.

GR-5: Land Use and Planning

A number of comments were received regarding the land use compatibility for the proposed project. Land use compatibility for the proposed project, including the proposed substation, is analyzed in Section 3.9. The land use designation for the substation location is defined in both the City of Temecula General Plan and the City of Temecula Municipal Code as Very Low Density Residential (VL). The definition of VL in the general plan is single-family detached homes on large lots with a rural ranchette character of development. Under the City of Temecula Municipal Code, public utility facilities are not prohibited and there is no implicit presumption of their incompatibility with zoning or land use designations. For further information, refer to the response to City of Temecula comment A-7.

Comments also referred to potential impacts on roads. Potential traffic and transportation impacts are analyzed in Section 3.15, and it was determined that there would be no significant impact. The applicant has included traffic control and protective measures in the project design (PDFs HAZ-4, TT-1, TT-2, and TT-3). The applicant would also repair damaged streets (PDF TT-4). For further information about potential traffic and transportation impacts, refer to the response to City of Temecula comment A-10.

One commenter expressed concern that the proximity of the proposed substation to Riverton Park would pose a risk to park users. Riverton Park is located at 30950 Riverton Lane in Temecula, approximately 0.5 miles southeast of the proposed Triton Substation site. Section 3.14 has been updated to include the location of the park in relation to the proposed substation site. As stated above, the proposed substation site is designated VL by the City of Temecula, which does not preclude public utility facilities. Neither the City of Temecula General Plan nor the City of Temecula Municipal Code, both of which take into account public safety, have restrictions regarding the proximity of public utility facilities to parks in areas designated VL.

Several commenters stated that the noise from the Triton Substation during operations would substantially impact those living near the facility. Noise is discussed in Section 3.11. MM NOI-1 will ensure that substation operational noise levels at the closest sensitive receptor do not exceed 45 dBA-10-minute L_{eq} —equivalent sound pressure level, which is defined as the average noise level on an equal energy basis for a stated period of time. This would ensure compliance with all applicable city and county laws, and for this reason the project would not result in a significant impact from noise.

GR-6: Property Values

A number of commenters expressed concern about the project's effect on property values in the area. While economic or social information may be included in an environmental document, Section 15131 of the CEQA Guidelines states that economic or social effects of a project shall not be treated as significant effects on the environment. Economic or social effects of a project may be used to determine the significance of physical changes caused by the project.

In general, comments submitted to the CPUC regarding the project's potential to diminish property values cited the project's effect on the existing visual character of the area, the introduction of new hazards to the area, the project's effects on traffic and road quality, the increase in noise, and impacts on air quality as the reason for decreased marketability of property in the area. The project's effects on aesthetics, hazards, traffic and transportation, noise, and air quality are discussed in the MND/IS; however, potential effects on property values from the proposed project are not expected to result in significant physical changes.

GR-7: Public Notification

A number of commenters expressed concern about the public notification and participation process. These comments primarily addressed the timing and means by which both SCE and the CPUC notified the public regarding the project. Public notification for this project was completed in accordance with CEQA and CPUC GO 131-D requirements. A brief explanation of these requirements and the steps taken for this project is provided below.

Public Notification by the Applicant

CPUC GO 131-D requires a Permit to Construct from the CPUC for a project over 50 kV and under 200 kV, such as the Triton Substation Project. GO 131-D Section XI.A requires the applicant to provide public notification of the application for the Permit to Construct by the following means:

- (1) *By direct mail to:*
 - a *The planning commission and the legislative body for each county or city in which the proposed facility would be located, the CEC, the State Department of Transportation and its Division of Aeronautics, the Secretary of the Resources Agency, the Department of Fish and Game, the Department of Health Services, the State Water Resources Control Board, the Air Resources Board, and other interested parties having requested such notification. The utility shall also give notice to the following agencies and subdivisions in whose jurisdiction the proposed facility would be located: the Air Pollution Control District, the California Regional Water Quality Control Board, the State Department of Transportation's District Office, and any other State or Federal agency which would have jurisdiction over the proposed construction; and*
 - b *All owners of land on which the proposed facility would be located and owners of property within 300 feet of the right-of-way as determined by the most recent local assessor's parcel roll available to the utility at the time notice is sent; and*
- (2) *By advertisement, not less than once a week, two weeks successively, in a newspaper or newspapers of general circulation in the county or counties in which the proposed facilities will be located, the first publication to be not later than ten days after filing of the application; and*
- (3) *By posting a notice on-site and off-site where the project would be located.*

SCE has stated that it fulfilled public notification requirements in accordance with GO 131-D for its application for a Permit to Construct the Triton Substation Project. SCE has provided information on this topic in its Proponent's Environmental Assessment for the Triton Substation Project.

CPUC Public Notification and Participation

Section 15072 of the CEQA Guidelines describes requirements for the lead agency to provide a notice of intent to adopt a negative declaration or mitigated negative declaration prior to its adoption by the lead agency to allow the public and agencies the review period provided under Section 15105. On November 18, 2009, the CPUC submitted an NOI to adopt a Mitigated Negative Declaration for SCE's Triton Substation Project (Application A.08-11-019) to the California State Clearinghouse. Pursuant to Section 15073, the CPUC provided 30 days for public review of the proposed MND, beginning November 18, 2009, and ending December 17, 2009.

Direct Mail. The NOI listed basic project information, where to find additional information, public repositories, and the CPUC's intention to adopt the MND. In addition to submitting the NOI to the State Clearinghouse, the CPUC mailed it to 3,692 agencies, tribes, elected officials, organizations, residents, and other interested parties. These included persons and organizations previously requesting information; property owners within about 1 mile of the proposed substation location; city, county, state, and federally elected officials; city, county, and state agencies; Native American tribes in the area; and members of the public, including those who signed a petition that was submitted to the CPUC.

Circulation of Draft MND/IS. On November 18, 2009, the CPUC submitted copies of the Draft MND/IS to the State Clearinghouse, posted it on its website (<http://www.cpuc.ca.gov/Environment/info/ene/triton/Triton.html>), made electronic and hard copies of the document available at the Temecula Public Library, and circulated copies to agencies and interested parties for review.

Newspaper Publication. The CPUC provided two notices in the following newspaper: North County Times – Friday, November 20, 2009; and Monday, November 30, 2009. The notices also announced the public meeting.

Hotline, and email, and website. The CPUC maintains a telephone hotline and an email address for the project through which the public can contact the CEQA team and comment on the project. The CPUC also maintains a website with information and documents related to the project: <http://www.cpuc.ca.gov/Environment/info/ene/triton/Triton.html>.

Public Meeting. The CPUC held a public meeting at 7:00 p.m. on Monday, December 7, 2009, at the Calvary Baptist Church of Temecula in the City of Temecula. The CPUC presented information about the project, and members of the public were invited to provide oral and written comments on the project and the Draft MND/IS.

6.2 Responses to Specific Comments

Table 6-1 lists all individuals and agencies that provided comments on the Draft MND/IS during the 30-day public review period. The table indicates which comments were addressed through general responses (e.g., GR-1) and which were addressed with unique responses (e.g., Response A-1). The sections following Table 6-1 present the unique responses (Sections 6.2.1, 6.2.2, and 6.2.3). Each comment letter received and a transcript of the public meeting are provided in Section 6.2.4.

Table 6-1 Index of Commenters and Responses

Commenter	Affiliation	Type	Date Received	Response Code ¹
Public Agencies and Native American Tribes				
Matthew D. Peters, Associate Planner	City of Temecula	Letter	12/17/2009	A-1 to A-12
Chuck Washington, Councilmember	City of Temecula	Transcript ²	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives See also A-1 to A-12
Patrick Richardson, Planning and Redevelopment Director	City of Temecula	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives See also A-1 to A-12
Dan York, City Engineer	City of Temecula	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-4: Hydrology GR-6: Property Values See also A-1 to A-12
Joseph Ontiveros	Soboba Band of Luiseño Indians	Letter	12/04/2009	B-1
Anna Hoover, Cultural Analyst	Pechanga Band of Luiseño Indians	Letter	12/11/2009	B-2 to B-4
John J. G. Guerin, Principal Planner	Riverside County Airport Land Use Commission	Letter	12/16/2009	C-1 to C-2
Ken Corey, Assistant Field Supervisor	United States Fish and Wildlife Service	Letter	12/22/2009	D-1 to D-2

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Commenter	Affiliation	Type	Date Received	Response Code ¹
Applicant				
Danielle R. Padula, Attorney	Southern California Edison	Letter	12/17/2009	E-1 to E-29
Individuals				
Bill Sanz	Self	Voicemail	11/25/2009	Refer to C-1
Mel King	Self	Email	12/03/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-3: Hazards Including EMF
Jeff Meinardus	Self	Email	12/03/2009	GR-3: Hazards Including EMF GR-5: Land Use and Planning
Hallett Newman	Self	Email	12/03/2009	Refer to Section 6.1
Doris Luth	Self	Letter	12/07/2009	GR-2: Alternatives
Colin Lavin	International Brotherhood of Electrical Workers	Transcript	12/07/2009	Refer to Section 6.1
George Pratt	Self	Transcript	12/07/2009	GR-1: Aesthetics or Visual GR-6: Property Values
Rick Garcia	International Brotherhood of Electrical Workers	Transcript	12/07/2009	Refer to Section 6.1
Sharon Mayberry	Self	Transcript	12/07/2009	GR-7: Public Notification
Michael Bolduc	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives GR-5: Land Use and Planning GR-6: Property Values GR-7: Public Notification See also A-10
Danalee Bettis	Self	Transcript	12/07/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-5: Land Use and Planning
Michael McKernon	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives GR-5: Land Use and Planning GR-6: Property Values
Phyllis Ontkean	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-7: Public Notification
Suzanne Zychowicz	Self	Transcript	12/07/2009	F-1 to F-11 GR-1: Aesthetics and Visual GR-2: Alternatives GR-5: Land Use and Planning See also A-10
Lee Carpenter	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives GR-4: Hydrology
Jack Mayberry	Self	Transcript	12/07/2009	GR-7: Public Notification
Lee Edwards	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives GR-5: Land Use and Planning
Larry Roberts	Self	Transcript	12/07/2009	GR-6: Property Values
Doris Luth	Self	Transcript	12/07/2009	GR-1: Aesthetics and Visual GR-2: Alternatives
Tracy Honeycutt	Self	Email	12/09/2009	GR-1: Aesthetics or Visual GR-2: Alternatives

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Commenter	Affiliation	Type	Date Received	Response Code ¹
Joe Honeycutt	Self	Email	12/13/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-5: Land Use and Planning
Paul Roos	Self	Email	12/14/2009	GR-1: Aesthetics or Visual GR-3: Hazards Including EMF GR-6: Property Values
Richard and Shelly Conner	Self	Email	12/15/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-4: Hydrology GR-5: Land Use and Planning
Dennis Fitz	Self	Email	12/15/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-4: Hydrology GR-5: Land Use and Planning
Lisa McKernon	Self	Email	12/15/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-3: Hazards Including EMF GR-4: Hydrology GR-5: Land Use and Planning GR-6: Property Values
Michael McKernon	Self	Email	12/15/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-5: Land Use and Planning GR-4: Hydrology GR-6: Property Values
Richard Stubberfield	Self	Email	12/15/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-5: Land Use and Planning
Jose and Veronica Dimen	Self	Letter	12/16/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-5: Land Use and Planning GR-6: Property Values GR-7: Public Notification
Loretta Gonzales	Self	Email	12/16/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-3: Hazards Including EMF GR-4: Hydrology GR-6: Property Values GR-7: Public Notification
Jack Mayberry	Self	Email	12/16/2009	GR-1: Aesthetics and Visual GR-2: Alternatives GR-4: Hydrology GR-5: Land Use and Planning GR-7: Public Notification
William Scott Mckeown	Self	Letter	12/16/2009	GR-2: Alternatives GR-5: Land Use and Planning GR-6: Property Values
Velia Nunez	Self	Email	12/16/2009	GR-1: Aesthetics or Visual GR-4: Hydrology GR-6: Property Values GR-7: Public Notification
Mario Cernousek	Self	Letter	12/17/2009	GR-5: Land Use and Planning GR-6: Property Values

Table 6-1 Index of Commenters and Responses

Commenter	Affiliation	Type	Date Received	Response Code ¹
Dana Edwards	Self	Email	12/17/2009	GR-1: Aesthetics or Visual GR-4: Hydrology GR-5: Land Use and Planning GR-6: Property Values
Sharon Mayberry	Self	Email	12/17/2009	GR-1: Aesthetics or Visual GR-2: Alternatives GR-4: Hydrology GR-6: Property Values GR-7: Public Notification
Suzanne and John Zychowicz	Self	Email	12/17/2009	F1 to F11

Note:

¹ Responses to specific comments are provided in Section 6.2.1. General responses are provided in Section 6.1.

² The transcript provided in Section 6.2.3 is of the public meeting held on December 7, 2009.

6.2.1 Public Agencies and Native American Tribes

City of Temecula

A-1 The CPUC prepared the MND to comply with the requirements of CEQA. Pursuant to CEQA, including Public Resources Code Sections 21064.5 and 21082.2, the CPUC prepared the IS to determine whether significant adverse effects on the environment would result from project implementation. Potential impacts from the proposed project have been fully disclosed in the IS, which was used to support the MND. The IS used the significance criteria outlined in Appendix G of the CEQA Guidelines as a basis for analysis.

According to Article 6 (Negative Declaration Process) and Section 15070 (Decision to Prepare a Negative Declaration or Mitigated Negative Declaration) of the CEQA Guidelines, a public agency shall prepare or have prepared a proposed negative declaration or MND for a project subject to CEQA when:

- (a) *The initial study shows that there is no substantial evidence, in light of the whole record before the agency, that the project may have a significant effect on the environment, or*
- (b) *The initial study identifies potentially significant effects, but:*
 - (1) *Revisions in the project plans or proposals made by, or agreed to by the applicant before a proposed mitigated negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effects would occur, and*
 - (2) *There is no substantial evidence, in light of the whole record before the agency, that the project as revised may have a significant effect on the environment.*

Based on the analysis in the IS, the CPUC determined that all project-related environmental impacts could be reduced to less-than-significant levels with the incorporation of mitigation measures. Therefore, adoption of an MND will satisfy the requirements of CEQA, and preparation of an Environmental Impact Report (EIR) is not required.

A-2 The CPUC acknowledges the City's request to become a party in proceedings on the project.

- A-3 See response to A-1 above. Potential impacts from the proposed project were properly analyzed using criteria outlined in Appendix G of the CEQA Guidelines. Mitigation measures were identified to reduce potential impacts to less-than-significant levels. The City has not presented information to support an argument that the proposed project may have a significant effect on the environment that cannot be mitigated to less-than-significant levels. Therefore, preparation of an EIR is not required.
- A-4 The City's specific comments related to alternatives analysis, aesthetics, land use, hydrology, hazards and hazardous materials, and traffic and transportation are addressed individually below.
- A-5 The CPUC acknowledges receipt of the letters from the City dated December 8, 2008; December 29, 2008; and January 20, 2009. The CPUC also acknowledges oral comments on the Draft MND/IS provided by the City at the meeting for the proposed project held December 7, 2009. Oral comments received at the December 7, 2009, meeting for the proposed project were transcribed and are presented in Section 6.2.1. Responses to oral comments are indexed in Table 6-1.

The CPUC concurs that alternative sites are not analyzed in the MND/IS. The purpose of an alternatives analysis pursuant to CEQA is to identify options that would feasibly attain the project objectives while reducing the significant environmental impacts resulting from the project. The MND/IS prepared for the proposed project did not conclude that construction of the tubular steel poles along Nicolas Road and Calle Medusa or that placement of the proposed substation adjacent to existing single-family residences would result in a significant environmental impact. The MND/IS prepared for the proposed project concluded that, with incorporation of mitigation measures, there would be no significant adverse impacts resulting from the project. Therefore, CEQA does not require that alternatives to the proposed project be analyzed.

- A-6 The analysis of impacts on visual resources under CEQA determined that the project would result in less than significant impacts on visual resources; therefore, mitigation is not required. The assessment of impacts on visual resources was conducted using the FHWA methodology for assessing impacts on visual resources. Based on the FHWA metrics, the existing visual quality of the views are rated average for KOPs 1 and 2 and low for KOP 3. The views from each of these vantage points reflect the encroachment of existing development on the rural character of the project site, including residences, roadways, existing electrical distribution lines, infrastructure elements, the church development including the suburban-appearing landscaping and sidewalks, and a small amount of residential and associated agricultural development. There are also a number of planned, residential communities in the vicinity of the site which feature residences within close vicinity to each other, manicured landscapes, and sidewalks, all of which detract from the rural character of the area. While the project would alter the viewshed, the project would not *substantially* degrade the existing visual character or quality of the site and therefore would result in a less than significant impact to visual resources and would not require mitigation.

The project site is located within the Nicolas Valley Rural Preservation Area, as designated by the City of Temecula. While related to visual resources, conflict with a land use designation is addressed specifically in Section 3.9 of the MND/IS. The City discourages the extension of urban infrastructure into Rural Preservation Areas but does not prohibit substations or electrical subtransmission lines within a Rural Preservation Area. Further, no design guidelines for the Rural Preservation Area have been finalized or adopted. Therefore, the project would not conflict with the Rural Preservation Area land use designation. Additionally, as outlined in PDF AES-5 and PDF AES-6, the substation will be screened from view by both an 8-foot high block wall and vegetative screening. Both the block wall and the landscaping will be subject to approval by the

City of Temecula and will be consistent with community standards and the surrounding visual landscape. Comment Response A-7 addresses the Very Low Density Residential (VL) land use designation for the substation location as defined in both the City of Temecula General Plan and the City of Temecula Municipal Code.

The MND/IS states that topography and vegetation would restrict views of the subtransmission line loop-in and the TSPs to within approximately 0.5 miles. Figure 6.2-1 shows the topographic or potential viewshed of the project site; specifically, this figure highlights the locations where topography allows a view of the project site, but the assessment does not take into account views that would be blocked or obstructed by vegetation and/or development. Figure 6.2-1 shows that views of the project site are generally limited to a half mile around the site. Another factor that would limit the visibility of project components is distance. Generally, distance zones are described in terms of foreground views, middleground views, and background views. Although distance zones vary depending on topography, development, and other factors, foreground views are commonly limited to those within 0.5 miles. From middleground and background views, project components may be visible, but would not be readily distinguishable from their surroundings, particularly with the block wall and landscaping surrounding the substation and given the light, matte color of the TSPs.

Impacts on aesthetics and visual resources are also discussed in GR-1 above.

- A-7 The potential future expansion of the substation equipment would increase the capacity of the substation by the addition of up to two more transformers. However, expansion would not increase the size of the substation footprint because the transformers would be placed inside the boundaries of the proposed substation.

Land use compatibility for the proposed project, including the proposed substation, is analyzed in Section 3.9. The land use designation for the substation location is defined in both the City of Temecula General Plan and the City of Temecula Municipal Code as Very Low Density Residential (VL). The definition of VL in the general plan is single-family detached homes on large lots with a rural ranchette character of development. Under the City of Temecula Municipal Code, Title 17 Zoning, Chapter 17.06 Residential Districts, Table 17.06.030 Residential Districts, public utility facilities in the VL zoning districts are subject to the approval of a conditional use permit; however, public utility facilities are not prohibited, and there is no implicit presumption of their incompatibility with zoning or land use designations.

The substation would not be a single-family detached home as defined in the City of Temecula General Plan land use designation for the site, and the applicant would not seek a conditional use permit from the City of Temecula. As a result, the siting of a substation at this location would not be consistent with the general plan land use and zoning designations of the City of Temecula. The project is exempt from discretionary permits issued by local jurisdictions, however, under CPUC GO 131-D Section XIVB. This general order clarifies that local jurisdictions acting pursuant to local authority are preempted from regulating electric power line projects, distribution lines, substations, or electric facilities constructed by public utilities subject to the CPUC's jurisdiction.

The MND/IS does not conclude that potential land use impacts are "unmitigable." While the MND/IS does identify the potential for the placement of a typical electrical substation in a residential area to result in an indirect impact on the character of the surrounding community, it states that the applicant's project design features for the proposed substation would make its appearance more consistent with a rural residential area. These project design features include a relatively low profile (PDF AES-2); screening with a block wall, the design of which will be

subject to City approval and consistent with community standards (PDF AES-5); perimeter landscaping, the design of which will be subject to City approval, to screen the substation, create a composition that relates to its surroundings, and use native, drought-tolerant vegetation in accordance with City landscape guidelines (PDF AES-6); and a setback from streets (PDF AES-1) reducing the visual impact. In addition, the MND/IS describes other project design features that will be implemented to minimize potential impacts on communities and residences in the vicinity of the Triton Substation site, including substation lighting control (PDF AES-3), equipment with non-reflective finish (PDF AES-4), and the repair and restoration to pre-construction conditions of any damage to streets (PDF TT-4). For these reasons, the MND/IS concludes that any impact on the surrounding community that could otherwise contribute to a physical division would be less than significant.

A-8 Section 3.8 contains information on hydrology and has been revised to address comments raised during the public review period. See also response to GR-4 above.

The proposed site for the Triton Substation is at an approximate elevation of 1,160 feet (City of Temecula 2010). The site is outside the 100-year flood zone and is mapped on FEMA Flood Insurance Rate Maps as Zone X (unshaded) (FEMA 2008, City of Temecula 2010). FEMA does not consider Zone X (unshaded) to be in a Special Flood Hazard Area. Zone X (unshaded) is defined as “the area determined to be outside the 500-year flood zone and protected by levee from 100-year flood.” This area is considered to have minimal flood hazard (FEMA 2010b).

The 100-year flood zone begins just east of Los Choras Ranch Road and extends west almost to Via Lobo (FEMA 2008, City of Temecula 2010). The previously considered Site B is at an approximate elevation of 1,150 feet and lies almost entirely within the 100-year flood zone. The MND/IS states that the subtransmission line loop-in, which would be installed on TSPs, would cross a flood-hazards area under FEMA that is associated with the Santa Gertrudis Creek; however, the neither the proposed substation or the subtransmission line loop-in would be located in a watercourse. One or more of the TSPs for the Triton Substation project would be constructed within the 100-year flood zone. This area, near the existing 115 kV subtransmission line, is mapped on FEMA Flood Insurance Rate Maps within a Special Flood Hazard Area as Zone A (FEMA 2008). This area is considered to have a 1% annual chance of flooding. FEMA has not defined a depth of flooding elevation for Zone A (FEMA 2010b).

Construction in areas where there may be flood hazards are subject to design requirements and standards of construction to address the potential risks. For example, the applicant would be required to ensure the project complies with City of Temecula Municipal Code 15.12.150, Standards of construction. Prior to construction, the applicant would be required to obtain a grading permit from the City of Temecula. As part of the grading permit, the City requires that the applicant conduct a watershed analysis. The City has also requested that the applicant obtain and submit a CLOMR for review and approval by the City, the Riverside County Flood Control and Water Conservation District, and FEMA (Peters 2009b).

In addition to the watershed analysis, the applicant will perform a hydrology study for a 1-year, 2-year, 5-year, 10-year, and 100-year flood event based on pre-development and post-development conditions (Gokbudak and Kao 2009). Final site design and drainage will be subject to the conditions of the grading permit (PDF HYDRO-9) and will reflect the information gathered from the hydrology study and watershed analysis of the proposed project site. For example, conditions of the grading permit may require that the elevation of the property be increased to protect from flooding.



* CPUC Triton Substation
 Not Visible
 Visible

0 1 2 4 Miles

* CPUC Triton Substation
 Not Visible
 Visible

N
 0 0.125 0.25 0.5 Miles



**Figure 6.2-1:
 Triton Substation Project
 Viewshed Assessment**

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As stated in PDF HYDRO-6, the TSPs would be engineered to withstand the stresses associated with proximity to waterways. Additionally, as stated in PDF HYDRO-7, the applicant will design and engineer the proposed Triton Substation and TSPs to facilitate existing drainage patterns. The project will comply with local floodplain management practices and drainage and control features will be installed where appropriate, as outlined in PDF HYDRO-8.

The MND/IS states that the applicant will apply for a Construction Activities Storm Water General Permit (Order 99-08-DWQ) under the federal National Pollutant Discharge Elimination System (NPDES) which would require best management practices (BMPs) to be developed and set out within a Storm Water Pollution Prevention Plan (SWPPP). This may include plans for 100% containment and treatment of runoff before it leaves the proposed substation property, if required by the City. Additionally, the City of Temecula will approve final design of site drainage, which will be subject to the conditions of the grading permit as outlined in PDF HYDRO-9. As described in PDF HYDRO-10, stormwater discharge to existing drainages would meet required volumes and quality as prescribed by appropriate state and local authorities.

The requirements that the City of Temecula will impose on the applicant prior to approval and issuance of the grading permit will ensure that the substation is designed and constructed in a manner that addresses potential risk from flooding and reduces damage to the public and the proposed substation. Furthermore, the CPUC expects that the location of the subtransmission line poles relative to the ultimate elevation will be determined based on associated drainage improvements that the City will require. For these reasons, the proposed project's potential impact from flooding would be less than significant.

- A-9 Section 3.7 discusses hazards and hazardous materials and has been updated in response to the comment. Temecula Municipal Code 15.16, which is based on the California Fire Code, addresses fire code requirements, including the provision of adequate emergency access. The CPUC expects the applicant to comply with applicable state and municipal codes. Plans for the proposed project are subject to final design revision based on requirements for compliance with applicable state and municipal codes.

The applicant has proposed to construct the Triton Substation with a paved access road in compliance with the provisions of the California Fire Code. The applicant has stated that it will not be constructing a dead-end access road as characterized by the City. The proposed paved access road will have adequate areas to allow for vehicles to turn around, and will be designed and constructed to support the imposed loads of fire apparatus. Areas of the substation site adjacent to the paved portion of the access road will be designed and constructed using a crushed rock surface that is sufficient to support the imposed loads of fire apparatus and other large vehicles and would also accommodate turn-around of those vehicles within the substation, if necessary (Marona 2010a).

Further, the applicant would be required to obtain a building permit from the City of Temecula. Prior to issuing the building permit, the City of Temecula Development Department will review and plan-check the project to ensure compliance with City codes, ordinances, and policies, including compliance with Temecula Municipal Code 15.16.020. As part of the review and plan-check process and prior to issuing the building permit, project design must be approved including fire department clearances such as sprinkler systems and driveway approaches (City of Temecula, 2009). Because the substation would be constructed with adequate space and sufficient support for fire apparatus turn-around, the proposed project would not expose people or structures to a significant risk of loss, injury, or death involving wildland fires.

- A-10 The MND/IS addresses impacts associated with construction traffic in Section 3.15. The applicant would use traffic control services following the guidelines of the Work Area Traffic Control Handbook (WATCH) 2009 manual and in accordance with the California Vehicle Code (PDF TT-1), the applicant would incorporate protective measures for any work requiring road crossings (PDF TT-2), and the applicant would manage traffic according to the WATCH manual to ensure an adequate flow of traffic using the measures outlined in PDF TT-3.

The applicant is required to obtain an encroachment permit from the City of Temecula, as outlined in Section 1.10. As part of the application for the encroachment permit, the applicant must submit construction drawings and a traffic control plan for any work that would take place in public streets.

Potential impacts associated with the location of the poles within road rights-of-way are addressed in Section 3.15. While some construction activities would take place on the borders of existing roadways, including Calle Medusa and Nicolas Road, the project would not require modifications to existing roadways. Figure 1-3 in the MND/IS includes the proposed locations of the poles. While the ultimate placement of the poles is subject to final design, the potential impacts have been fully addressed because the analysis has taken into account the possibility that the locations may change within the proposed alignment. A pole may be located at the corner of Nicolas Road and Calle Medusa where Nicolas Road turns into Calle Girasol; however, no poles would be located along Calle Girasol.

Chapter 1 and Section 3.15 contain information on the applicant's commitment to repair any damage to local streets and restore streets to their pre-project condition (PDF TT-4).

Temecula Municipal Code 15.04.080 requires that existing and proposed electrical, telephone, C.A.T.V., telecommunications and similar service wires or cables, carrying below 34 kV capacity, which will provide direct service or is adjacent to the property being developed, be installed underground. The proposed subtransmission line loop-in would carry above 34 kV capacity, therefore the code is not applicable to the subtransmission line loop-in. The proposed telecommunications lines, which would be installed both aboveground and underground, are to ensure communication among the applicant's system components. They are not service wires or cables and do not provide direct service to adjacent properties, therefore the code is not applicable to the telecommunications lines.

- A-11 Photographic simulations showing how the project may look after construction may be a useful tool in evaluating potential visual impacts associated with a proposed project; however, there is not a requirement for an MND/IS to include them.

Although not required under CEQA, the MND/IS did include a number of photographic simulations for the proposed project. The visual impact of a project is a function of the anticipated visual change and the anticipated visual response of viewer groups. Simulations were prepared to assess the visual change that would be introduced by the project. Simulations were prepared concurrently with SCE's revisions to engineering and design; due to overlapping schedules, the simulations do not necessarily reflect the most current project design.

For instance, KOP 1 and KOP 2 were prepared using a preliminary design with two TSPs along Calle Medusa as opposed to the currently proposed three TSPs. The analysis takes into account the additional TSP, and the anticipated change do not affect the conclusions drawn about the potential impacts.

Additionally, while the simulation for KOP 2 shows the project as it would appear at three stages of vegetation growth, the simulations for KOPs 1 and 3 were prepared before the landscape plans were developed and, therefore, do not show vegetative screening. Each simulation states that it was prepared based on preliminary engineering and specifying which components or features may change. With regard to appearance and screening of the project, PDF-AES-1, PDF-AES-5, and PDF-AES-6 require minimum setbacks from Calle Medusa and Nicolas Road, require the block wall design to be approved by the City of Temecula, and require the landscape design to be approved by the City of Temecula. Given these controls, the substation would not appear substantially altered from the simulation depictions, and the analysis of impacts on visual resources under CEQA would not change.

- A-12 Potential effects on the community from light from the proposed project are addressed in Section 3.1 and revisions have been made to address comments. As stated, construction of the project would not create new sources of substantial light or glare which would adversely affect day or nighttime views in the project area. Construction is scheduled during daylight hours and would not require daytime lighting. Night lighting would be temporary and of short duration during construction, if used. In these cases, the lighting would be directed downward and shielded to eliminate offsite spill (PDF AES-3). Because the lighting would be shielded and used on a temporary basis if at all, construction of the project would result in a less than significant impact on day and nighttime views due to the potential introduction of a new source of light or glare.

In addition, operation of the project would not create a new source of substantial light that would adversely affect day or nighttime views. Under normal operating conditions, the substation, subtransmission line loop-in, and telecommunications lines would not require nighttime lighting. Lighting during operation would be used only on an as needed basis for emergency repairs. The applicant would use low-pressure sodium lights located in the switch racks, around the transformer banks, and in areas of the yard where emergency repairs may be required (Marona 2010b). These areas would be shielded from view from motorists, nearby residents, and church parishioners by an 8-foot high substation wall as well as landscaping (PDF AES-5 and PDF AES-6). Additionally, the lighting would be directed downward and shielded to eliminate offsite light spill (PDF AES-3).

The CPUC expects the applicant to comply with applicable state and municipal codes. Riverside County Ordinance 655 regulates and specifies criteria for light pollution with regard to the Palomar Observatory. Under Ordinance 655, the Triton Substation would be located in Zone B—between 15 and 45 miles of Palomar Observatory. Under PDF AES-3, lighting would be directed downward and shielded. The applicant would also use low-pressure sodium lighting at the substation, in accordance with Ordinance 655. Additionally, because lighting at the substation would only be used in emergency situations, potential impact from the project's lighting on the Palomar Observatory would be less than significant.

Soboba Band of Luiseño Indians

- B-1 The CPUC notes that the project area crosses Tribal Traditional Use Areas of the Soboba Band of Luiseño Indians.

Pechanga Band of Luiseño Indians

- B-2 The CPUC notes that the project area crosses culturally sensitive traditional territory of the Pechanga Band of Luiseño Indians. Your request to be notified is acknowledged, and it is confirmed that you are on the list for notifications of all public hearings for this project. All

comments received during the public review period for the Draft MND/IS are included in the public record and will be taken into account by decision-makers when they consider the proposed project. During the CEQA review for the proposed project, the CPUC has ensured that the applicant notify and seek input from the Pechanga Band of Luiseño Indians (PDF CUL-4). The Pechanga Band of Luiseño Indians may contact the applicant to request further involvement with the project.

The CPUC notes that the Tribe is not opposed to the proposed project. MM CUL-1 has been revised only with regard to changing the word “sites” to resources. The monitor would be qualified by professional standards, with a solid understanding of the cultural resource policies, procedures, and federal and state regulations, to evaluate archaeological resources, including Native American tribal resources, and know protocol if human remains are discovered.

- B-3 Refer to PDF CUL-3, Human Remains Stop Work.
- B-4 The applicant will consult with all interested Native American groups, per the recommendation of the Native American Heritage Commission, prior to project construction (PDF CUL-4). The tribes will be notified at least 30 days prior to ground-disturbing construction activities and invited to voluntarily observe ground-disturbing activities and offer any recommendations to the qualified archaeological monitor for the project (PDF CUL-4). The Pechanga Band of Luiseño Indians may contact the applicant to request further involvement with the project.

Riverside County Airport Land Use Commission

- C-1 Your letter has been forwarded to the applicant. The telecommunications lines would be underbuilt on the existing Valley-Auld-Pauba 115 kV subtransmission line; in limited places the telecommunications line would be placed underground. The telecommunications lines would be lower than the existing electrical lines and would therefore not pose a greater obstruction to air navigation than what is currently in place. The project is not expected to result in any other hazard to air navigation. No wind turbines or cell towers are proposed as part of the project.
- C-2 PDF AES-3, Substation Lighting Control, would ensure that substation lighting is controlled by switch and that lighting is only used for nighttime emergency repairs. The lighting would be directed downward and shielded to eliminate offsite light spill. Additionally, the applicant would use low-pressure sodium lighting at the substation, in accordance with Riverside County Ordinance 655 (Marona 2010b). The applicant would not use any flashing lights. Therefore, no additional mitigation measures or operational conditions are required.

PDF AES-4, Non-Reflective Finish, would ensure that equipment within the substation have a dull, gray non-reflective finish to minimize reflectivity. Non-specular subtransmission cable would be installed for the new subtransmission line loop-in to minimize conductor reflectivity. The TSPs to be installed for the proposed subtransmission line loop-in from the Triton Substation would be galvanized steel; the poles will be gray and non-reflective. Because no reflective components would be installed as part of the project, no additional mitigation measures or operational conditions are required.

In accordance with the Riverside County Airport Land Use Compatibility Plan (Riverside County 2004b), no project component would be expected to generate smoke or water vapor or attract large concentrations of birds during construction or normal operating conditions. Therefore, no additional mitigation measures or operational conditions are required.

The proposed Triton Substation subtransmission loop-in and would be in Compatibility Zone E, a zone in which electrical substations and power lines are considered to be *generally compatible*—one of three ratings used to evaluate compatibility with specific types of land uses: generally compatible, potentially compatible with restrictions, and generally incompatible (Riverside County 2004a). The project is not expected to result in electrical interference that would be detrimental to aircraft operation or instrumentation and no additional mitigation measures or operational conditions are required.

The CPUC expects that the applicant would meet standard conditions that the Airport Land Use Commission would require; these are not considered mitigation.

United States Fish and Wildlife Service

- D-1 The applicant conducted protocol-level surveys for the coastal California gnatcatcher, the San Diego ambrosia, and the Munz's onion on the proposed substation property, where most of the ground disturbance from construction of the project would occur. The applicant did not conduct protocol-level surveys for the Quino checkerspot butterfly on the proposed substation property.

The applicant conducted literature searches and reconnaissance-level surveys for the coastal California gnatcatcher, the San Diego ambrosia, and the Munz's onion for the remainder of the project area, including the routes for the subtransmission line loop-in and telecommunications lines. The applicant conducted literature searches for Quino checkerspot butterfly and conducted reconnaissance-level surveys for its habitat for the remainder of the project area, including the routes for the subtransmission line loop-in and telecommunications lines.

While suitable habitat was determined to be present within the project corridor including for the Quino checkerspot butterfly, impacts were not quantified because it was determined that they could be avoided through implementation of mitigation measures. The applicant has the technical ability to feasibly avoid any sensitive habitat by modifying project design and has committed to measures to avoid impacts on special status species. Section 3.4 has been revised to provide additional clarification of how impact avoidance would be achieved.

Additional references and information about the Quino checkerspot butterfly were added (Section 3.4.1.3, Summary of Biological Surveys, Invertebrates; Section 3.4.2, Environmental Impacts and Mitigation Measures, Quino checkerspot butterfly; and Mitigation Measure BIO-5, Protection of Quino checkerspot butterfly). MM BIO-5 now specifies that pre-construction surveys for the Quino checkerspot butterfly be conducted according to United States Fish and Wildlife Service protocols. Mitigation Measure BIO-1 (MM BIO-1), Limit Removal of Native Vegetation Communities, was modified to specifically address the Quino checkerspot butterfly and strict avoidance of its host plants. A dust suppression requirement was added to MM BIO-2, Best Management Practices, to further provide protection to sensitive plants, including host plants for the Quino checkerspot butterfly, from excessive dust.

MM BIO-3, Protection of Special Status Plant Species, was modified to ensure that survey timing, coverage, and species targeted are clearly specified. Surveys will be conducted no more than 1 year prior to construction of the proposed project. Plants identified as Narrow Endemic and sensitive will be surveyed for within the Criteria Area Species Survey Area 4 of the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). Additionally, MM BIO-3 was modified to ensure that no construction work will occur until pre-construction surveys have been completed and results submitted to wildlife agencies. The text was modified to specify where and how avoidance of special status plants and associated soils would occur by project

activity. Overhead installation of telecommunication lines will be accomplished by crews on foot as necessary to negotiate flagged resources, and pole and line installation will avoid and span all flagged resources. In addition, further specification regarding Participating Special Entity (PSE) status, should this be required, was added to the mitigation measure.

Avoidance measures were further clarified in MM BIO-4, Protection of Special Status Wildlife Species, to provide the specific steps by which avoidance would occur. MSHCP requirements were also added to MM BIO-4.

- D-2 Under MM BIO-3 and MM BIO-4, if the applicant cannot avoid construction activities in areas where there are special status plants or wildlife present, then the applicant will become a PSE under the Western Riverside County MSHCP. As a PSE, the applicant will consult with wildlife agencies, and the Western Riverside County Regional Conservation Authority, and follow the provisions set forth in the MSHCP.

Because of the changes identified above, checklist item “f” was also changed from *Less Than Significant with Mitigation Incorporation* to *No Impact*. Provided avoidance to special status species and protected resources is maintained, the project would not conflict with the provisions of an adopted Habitat Conservation Plan, Natural Community Conservation Plan, or other approved local, regional, or state habitat conservation plan.

6.2.2 Applicant

- E-1 Revision made as suggested.
- E-2 Revision made as suggested.
- E-3 Revision made as suggested.
- E-4 Revision made as suggested.
- E-5 Revision made as suggested.
- E-6 Revision made as suggested.
- E-7 The paragraph was revised in response to the comment.
- E-8 The mitigation requirements would ensure the impact would be reduced to a level that is less than significant and were therefore not removed. The mitigation measure was revised, however, for clarity and to emphasize coordination with the RCA and Wildlife Agencies, as applicable, for consistency with the Western Riverside County MSHCP.
- E-9 The mitigation measures section of the MND/IS has been updated to be consistent with the changes to mitigation measures in the impact section.
- E-10 The mitigation requirements would ensure the impact would be reduced to a level that is less than significant and were therefore not removed. The mitigation measure was revised, however, for clarity and to emphasize coordination with the RCA and Wildlife Agencies, as applicable, for consistency with the Western Riverside County MSHCP.

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- E-11 The mitigation measures section of the MND/IS has been updated to be consistent with the changes to mitigation measures in the impact section.
- E-12 Revision made as suggested.
- E-13 The mitigation measures section of the MND/IS has been updated to be consistent with the changes to mitigation measures in the impact section.
- E-14 Revision made as suggested.
- E-15 The mitigation measures section of the MND/IS has been updated to be consistent with the changes to mitigation measures in the impact section.
- E-16 Regarding provision of escape ramp, revision made as suggested. Suggested revision for the applicant to maintain fencing around the entire project was not made because it was determined to be impractical, given the entire project extends from the Auld Substation in Murrieta to the proposed Triton Substation and the Moraga Substation in Temecula, and it also includes remote substations such as Valley, Stadler, and others.
- E-17 The paragraph was revised to clarify that the structures were removed.
- E-18 Revision made as suggested.
- E-19 Revision made as suggested.
- E-20 The proposed project includes construction of seven new and one new or modified TSP to support the subtransmission line, so the word “approximately” was not added to the sentence. The minor revision to the description of the TSP was made as suggested.
- E-21 Revision made as suggested.
- E-22 PDF HYDRO-2 was revised to change the requirement from a 50-foot buffer to a 100-foot buffer, making the applicant’s commitment on the handling of hazardous materials more stringent and consistent with MM HAZ-1.
- E-23 Revision made as suggested.
- E-24 The suggested revision was not made because, with the exception of the one existing TSP that would be modified or replaced and which is taller, the proposed seven new TSPs would be a maximum of 85 feet high.
- E-25 Revision not made because the comment is superceded by comment E-29.
- E-26 Revision was not made. As stated in Section 1.8.6.5 weekend, evening, and night work may also be required and would depend on local permit requirements.
- E-27 The revision was not made because PDF TT-3 states, “Though some construction worker commutes may be required during peak traffic hours, the majority of construction workers will begin work at 6:00 AM and end at 3:00 PM.”
- E-28 Revision made as suggested.

E-29 Revision made as suggested.

6.2.3 Individuals

The general response codes that are applicable to each of the responses to comments from individuals are indexed in Table 6-1.

Suzanne and John Zychowicz

- F-1 The CPUC acknowledges your request to file as interested parties in proceedings on the project.
- F-2 You are included on the project mailing list to receive any notifications related to the project.
- F-3 Refer to GR-7: Public Notification.
- F-4 All comments received during the public review period for the Draft MND/IS are included in the public record and will be taken into account by decision-makers when they consider the proposed project. Section 3.1 addresses aesthetics and visual resources. Section 3.9 addresses land use. Section 3.11 addresses noise. Refer to the response to the City of Temecula's comments regarding the analysis of visual impacts (A-4 and A-6) and GR-1: Aesthetics and Visual. For response to comments on effects on homeowners and equity in property, refer to GR-6: Property Values. For response to comments on land uses, refer to the response to the City of Temecula's comments regarding land use (A-7) and GR-5: Land Use and Planning. Refer also to the response to the City of Temecula's comments regarding an EIR and the adequacy of the MND/IS under CEQA (A-1 and A-3).
- F-5 Refer to the response to the City of Temecula's comments regarding hydrology (A-8) and GR-4: Hydrology.
- F-6 Refer to the response to the City of Temecula's comments regarding land use (A-7) and GR-5: Land Use and Planning.
- F-7 All comments received during the public review period for the Draft MND/IS are included in the public record and will be taken into account by decision-makers when they consider the proposed project. Section 3.7 addresses potential hazards. Refer also to the response to the City of Temecula's comments regarding health and safety (A-9) and GR-3: Hazards Including Electric and Magnetic Fields.
- F-8 Refer to the response to the City of Temecula's comments regarding an EIR and the adequacy of the MND/IS under CEQA (A-1 and A-3).
- F-9 Refer to the response to the City of Temecula's comments regarding hydrology (A-8) and GR-4: Hydrology.
- F-10 Refer to GR-6: Property Values.
- F-11 All comments received during the public review period for the Draft MND/IS are included in the public record and will be taken into account by decision-makers when they consider the proposed project. The applicant's purpose and need for the proposed project are presented in Section 1.8.2. It should be noted that the CPUC is required to evaluate the environmental effects from the

proposed project prior to its decision on the application for a permit to construct irrespective of the need for the project. Refer also to GR-2: Alternatives.

6.2.4 Comment Letters and Public Meeting Transcript



City of Temecula

Community Development Planning Division

43200 Business Park Drive • Temecula, CA 92590
P.O. Box 9033 • Temecula, CA 92589-9033
FAX (951) 694-6477

December 17, 2009

Mr. Ian Fisher, CEQA Project Manager
California Public Utilities Commission, Energy Division
Transmission & Environmental Permitting
505 Van Ness Avenue, Room 4A
San Francisco, CA 94102-3298

Ms. Karen Ladd, Project Manager
Triton Substation Project
c/o Ecology and Environment, Inc.
130 Battery Street, 4th Floor
San Francisco, CA 94111

SUBJECT: Southern California Edison's Triton Substation Project PUC Application No. A.08-11-019 Comments of City of Temecula on Draft Mitigated Negative Declaration

Dear Mr. Fisher and Ms. Ladd:

The City of Temecula has reviewed the Draft Mitigated Negative Declaration, dated November 2009, which was prepared for Southern California Edison's proposal to develop the Triton Substation Project and associated transmission lines located within the City of Temecula. The Draft Mitigated Negative Declaration was prepared by Ecology and Environment, Inc. Based on the numerous comments below, the City believes the Draft MND fails to comply with the requirements of CEQA. A-1

The City's interests in this matter include ensuring that the proposed Triton Substation does not adversely impact the City of Temecula and its residents, businesses or visitors. Based on substantial inadequacies in the Draft MND, the City requests that the California Public Utilities Commission suspend any further consideration of the project and prepare a Draft Environmental Impact Report that fully discloses the potential impacts of the Project and fully complies with all other CEQA requirements. The City objects to any further CPUC action on the Project and is formally requesting to become a Party in any further proceedings. A-2

The City contends that the PUC has failed to meet the requirements of CEQA, including Public Resources Code Sections 21064.5 and 21082.2. Section 21064.5 requires that a mitigated negative declaration may be utilized for a project only if: "(1) revisions in the project plans or proposals made by, or agreed to by, the applicant before the proposed negative declaration and initial study are released for public review would avoid the effects or mitigate the effects to a point where clearly no significant effect on the environment would occur, and (2) there is no substantial evidence in light of the whole record before the public agency that the project, as revised, may have a significant effect on the environment." As described below, the proposed A-3

Mitigated Negative Declaration has failed to properly analyze environmental impacts and failed to mitigate identified adverse environmental impacts. Moreover, a fair argument exists that the proposed Project may have a significant effect on the environment. Therefore the PUC must prepare an EIR for the proposed Project. A-3 Cont.

There are specific impacts to aesthetics and land use from the project that have not been properly analyzed and that can NOT be mitigated. In addition, the City has provided comments regarding the inadequate analysis of hydrology, hazards/hazardous materials, and traffic/transportation impacts. A-4

1. As previously stated in letters from the City to the PUC dated December 8, 2008, December 29, 2008, and January 20, 2009 and re-iterated by the City at the December 7, 2009 Community Meeting, the City contends that Site Alternative B (located further to the west along Nicolas Road) is a superior site and would significantly reduce aesthetic impacts to the Nicolas Valley. A letter from former Planning Director Debbie Ubnoske dated December 8, 2008 further describing these contentions has been provided as an attachment to this letter. This alternative location would eliminate the need for eight of the proposed 75'-85' tubular steel poles along the City's right-of-way of Calle Medusa and Nicolas Road. In addition, the original site is not immediately adjacent to existing single family residences. The alternative sites are not analyzed in the Mitigated Negative Declaration. Preparation of an EIR would provide the thorough and objective analysis of alternative sites required by CEQA. A-5

2. Aesthetic Impacts – The proposed project will result in aesthetic impacts to our community that can NOT be mitigated. The substation and installation of seven new tubular steel poles ("TSPs") that are 75' to 85' in height located within Nicolas Valley is unacceptable. The proposed site is centrally located within the City of Temecula's Nicolas Valley Rural Preservation Area. The City's General Plan states that these Rural Preservation areas "are of special economic and aesthetic importance to the City. Community members have considered future land use options within three Rural Preservation Areas, and have expressed a desire to keep these areas rural." The specific General Plan Objectives for Nicolas Valley include "Promot(ing) continued rural development of large lot, Very Low density residential units, provision of rural infrastructure services, and conservation of open space surrounding Santa Gertrudis Creek." The construction of the substation and additional tubular steel poles at its proposed location, immediately adjacent to single family homes, will change the character of the valley. The facility and TSPs will greatly compromise what is proposed to be one of the major entries to Nicolas Valley. The MND states "topography and vegetation would restrict the visibility of the line (new 85' TSPS) to areas that are within approximately half a mile". The City believes that these new TSPs will be visible from significant locations in the Nicolas Valley and beyond – the Santa Gertrudis Channel Creek Path, Meadowview and adjacent single-family communities, and possibly the Roripaugh Ranch Open Space. The analysis of the aesthetic impacts in the Mitigated Negative Declaration is cursory and concubinary in violation of CEQA and needs to be developed in an EIR with an analysis of alternative sites in which these impacts will not occur. A-6

3. Land Use Impacts – The proposed project will result in land use impacts to our community that can NOT be mitigated. The proposed substation is located adjacent to existing single-family residences in a Very Low Density Residential neighborhood. The intensity of the substation and possible future expansion (to twice the size) is not a compatible land use for the subject site. The MND states "the substation site area has an informal and quasi-rural character because of the low density of development" – any future transmission substation in this area would have unmitigable impacts to this rural character due to the very nature of the facility. The MND further states "the appearance, A-7

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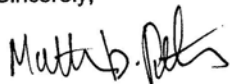
- character, and use of a typical electrical substation would generally be more consistent with a light industrial area, or one zoned for public services/utilities, than a residential area; such an incongruity could result in an indirect impact on the character of the surrounding community." The low profile design, block wall and set back from Nicolas Road does not make the appearance of the facility more consistent with a rural residential area. The conclusion reached in the Mitigated Negative Declaration is that the impacts are "unmitigable." Given this conclusion in the PUC's own document means that an EIR is required because the PUC will not be able to find that all environmental impacts have been mitigated to a level of insignificance.
- A-7
Cont.
4. Hydrology Impacts – The Draft Mitigated Negative Declaration does not address the location of the transmission poles relative to the ultimate elevation and associated required drainage improvements. In fact, the site is in an unmapped area of FEMA's Flood Insurance Rate Map (FIRM). In order to analyze the hydrologic impacts, a watershed analysis shall be conducted and approved by FEMA and shall be included in the CEQA review documentation. The document briefly and inadequately discusses NPDES impacts and does not fully cover the full treatment of any runoff from the site before it enters the natural drainage facilities. The facility will need to plan for 100% containment and treatment of runoff before it leaves the site as this will be part of the ensuing Regional Board Permit.
- A-8
5. Hazards/Hazardous Materials – The proposed facility represents a hazard for the surrounding neighborhood. The Mitigated Negative Declaration fails to analyze the fact that the proposed substation design is not consistent with the City of Temecula Fire Code, which is based on the State Fire Code, and fails to provide adequate emergency access. Per the City Ordinance, Section 15.16.020, Subsection E, Chapter 5, Code Section 503.2.1, that is an Amendment to the California Fire Code, states that fire apparatus access roads shall have an unobstructed width of not less than 24 feet for commercial and industrial, and an unobstructed vertical clearance of not less than 13 feet 6 inches. The access roads shown on the plans still do not meet the requirements of the code. Per City Ordinance Fire, Section 15.16.020, Subsection E, Chapter 5, Code Section 503.2.3, that is an Amendment to the California Fire Code, states that apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus and shall be with a surface so as to provide all-weather driving capabilities. Access roads shall be 80,000 lbs. GVW with a minimum of AC thickness of .25 feet. In accordance with Section 1410.1, prior to building construction all locations where structures are to be built shall have fire apparatus access roads. Per City Ordinance, Section 15.16.020, Subsection E, Chapter 5, Code Section 503.2.5, that is an Amendment to the California Fire Code, states that Dead-end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. Please revise the plans to show a turn-around at the dead end of the access road.
- A-9
6. Traffic/Transportation – The Draft Mitigated Negative Declaration does not address impacts associated with construction traffic, location of the poles within road rights-of-way, or degradation of roadways as a result of construction traffic. Proposed poles shall be located within private property/outside City rights-of-way. Other facilities shall be undergrounded per Temecula Municipal Code Chapter 15.04.080. For traffic control management, implementation of the state guideline may be acceptable but Edison shall also comply with the City of Temecula's Traffic Control Policy and Procedures for all work associated with an encroachment permit. The Draft Mitigated Negative Declaration shall include an exhibit illustrating the proposed locations of all poles and fully address the impacts.
- A-10

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7. The Mitigated Negative Declaration fails to include photosimulations showing proposed/required improvements, including landscape material, wall design, streetscape improvements, to accurately illustrate the proposed project. | A-11
8. The Mitigated Negative Declaration fails to analyze the impacts of light on community. The City is subject to the requirements of the Mt. Palomar Observatory Lighting Ordinance. | A-12

If you have any questions or comments, please contact me or Cheryl Kitzerow, job share partner at (951) 694-6409 or by e-mail at cheryl.kitzerow@cityoftemecula.org and matt.peters@cityoftemecula.org.

Sincerely,



Matthew D. Peters, AICP
Associate Planner

Attachment: Letter from Debbie Ubnoske dated 12/8/08

cc: Mr. John Kao
Southern California Edison
2131 Walnut Grove Ave.
Rosemead CA, 91770

Mr. Viet N. Tran
Region Manager
Local Public Affairs
Southern California Edison
24487 Prielipp Drive
Wildomar, CA 92595

Peter Thorson, City Attorney
Bob Johnson, Assistant City Manager
Patrick Richardson, Director of Planning and Redevelopment
Cathy McCarthy, TCSD
Dan York, City Engineer
Annie Bostre-Le, Public Works
Elsa Wigle, Fire Prevention
Rich Johnston, Building and Safety

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City of Temecula

Community Development Planning Division

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FAX (951) 694-6477

December 8, 2008

Mr. Viet Tran, Region Manager
Southern California Edison
26100 Menifee Road
Romoland, CA 92585-9752

Subject: Letter of Concern

Dear Mr. Tran:

The City of Temecula understands that on November 21, 2008 the Southern California Edison Company filed an Application for a Permit to Construct for the Triton Substation Project with the California Public Utilities Commission (CPUC). On November 25, 2008 staff presented an overview of this project to our City Council. At that meeting, the Council expressed concerns regarding this particular location.

The City Council understands that Edison has a process to identify sites and that process includes looking at environmental constraints, physical constraints, functionality and fiscal impacts. Further, the City understands the need for an additional substation given the level of development activity that has occurred in Temecula, Murrieta and southwest Riverside County. However, at the same time, the City expects that Edison will place equal weight on detrimental impacts to the City. The City is aware that Edison initially chose a site that was adjacent to the existing power lines and this is a site that would seem to be good for all involved. It is the City's understanding that Edison has already purchased this new site and the City is therefore questioning a process where City and citizen input is requested when it appears the decision to purchase has already been made, albeit without having CPUC approval.

It is the City Council's strong desire that Southern California Edison reconsider this particular location. This site is located in Nicolas Valley, a rural area of the City, and thus the proposal for an unmanned substation, as well as the replacement of nine wood poles with seven engineered steel poles at a height of 85 feet, will greatly compromise what is proposed to be one of the major entries into Nicolas Valley. The Planning Department is in the process of developing a Community Design Element for Nicolas Valley and this site, as mentioned above, is one of the major entrances into the Valley. In addition, this site is the location of the original Nicolas adobe which holds significance for many of the residents of Nicolas Valley.

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The City is disappointed that Edison has chosen a site that will have such a negative impact on our City especially in light of the fact that the initial site that was chosen would create far fewer impacts. Again, the City strongly encourages Edison to take into account both the concerns of the community and the City prior to making a final decision on a site which holds historical significance to our residents and which, if developed with the Triton substation, will greatly impact the aesthetic image of one of the City's last rural communities.

Sincerely,

Debbie Ubnoske
Director of Planning

cc: California Public Utilities Commission Docket Office
505 Van Ness Avenue, Room 2001
San Francisco, CA 94102

Southern California Edison Law Department
Attention: Cheryl Lawson
Exception Mail
2244 Walnut Grove Avenue
Rosemead, CA 91770

California Public Utilities Commission
Energy Division
505 Van Ness Avenue, 4th Floor
San Francisco, CA 94102

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November 24, 2009

Attn: Karen Ladd, Project Manager
130 Battery Street, 4th Floor
San Francisco, CA 94111



**Re: Notice of Intent to Adopt a Mitigated Negative Declaration-
Southern California Edison's Triton Substation Project (Applicant A.08-11-019)**

The Soboba Band of Luiseño Indians appreciates your observance of Tribal Cultural Resources and their preservation in your project. The information provided to us on said project(s) has been assessed through our Cultural Resource Department, where it was concluded that although it is outside the existing reservation, the project area does fall within the bounds of our Tribal Traditional Use Areas. At this time the Soboba Band does not have any specific concerns regarding this project, but wishes to defer to the Pechanga Band of Mission Indians.

B-1

[SPECIAL NOTE (for projects other than cell towers): If this project is associated with a city or county specific plan or general plan action it is subject to the provisions of SB18-Traditional Tribal Cultural Places (law became effective January 1, 2005) and will require the city or county to participate in formal, government-to-government consultation with the Tribe. If the city or county are your client, you may wish to make them aware of this requirement. By law, they are required to contact the Tribe.

Sincerely,

Joseph Ontiveros
Soboba Cultural Resource Department
P.O. Box 487
San Jacinto, CA 92581
Phone (951) 654-5544 ext. 4137
Cell (951) 663-5279
jontiveros@soboba-nsn.gov

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PECHANGA CULTURAL RESOURCES
Temecula Band of Luiseño Mission Indians

Post Office: Box 2183 • Temecula, CA 92593
 Telephone (951) 308-9295 • Fax (951) 306-9491

December 11, 2009

VIA E-MAIL and USPS

Ms. Karen Ladd
 Project Manager
 Triton Substation Project, C/O Ecology and Environment, Inc.
 130 Battery Street, 4th Floor
 San Francisco, CA 94111

Re: Pechanga Tribe Comments on the Notice of Intent to Adopt a Mitigated Negative Declaration for the Triton Substation Project, Application A.08-11-019

Dear Ms. Ladd:

Thank you for inviting us to submit comments on the above named Project. This comment letter is written on behalf of the Pechanga Band of Luiseño Indians (hereinafter, "the Tribe"), a federally recognized Indian tribe and sovereign government. The Tribe is formally requesting, pursuant to Public Resources Code §21092.2, to be notified and involved in the entire CEQA environmental review process for the duration of the above referenced project (the "Project"). The Tribe requests to be directly notified of all public hearings and scheduled approvals concerning this Project. The Tribe also requests that these comments be incorporated into the record of approval as well.

The Tribe is submitting these comments concerning the Project's potential impacts to cultural resources in conjunction with the environmental review of the Project. The Tribe reserves the right to fully participate in the environmental review process, as well as to provide further comment on the Project's impacts to cultural resources and potential mitigation for such impacts. Further, the Tribe reserves the right to participate in the regulatory process and provide comment on issues pertaining to the regulatory process and Project approval.

THE CALIFORNIA PUBLIC UTILITIES COMMISSION (CPUC) MUST INCLUDE INVOLVEMENT OF AND CONSULTATION WITH THE PECHANGA TRIBE IN ITS ENVIRONMENTAL REVIEW PROCESS

It has been the intent of the Federal Government¹ and the State of California² that Indian

¹ See Executive Memorandum of April 29, 1994 on Government-to-Government Relations with Native American Tribal Governments and Executive Order of November 6, 2000 on Consultation and Coordination with Indian Tribal Governments.

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Chairperson:
 Gemaine Arenas

Vice Chairperson:
 Mary Bear Magee

Committee Members:
 Evie Gerber
 Darlene Miranda
 Bridgett Barcello Maxwell
 Aurelia Marruffo
 Richard B. Searee, III

Director:
 Gary DuBois

Coordinator:
 Paul Macarro

Cultural Analyst:
 Anna Hoover

Monitor Supervisor:
 Jim McPherson

Pechanga Comment Letter to the CPUC
 Re: Pechanga Tribe Comments on the MND for the Triton Substation Project
 December 11, 2009
 Page 2

tribes be consulted with regard to issues which impact cultural and spiritual resources, as well as other governmental concerns. The responsibility to consult with Indian tribes stems from the unique government-to-government relationship between the United States and Indian tribes. This arises when tribal interests are affected by the actions of governmental agencies and departments. In this case, it is undisputed that the project lies within the Pechanga Tribe's traditional territory. Therefore, in order to comply with CEQA and other applicable Federal and California law, it is imperative that the CPUC consult with the Tribe in order to guarantee an adequate basis of knowledge for an appropriate evaluation of the Project effects, as well as generating adequate mitigation measures.

B-2
 Cont.

PECHANGA CULTURAL AFFILIATION TO PROJECT AREA

The Pechanga Tribe asserts that the Project area is part of Luiseño, and therefore the Tribe's, aboriginal territory as evidenced by the existence of Luiseño place names, *tóota yixélval* (rock art, pictographs, petroglyphs), and an extensive Luiseño artifact record in the vicinity of the Project. This highly culturally sensitive area is affiliated with the Pechanga Band of Luiseño Indians because of the proximity of the Project to the Tribe's Reservation, the Tribe's cultural ties to this area, as well as extensive history with both this Project and other projects within the area.

The Tribe has previously submitted information regarding cultural affiliation for this project and the surrounding region for the Proponents Environmental Assessment (PEA). The Tribe itself has done extensive work on developing a definitive record of its heritage and ancestral territories both through compiling the oral histories handed down from its elders and ancestors, and through its own exhaustive research of outside academic sources. Our knowledge of our ancestral boundaries is based on reliable information passed down to us from our elders; published academic works in the areas of anthropology, history and ethno-history; and through recorded ethnographic and linguistic accounts. The most critical sources of information used to define our traditional territories are our songs, creation accounts, and oral traditions.

Our research has informed us that there are several Luiseño place names located close to the Project. Many of these have been proven by linguistic research to be old, meaning they have had that 'name' for many hundreds, if not thousands, of years. The Luiseño creation account tells us that the People have always lived in this area. According to King, "Traditional places are named and collectively constitute maps of indigenous groups' territories, each set of landmarks guiding its people through space and at the same time encapsulating their history, values and beliefs."³ For Pechanga, place names bridge the gap between the modern Luiseño and their ancestors. They provide a sense of place, a feeling of connectivity. The Project area is located

² See California Public Resource Code §5097.9 et seq.; California Government Code §§65351,65352,65352.3 and 65352.4

³ *Places that Count: Traditional Cultural Properties in Cultural Resource Management*, King 2003, p67

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
 Post Office Box 2183 • Temecula, CA 92592*

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Pechanga Comment Letter to the CPUC
 Re: Pechanga Tribe Comments on the MND for the Triton Substation Project
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in an area of high prehistoric activity. The closest place name location is *tótpa*, known today as the Santa Gertrudis River which bisects Murrieta (north-to-south) and eventually empties into the Temecula Creek at *éxva Teméku*, the Luiseño Place of Origin. *Tótpa* lies just to the north of the Project and crosses under the proposed Auld-Triton telecommunications aboveground route. To the northeast is *SakíSla*, a plant gathering place for nettles. Another location that is just over a mile to the northwest and a place that figures into the Luiseño creation account is *Churúkukuknu Sákiwuna*, the place name which describes the actual hot spring from which the community of Murrieta Hot Springs derives its name.

B-2
 Cont.

Our songs and stories, our indigenous place names, as well as academic works, demonstrate that the Luiseño people who occupied the Project area, what we know today as Murrieta, Temecula, and the areas in between are ancestors of the present-day Luiseño/Pechanga people, and as such, Pechanga is culturally affiliated to this geographic area.

The Tribe would welcome the opportunity to meet with the CPUC to further explain and provide documentation concerning our specific cultural affiliation to lands within your jurisdiction.

REQUESTED TRIBAL INVOLVEMENT AND MITIGATION

The proposed Project is on land that is within the traditional territory of the Pechanga Band of Luiseño Indians. The Pechanga Band is not opposed to this Project. The Tribe's primary concerns stem from the Project's proposed impacts on Native American cultural resources. The Tribe is concerned about both the protection of unique and irreplaceable cultural resources, such as Luiseño village sites, sacred sites and archaeological items which would be displaced by ground disturbing work on the Project, and on the proper and lawful treatment of cultural items, Native American human remains and sacred items likely to be discovered in the course of the work.

The Tribe is in receipt of the Archaeological Survey Reports⁴ and the Mitigated Negative Declaration (MND). The Proposed Project and the Alternatives are located in a highly sensitive region of Luiseño territory and the Tribe believes that the possibility for recovering subsurface resources during ground-disturbing activities is high. The Tribe has over thirty-five (35) years of experience in working with various types of construction projects throughout its territory. The combination of this knowledge and experience, along with the knowledge of the culturally-sensitive areas and oral tradition, is what the Tribe relies on to make fairly accurate predictions regarding the likelihood of subsurface resources in a particular location.

⁴ Archaeological Survey Report for Southern California Edison's Triton Substation Temecula and Murrieta Hot Springs Areas, Riverside County, California, May 16, 2007 and Addendum: Archaeological Survey Report for Southern California Edison's Triton Substation Temecula and Murrieta Hot Springs Areas, Riverside County, California, August 5, 2008.

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
 Post Office Box 2183 • Temecula, CA 92592*

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Pechanga Comment Letter to the CPUC
Re: Pechanga Tribe Comments on the MND for the Triton Substation Project
December 11, 2009
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The Tribe has reviewed the MND and generally agrees with MM CUL-1 which addresses inadvertent discoveries; however we would suggest the following revision:

B-2
Cont.

MM CUL-1: **Unanticipated Discovery.** If unanticipated resources are discovered during construction monitoring that are identified as potential historical or archaeological sites resources, the qualified archaeological monitor will suspend all construction activities in the vicinity of the find to evaluate the resource in consultation with the Native American tribal representative(s).

Further, no specific mitigation measures have been set for the inadvertent discovery of human remains, and the Tribe would request that the proposed MM 4 from its April 24, 2009 letter be included to address this potential eventuality. Regardless, the discovery of human remains are governed by Health & Safety Code Section 7050.5 and Public Resources Code Section 5097.98.

B-3

Based upon the provided Project Design Features (PDFs), archaeological monitoring is required during all earthmoving activities, while Native American monitoring will be allowed at the cost of the monitoring tribe. The Tribe appreciates the opportunity to monitor projects within its ancestral territory, however we are generally compensated for our time, experience and expertise. Given the sensitivity of the Project area, it is the position of the Pechanga Tribe that Pechanga tribal monitors should be required to be present during all ground-disturbing activities conducted in connection with the Project, including any additional archeological excavations performed. Also, the Tribe believes that, as this is within the City of Temecula limits, Pechanga should be named the Lead Tribe on the Project. As identified within the MND, Temecula's General Plan designates Pechanga as the consulting Tribe.

B-4

The Tribe requests that it continue to be allowed to be involved and to participate with the CPUC in assuring that an adequate environmental assessment is completed and in developing all monitoring and mitigation plans and measures for the duration of the Project.

The Pechanga Tribe looks forward to working together with the CPUC in protecting the invaluable Pechanga cultural resources found in the Project area. Please contact me at 951-308-9295 X8104 once you have had a chance to review these comments so that we might address the issues concerning the mitigation language. Thank you.

Sincerely,



Anna Hoover
Cultural Analyst

Cc Pechanga Office of the General Counsel
Brenda Tomaras, Tomaras & Ogas, LLP

*Pechanga Cultural Resources • Temecula Band of Luiseño Mission Indians
Post Office Box 2183 • Temecula, CA 92592*

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**AIRPORT LAND USE COMMISSION
RIVERSIDE COUNTY**



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Simon Housman
Rancho Mirage
- VICE CHAIRMAN
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Riverside
- COMMISSIONERS
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Riverside
- Robin Lowe
Hemet
- John Lyon
Riverside
- Glen Holmes
Hemet
- Melanie Fesmire
Indio
- STAFF
Director
Ed Cooper
John Guerin
Barbara Santos

December 16, 2009
Triton Substation Project
c/o Ecology and Environment, Inc.
Attn.: Karen Ladd, Project Manager
130 Battery Street, 4th Floor
San Francisco CA 94111

RE: Notice of Intent to Adopt a Mitigated Negative Declaration – Southern California Edison’s Triton Substation Project (Application A.08-11-019)

Dear Ms. Ladd:

Thank you for your transmittal of the Notice of Intent to the Riverside County Airport Land Use Commission (ALUC). The above-referenced substation would be located in Airport Compatibility Zone E of the French Valley Airport Influence Area, within the City of Temecula. The new subtransmission line loop-in would be located within Compatibility Zones D and E (in the City), while the telecommunications lines would extend into Compatibility Zones B1 and C, as well as D and E, and would extend into unincorporated Riverside County as well as the City of Murrieta. The City of Temecula has received a finding that its General Plan is consistent with the French Valley Airport Land Use Compatibility Plan (FVALUCP). However, the County of Riverside and the City of Murrieta have yet to take action to bring their General Plans into consistency with the FVALUCP. Since the telecommunication lines proposed through this project extend beyond the City of Temecula into these other jurisdictions, the proponent (Southern California Edison) should submit an application to ALUC for review of this project. Application forms are available on-line at www.rcaluc.org, click Forms.

We are pleased to note that the proposed substation is located within Compatibility Zone E. The applicant had previously considered at least one alternative site within Compatibility Zone B1 and was advised that electrical substations, as “critical community infrastructure facilities,” are prohibited in that zone “unless no other feasible alternative site exists and the facility is designed in a manner that minimizes its susceptibility to damage from an aircraft accident.” The applicant should be prepared to demonstrate that: (1) it is not feasible to place the new telecommunication lines in the portion of the alignment within Compatibility Zone B1 underground; and (2) placing the new telecommunication lines on new 25-foot high towers outside Compatibility Zone B1 would pose a greater obstruction to air navigation than the proposed “underbuilding” on the existing 115kV Valley-Auld-Pauba transmission line towers.

The proposed uses are not noise-sensitive, and there are no issues of population intensity. Additionally, given that the elevation of the Nicolas Valley area where the new substation and 115 kV subtransmission line (at a height of up to 85 feet) will be developed is considerably lower than the airport elevation, it would appear that airspace obstruction will not be an issue.

Other than the placement of telecommunication lines in Compatibility Zone B1, the only other concern is whether the project could constitute a hazard to air navigation (for example, through the emission of visible plumes that could impair visibility, invisible plumes that could result in air turbulence, or electrical or magnetic fields that could interfere with aircraft

C-1

County Administrative Center
4080 Lemon St., 9th Floor.
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

AIRPORT LAND USE COMMISSION

December 16, 2009

navigation or instrumentation). Wind turbines and cell towers originally were considered questionable in the vicinity of airports due to their heights, but were subsequently found to also have potential impacts on radar and military radio communications, respectively.

C-1
Cont.

Airport Land Use Commission staff recommends that the California Public Utilities Commission incorporate the following as operational conditions or mitigation measures:

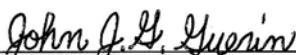
C-2

1. Any outdoor lighting that is installed shall be hooded or shielded so as to prevent either the spillage of lumens or reflection into the sky.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area.
 - (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
3. The attached notice shall be provided to all potential purchasers and tenants, and shall be recorded as a deed notice.

These are "standard" conditions that would be required by the Airport Land Use Commission; however, **incorporation of these conditions as mitigation measures in the Mitigated Negative Declaration/Initial Study does not constitute ALUC approval of the project.**

If you have any questions, please contact me at (951) 955-0982.

Sincerely,
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION


John J. G. Gberin, Principal Planner

Attachment: Notice of Airport in Vicinity

- cc: Iain Fisher, Project Manager, California Public Utilities Commission
Christy Herron, Ecology and Environment, Inc.
Jerry Silva, Southern California Edison (Rosemead)
Viet Tran, Region Manager, Southern California Edison (Romoland)
Debbie Ubnoske, City of Temecula Director of Planning
Chad Davies, Riverside County Economic Development Agency – Aviation Division

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

12/22/09 14:37 FAX 7604315901

FWS-CARLSBAD FWO

002



United States Department of the Interior

FISH AND WILDLIFE SERVICE

Ecological Services
 Carlsbad Fish and Wildlife Office
 6010 Hidden Valley Road, Suite 101
 Carlsbad, California 92011



In Reply Refer To:
 FWS-WRIV 10B0084-10TA0167

DEC 22 2009

Ms. Karen Ladd, Project Manager
 Triton Substation Project
 c/o Ecology and Environment, Inc.
 130 Battery Street, 4th Floor
 San Francisco, California 94111

Subject: Draft Mitigated Negative Declaration for the Proposed Triton Substation Project,
 City of Murrieta, Temecula, and Unincorporated Riverside County, California

Dear Ms. Ladd:

The U.S. Fish and Wildlife Service (Service) has reviewed the subject Draft Mitigated Negative Declaration (MND) and the Initial Study received November 23, 2009. We have also reviewed the burrowing owls surveys and Biological Technical Report received via email on December 14, 2009. The primary concern and mandate of the Service is the protection of public fish and wildlife resources and their habitats. The Service has legal responsibility for the welfare of migratory birds, anadromous fish, and endangered animals and plants occurring in the United States. The Service is also responsible for administering the Endangered Species Act of 1973 (Act), as amended (16 U.S.C. 1531 *et seq.*). We offer the following comments and recommendations regarding project-associated biological impacts based on our review.

The project proposed by Southern California Edison (SCE) would traverse the City of Temecula, City of Murrieta, and unincorporated land in western Riverside County. The proposed project includes the construction of a new substation (Triton), installation of a new subtransmission line and telecommunications lines, and decommissioning of the Canine Substation and portions of the Auld Substation. The proposed Triton Substation site is on the southeast corner of Nicolas Road and Calle Medusa in Temecula. A portion of the subtransmission line and a portion of the new telecommunication lines will be installed along Nicolas Road in Temecula, running approximately 0.25 miles west from the Triton Substation to the existing Valley-Auld-Pauba subtransmission line. The remainder of the telecommunication lines will be installed along the existing Valley-Auld-Pauba subtransmission line.

According to the MND, suitable habitat for the federally listed coastal California gnatcatcher (*Polioptila californica californica*), Quino checkerspot butterfly (*Euphydryas editha quino*), San Diego ambrosia (*Ambrosia pumila*), Munz's onion (*Allium munzii*), and habitat for other species of special concern including burrowing owl (*Athene cunicularia*) occur onsite. Two pairs

D-1

TAKE PRIDE
 IN AMERICA

Ms. Karen Ladd, Project Manager (FWS-WRIV 10B0084-10TA0167)

2

of burrowing owls were observed in proximity to the telecommunications line in 2009, a single coastal California gnatcatcher was incidentally observed in 2009, and San Diego ambrosia and Munz's onion have been documented within the route of the telecommunications line and subtransmission line along Nicolas Road. However, surveys for coastal California gnatcatcher, Quino checkerspot butterfly, San Diego ambrosia, and Munz's onion were not conducted and potential impacts to suitable habitat were not quantified. The MND states that the project will avoid impacts to special status species, if feasible. However, in the absence of survey information it is unclear how impacts to federally listed species would be avoided. We recommend that if the proposed project results in impacts to potential habitat for federally listed species, appropriate surveys are conducted prior to project approval in order to determine direct and indirect impacts to listed species. We request that the results of the species surveys be provided to our office.


D-1
Cont.

The MND indicates that if the project cannot avoid impacts to special status wildlife species, their associated habitat, and/or unique resources due to construction activities, then the applicant will seek Participating Special Entity (PSE) status from the Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP). The proposed project occurs within the MSHCP Criteria Area where conservation will contribute to Proposed Core 2. Other MSHCP policies and procedures such as the Protection of Narrow Endemic Plant Species policy (MSHCP section 6.1.3), Protection of Species Associated with Riparian/Riverine areas and Vernal Pools (MSHCP section 6.1.2; Riparian/Riverine/Vernal Pool Policy), and the Additional Survey Needs and Procedures (MSHCP section 6.3.2) for the burrowing owl and Criteria Area Species Survey Area 4 (CASSA 4) are applicable to the proposed project. Although SCE is not a signatory to the MSHCP, the MSHCP provides for participation of non-Permittees provided the project can demonstrate consistency with the plan. We recommend that you contact the Western Riverside County Regional Conservation Authority for assistance in processing any PSE request. Please note that the PSE request and any associated approvals need to occur prior to project implementation.

D-2

We appreciate the opportunity to comment on the MND. If you have any questions concerning our comments, please contact Kathleen Pollett of the Service at (760) 431-9440, extension 357.

Sincerely,


Ken Corey
Assistant Field Supervisor

cc:

Leslie MacNair, California Department of Fish and Game, Ontario, CA
Charles Landry, Western Riverside County Regional Conservation Authority, Riverside, CA



Danielle Padula
Attorney
danielle.padula@sce.com

December 17, 2009

Iain Fischer
Energy Division
California Public Utilities Commission
505 Van Ness Ave.
San Francisco, CA 94102

**Re: Southern California Edison Company's Comments on
the Draft Mitigated Negative Declaration and Initial
Study for Triton Substation Project**

Dear Mr. Fischer:

Southern California Edison Company (SCE) appreciates the opportunity to comment on the Draft Mitigated Negative Declaration and Initial Study for Triton Substation Project. SCE's comments are attached in table format.

Very truly yours,

/s/ Danielle R. Padula

Danielle R. Padula

Attorney for
SOUTHERN CALIFORNIA EDISON COMPANY

DP:tlt

LAW-#1692714

P.O. Box 800 2244 Walnut Grove Ave. Rosemead, California 91770 Phone: (626) 302-6932 Fax: (626) 302-1926

**TRITON DRAFT MITIGATED NEGATIVE DECLARATION
SCE COMMENTS & SUGGESTED REVISIONS
December 2009**

Comment No.	Section	Page	Comment	Suggested Revision	
1	3.4 BIO	3.4-3	<ul style="list-style-type: none"> Incorrect species name listed for long-spined spineflower 	<ul style="list-style-type: none"> Species name should read (<i>Chorizanthe polygonoides</i> var. <i>longispina</i>) 	E-1
2	3.4 BIO	3.4-5	<ul style="list-style-type: none"> None of the species names in the last paragraph are italicized 	<ul style="list-style-type: none"> Italicize species names 	E-2
3	3.4 BIO	3.4-17	<ul style="list-style-type: none"> Scientific name for Riverside fairy shrimp is not italicized 	<ul style="list-style-type: none"> Italicize the scientific name 	E-3
4	3.4 BIO		<ul style="list-style-type: none"> Global Comment: text switches back and forth between the use of special status and sensitive species 	<ul style="list-style-type: none"> Suggest using "special status species" throughout. Define special status species at the beginning of the section. 	E-4
5	3.4 BIO	3.4-10	<ul style="list-style-type: none"> Under Coastal California Gnatcatcher heading, second paragraph states "..., and could <u>inadvertently kill</u> gnatcatchers present within the habitat." 	<ul style="list-style-type: none"> Suggest revising "inadvertently kill" to "could result in inadvertent take of" 	E-5
6	3.4 BIO	3.4-11	<ul style="list-style-type: none"> Under Quino Checkerspot Butterfly heading, states "However, there <u>would</u> be potential significant temporary..." 	<ul style="list-style-type: none"> Suggest revising "would" to "could" as it is unknown at this time as to the presence or absence of this species in the project area at this time. 	E-6
7	3.4 BIO	3.4-12	<ul style="list-style-type: none"> Under Burrowing Owl heading, second paragraph states "..., vegetation clearing would not occur during the nesting season." 	<ul style="list-style-type: none"> Add the following sentence, "Pre-construction surveys for nesting birds (PDF BIO-1) would also be conducted should construction occur during the general nesting season (February 15 to August 31)." 	E-7

Comm ent No.	Section	Page	Comment	Suggested Revision	
8	3.4 BIO	3.4-14 – 3.4- 15	<ul style="list-style-type: none"> MM BIO-3 lists the provisions of the MSHCP mitigation should SCE become a PSE in the plan. 	<ul style="list-style-type: none"> Suggest removing the mitigation requirements from this section. Mitigation requirements can vary based on site conditions and will be determined if/when SCE determines the need to participate in the plan. The mitigation requirements could be significantly different than those listed in this section. SCE would then be responsible for meeting the requirements determined by the RCA and the appropriate agencies, as well as those listed in this document. 	E-8
9	MM BIO-3	4	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Changes to MM BIO-3 in previous comment need to be reflected in the mitigation measures section of the MND 	E-9
10	3.4 BIO	3.4-15	<ul style="list-style-type: none"> MM BIO-4 list the provisions of MSHCP mitigation should SCE become a PSE in the plan. 	<ul style="list-style-type: none"> Suggest removing the mitigation requirements from this section. Mitigation requirements can vary based on site conditions and will be determined if/when SCE determines the need to participate in the plan. The mitigation requirements could be significantly different than those listed in this section. SCE would then be responsible for meeting the requirements determined by the RCA and the appropriate agencies, as well as those listed in this document. 	E-10
11	MM BIO-4	5	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Changes to MM BIO-4 in previous comment need to be reflected in the mitigation measures section of the MND 	E-11
12	3.4 BIO	3.4-16	<ul style="list-style-type: none"> MM BIO-6, second paragraph states "This will include preservation of 6.5 acres of..." 	<ul style="list-style-type: none"> Suggest adding to the end of this sentence, "unless otherwise determined in consultation with the resource agencies" 	E-12
13	MM BIO-6	6	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Changes to MM BIO-6 in previous comment need to be reflected in the mitigation measures section of the MND 	E-13

Comment No.	Section	Page	Comment	Suggested Revision	
14	3.4 BIO	3.4-16	<ul style="list-style-type: none"> MM BIO-6, second paragraph states "To compensate for loss of burrows...for each collapsed burrow..." 	<ul style="list-style-type: none"> Add "occupied" to read: "occupied collapsed burrow" 	E-14
15	MM BIO-6	6	<ul style="list-style-type: none"> 	<ul style="list-style-type: none"> Changes to MM BIO-6 in previous comment need to be reflected in the mitigation measures section of the MND 	E-15
16	MM BIO-7	3.4-16	<ul style="list-style-type: none"> MM BIO-7, second sentence, second paragraph states "The applicant will maintain fencing around the covered excavations at night." 	<ul style="list-style-type: none"> Suggest revising to allow an option during construction of the following..."will cover or provide an escape ramp for all open trenches." For further clarification....Please add "The applicant will maintain fencing around the entire project for additional protection of wildlife and for safety of humans." 	E-16
17	Noise 3.11.1	3.11-1	<ul style="list-style-type: none"> The substation property currently has two vacant homes... 	<ul style="list-style-type: none"> Suggest deleting this sentence. The structures are being demolished as part of pre-construction work. If the sentence is not deleted, please strike "vacant" and replace with "abandoned" since these structures will not be occupied in the future. 	E-17
18	1.8.2	1-7	<ul style="list-style-type: none"> The low voltage conditions are caused by long distribution... 	<ul style="list-style-type: none"> Suggest adding: The low voltage conditions are caused by "a combination of" long distribution lines and increased electrical demand. 	E-18
19	1.8.4.3	1-12	<ul style="list-style-type: none"> The two new line segments would be the Valley-Auld-Triton subtransmission... 	<ul style="list-style-type: none"> Suggest adding: "and will be constructed on one pole line." to the end of the existing sentence. 	E-19
20	1.8.4.3	1-12	<ul style="list-style-type: none"> The conductors for the new subtransmission line will be constructed on at least seven new double circuit engineered TSP's. 	<ul style="list-style-type: none"> Suggest adding: The conductors for the new subtransmission line will be constructed on "approximately" seven new "engineered, double circuit" TSP's. 	E-20
21	1.8.4.3	1-12	<ul style="list-style-type: none"> Tubular Steel Poles: The seven new TSP's and eighth new or modified TSP would support the 115kv subtransmission line conductors.... 	<ul style="list-style-type: none"> Suggest adding: The seven new TSP's and eighth new or modified TSP would support the "double circuit" 115kv subtransmission line conductors.... 	E-21

Comm ent No.	Section	Page	Comment	Suggested Revision	
22	Hydrology	3.8.9 and 1-27	•	<ul style="list-style-type: none"> There is an inconsistency between the requirements of PDF Hydro-2 which indicates no hazardous materials may be used/stored within 50 feet of waterbodies, and MM Haz-1 (Items 3.b and 4) which indicates no hazardous materials may be used/stored within 100 feet of water bodies. Suggested revising both to 100 feet. 	E-22
23	1.8.5.2	1-18	• Cranes would be used to place the TSP's into the foundations.	• Suggest revising: Cranes would be used to place the TSP's "onto" the foundations.	E-23
24	1.8.4.3	Figure 1-4	• Exact TSP height will be determined following completion of final engineering.	• Insert the word "Approximately" before "75-85" on Figure 1-4.	E-24
25	1.8.6.5	1-21	• Project Schedule Table 1.8-1 115kv Subtransmission Line Installation March 2010	• Change to: Sept 2010	E-25
26	1.8.6.5	1-21	• Crews may typically work <u>six</u> 10 hour days per week	• Change "five" to "six" in second sentence of Section 1.8.6.5	E-26
27	3.15-4	3.15-4	• Work hours: 06:00am-3pm	• Suggest revising to 3:30pm (most likely crews may work to 5pm to meet the operating date). If an out of town SCE crew constructs this project, they will report to this site from the hotel, meaning their day will end at 3:30pm in the field but no sooner than 3pm.	E-27
28	1.8.4.3	Figure 1-4	• Change dimensions on the TSP figure.	• Change the two 8 foot dimensions to read "9-11.5feet" and the "15-17feet" dimensions to read "9-14feet minimum".	E-28
29	IS 1.8.6.5 Table 1.8-1	1-21	<ul style="list-style-type: none"> As discussed in Section 1.8.6.5, actual construction start dates will vary and not all of the identified project elements will commence simultaneously. Insert the word "Approximate" before duration in last column 	<ul style="list-style-type: none"> Delete the Table 1.8-1 column labeled "Scheduled Beginning" Insert the word "Approximate" before duration in last column of Table 1.8-1 	E-29

To: Ian Fisher CPUC Project Manager
 Karen Ladd Triton Substation Project
 Administrative Law Judge assigned to Project

Date: December 17, 2009

RE: Triton Substation Project (Application A.0811-019)

This is to inform you of our request to file as interested parties to the Southern California Edison and California Public Utilities Commission intent to build an electrical Substation in our area and to give brief outline to our concerns. We contest the initial findings of the Draft Mitigated Negative Declaration (Draft MND) and supporting Initial Study (IS) prepared by the California Public Utilities Commission (CPUC) in response to Southern California Edison's application for a permit to construct the Triton Substation Project (Application A.08.-11-09).

F-1

We disagree that the project proposal mitigates negative impacts to less than significant levels. There is substantial evidence that the project may have a significant effect/s on the environment including those other than the tangible impacts of geological, species and those of similar nature/s. These and other effects may not be mitigated to less than significant levels as recorded in the CPUC's, Draft MND/IS and the NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION letter to Interested Parties (November 18, 2009) and reported by CPUC on December 7, 2009 at a public meeting held at a Calvary Baptist church located at the current Canine substation, adjacent to the proposed Triton substation.

We request that a comprehensive review (EIR) of the project be conducted and that all negative impacts be thoroughly considered, prepared, and included in an Environmental Impact Report. We request to be suitably noticed of (at minimum) all future meetings to be held; of further investigations to be conducted and their findings; of all negative impacts and considerations of this project thus reviewed; of any proposed changes or considerations within (and between) this project and potential (and actual) alternatives considered to this project. We request to be real party of public interest in accordance with the California Environmental Quality Act (CEQA) and all other applicable regulations and guidelines.

F-2

Although the time allotted to the public for review and comment was too brief our initial review of the IS provided <http://www.cpuc.ca.gov/Environment/info/ene/triton/Triton.html> (November, 2009) clearly is lacks credibility in it's claims.

F-3

Although not all inclusive, following are serious consideration that were either not, or insufficiently reviewed, and/ or gravely underestimated in the IS demonstrating the need for a full comprehensive review of this project of this scope, only afforded in an EIR

F-4

I. Inequitable siting of the chosen project location

A. Aesthetics

The IS Section Aesthetics table 3.1-1 overall is totally *erroneous* as this project and the visibility of power poles and electrical lines are viewed as a major negative impact by a clear majority of people who live by these lines/ sites and by those seeking new living quarters. This project will have substantial adverse effects on scenic vistas, it will damage the resources of homeowners in the immediate and long term to realize equity in their property interests. The report gravely underestimates this. There is a mixed/ rural suburban character of the immediate and surrounding area where there is a mix of moderately densely populated neighborhoods and 5 acre lots but not any commercial. The noise, of the station, constant unsightly *visuals of electrical lines and poles and substation* will seriously erode the quality of life, and prospects for property owners to protect their interests. For this aspect of aesthetics and many other errors of omission in this section a full EIR is warranted.

F-4
Cont.

Section 3.1.1 states:

"..very low density residential area on the floor of Nicolas Valley"

"The substation site and the new sub-transmission line loop-in are within the Nicolas Valley Rural Preservation Area (City of Temecula 2005b). The city's objectives for the Nicolas Valley Rural Preservation Area are to promote continued rural development of large lot, Very Low density residential units; provide rural infrastructure services; and conserve open space surrounding Santa Gertrudis Creek."

This is clearly misleading. The area has a *pocket* of a few rural looking private homes, trailer homes, and a million dollar mansion or two. The substation itself is in a flood zone where we have witnessed extensive flooding on that site and in many of the adjacent areas. Immediately adjacent to the substation site there currently is an unsightly, undeveloped flooding drainage "ditch", vacant properties, a huge swath of half-developed bull-dozed, weed over-growth, unabated (probably now developer abandoned) property. The land zoning may say "Rural Preservation" but it clearly is not. The substation and poles are immediately within moderately-dense residential **neighborhoods**.

F-5

F-6

B. *Inequitable distribution* of resources and siting of substation projects seriously and negatively impart Quality of Life and Health Effects disproportionately on residents from lower socioeconomic groups and/ or located in particular geographical areas.

F-7

There is a plethora of literature that demonstrates the immediate and long term ill effects a project of this nature will have on this community. Typically, the residents in the Nicolas Valley and adjacent neighborhoods (low-moderate-income families) would not be expected to have the resource capacity to advocate for a better location for such a project. Typically such projects are sited in areas of lower-socio-economic position. The research agrees and has demonstrated that the health and well-being (including lower

mortality, higher chronic disease and lower quality of life) are directly associated with the negative impacts of these disproportionately situated projects in such neighborhood environments. Correspondingly projects such as: substations, electrical lines, undeveloped-run-down properties, poor road and lack of infrastructure improvements etc. causally erode lives. In this case there is a real and imminent risk for such health disparities in the siting of this project. Certainly, not every negative impact can be mitigated, however the Draft MND/IS does not address, gravely underestimates these aspects. This warrants further comprehensive review only possible in a comparative analysis within a **full EIR with community participants engaged in the process in a meaningful manner.**

F-7
Cont.

F-8

Due to the short deadline there is no time to further expound on the above major misgivings of the MND/IS. But considering that future opportunity for discussion may be limited to this correspondence the bulleted below are additional concerns:

- The siting in a flood area is a major safety risk
- The residents may be significantly and negatively impacted by economic hardship as a direct result of this project
- There is an insufficient amount of evidence in the IS to demonstrate an urgent need for this project
- Our local energy needs are being met. We personally have been very satisfied without c/o and no problems with energy demands being unmet
- Burdens of the project would be disproportionately allocated to the neighborhoods within the project area to the benefit of users from outside the project area (geographic social, economic, health inequities)
- The desire for and movement towards energy independence among property owners is not evaluated, nor weighted against the proposed project in the IS
- The desire for and movement towards alternative technologies, that save financial costs for users (alternative to this project) over long or immediate terms have not been addressed or evaluated

F-9

F-10

F-11

We look forward to further review of this project and anticipate that upon closer inspection alternative approaches will allow for putting in place the infrastructure for future energy needs.

Sincerely,

Suzanne & John Zychowicz
 40242 Holden Circle
 Temecula, CA 92591
 951-699-1246
zclnc@verizon.net

From: Mel King [melking@tds.net]
Posted At: Thursday, December 03, 2009 5:37 PM
Conversation: Nicolas Valley Substation
Posted To: Triton
Subject: Nicolas Valley Substation

Not only would the substation be an eyesore but even more ugly are the transmission lines carrying the power to and from the substation. The substation should be located away from any existing or future homes. Nobody wants big power lines running through or near their property. Nobody wants to be irradiated from the electromagnetic fields generated by the power lines.

Mel King
39120 Liefer Rd

From: J Meinardus [jmein01@roadrunner.com]
Posted At: Thursday, December 03, 2009 1:13 PM
Posted To: Triton
Subject: Triton Station Temecula

Karen,

We all know there is a healthy amount of pollution by vehicles during construction, very few residents are concerned with that(20+ Pages).What people are concerned about is daily air emissions from routine operation and exposure to chemicals like [Sulphur hexafluoride](#) or others (1 Page). WAKE UP! This report is a waste of my money and your time. Why don't you send out a report that explains how you will be storing and using these chemicals and why we should still let our kids play in the park .35 Miles east of the proposed site on the corner of Riverton and Nicolas? The agenda must be to hide these facts. Please explain. See you on Monday!

Jeff

From: Hal [castle19@centurytel.net]
Posted At: Thursday, December 03, 2009 6:09 PM
Conversation: Triton Substation Project
Posted To: Triton
Subject: Triton Substation Project

All the folks out there that don't want the substation built, need to do a few things. Start by unplugging your computer, then the big screen TV, cable/satellite box, That massive surround sound system needs to go to.

Better unplug all those wall wart chargers for your I-pods, cell phones, laptop/tablets, black berry's, raspberry's and any other berry's you have. You won't need the coffee maker, microwave, bread maker, fry daddy, rice steamer or toaster over. Replace all your lighting with CFLs, oh you have already, then put a smaller wattage in. Now why you sit in the quite darkness of your house you can think about what a bad idea it is for your electric utility provider to provide better service to you.

Hallett Newman
PO Box 231
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California Public Utilities Commission
 Public Meeting on the Triton Substation Project and
 Draft Mitigated Negative Declaration and Initial Study (MND/IS)
 December 7, 2009 in Temecula, California

Thank you for participating in tonight's public meeting.
 We would like to hear your comments.

Name (please print): Doriz Luth

Affiliation (if applicable): _____

Phone: _____ Email: RANDORL@msn.com

Address: 31260 Ashmill Ct

City, State, Zip: Temecula, CA 92591

COMMENTS

There are many other locations away from
 homes where a power plant could be built.
 85' towers by homes is a poor location.
~~The~~ Crest Winchester Rd there is plenty of
 open space to build a power plant.

Comments must be received by December 17, 2009.
 Mail comments to Iain Fisher C/O Ecology and Environment, Inc., 130 Battery Street, 4th Floor, San Francisco, CA 94111
 Fax: (415) 981-0801 Email: triton@ene.com

MEETING
STATE OF CALIFORNIA
PUBLIC UTILITIES COMMISSION

PUBLIC MEETING
TRITON SUBSTATION PROJECT

CALVARY BAPTIST CHURCH OF TEMECULA
31089 NICOLAS ROAD
TEMECULA, CALIFORNIA

MONDAY, DECEMBER 7, 2009
7:00 P.M.

Reported by: Martha L. Nelson

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APPEARANCES

Iain Fisher, California Public Utilities Commission (CPUC)

Karen Ladd, Ecology and Environment, Inc. (E&E)

Sylvia Yanez, Ecology and Environment, Inc. (E&E)

PUBLIC APPEARANCES

Chuck Washington, City Council Member
City of Temecula

Patrick Richardson, Planning and Redevelopment Director
City of Temecula

Colin Lavin, International Brotherhood of Electrical Workers

George Pratt

Rick Garcia, International Brotherhood of Electrical Workers

Sharon Mayberry

Michael Bolduc

Danalee Bettis

Michael McKernan

Phyllis Ontkean

Suzanne Zychowicz

Lee Carpenter

Jack Mayberry

Lee Edwards

Dan York, City Engineer
City of Temecula

Larry Roberts

Doris Luth

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1 meeting again?

2 (Nos.)

3 MS. LADD: Sylvia Yanez is here if anyone needs
4 assistance in Spanish.

5 Seated next to me is Iain Fisher. He is the
6 project manager for the project with the California Public
7 Utilities Commission. Mr. Fisher will summarize CPUC's role
8 in reviewing the proposed project and explain where we are
9 in that process.

10 I will then give a brief description of the
11 project and summarize the results of the Draft Mitigated
12 Negative Declaration and Initial Study.

13 After that we will spend the rest of the time
14 taking your comments on the environmental document.

15 There is a court reporter to record the
16 proceedings, which will become part of the public record.

17 If you would like to make oral comments please
18 make sure you have signed up at the registration table so
19 that I have you on my list. The speaker cards look like
20 this.

21 I will be calling the names of people who have
22 requested to speak on a first-come, first-served basis. I
23 will ask you to come up to the podium here, where you will
24 have three minutes to provide your comments. As the purpose
25 of the meeting is to take your comments we won't be

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3

1 responding to comments or answering questions tonight.

2 When I call on you please come forward to the
3 podium and begin by stating your name as well as the name of
4 any agency or organization that you are representing.
5 Please speak clearly into the microphone to help make sure
6 that we have an accurate record of your comments.

7 I'll ask you to conclude your remarks within three
8 minutes. After two minutes I will hold up this yellow card
9 to let you know that you have one minute left.

10 If you have not concluded your remarks by the end
11 of your three minutes I will ask you to stop and then I will
12 invite the next person to come up to the podium. If you are
13 not finished with your comments when your time is up and
14 there is time left over after other registered speakers have
15 commented then you will be allowed to return to the podium to
16 continue.

17 I would also point out that providing oral
18 comments tonight is not the only way for you to provide
19 comments on the project. If you have prepared written
20 comments you may submit them to any one of us with a name
21 tag or you can give them to me directly.

22 And in addition you are welcome to submit your
23 comments in writing by mail, email or fax. At the
24 registration table we have a comment sheet that has the
25 addresses on it for your convenience. You are not required

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1 to use that form but if you'd like you're welcome to do
2 that.

3 We'd appreciate it if you would turn off your cell
4 phones and pagers.

5 And now I would like to introduce you to Mr. Iain
6 Fisher, who is the project manager for the California Public
7 Utilities Commission.

8 MR. FISHER: Good evening, ladies and gentlemen.
9 As said, I am the project manager and representative of the
10 California Public Utilities Commission. I know some people
11 find my accent a little fast so I'll try to slow down. If I
12 get too fast slow me down. Thank you very much. Thank you.

13 The California Public Utilities Commission -- I'm
14 just going to set little concepts here as to what we are and
15 what we do. I'll then talk briefly about our process. How
16 you can participate in our process. Where it fits in
17 relative to SCE and their project.

18 We are the state commission charged with
19 regulating investor-owned utilities like SCE. We have the
20 authority to permit expansion of infrastructure such as the
21 proposed substation. It is part of our responsibility to
22 ensure that SCE maintain reliable service and also to assess
23 any of the environmental impacts they may cause -- it may
24 cause.

25 In April, SCE filed a permit to construct the

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5
1 Triton substation. Under this permit the PUC has to examine
2 and make findings in two areas. Area 1, the environmental
3 impacts of the substation. We assess this under the
4 California Environmental Quality Act, also known as CEQA.
5 The Area 2 where we have to make findings, we have to ensure
6 that SCE are applying the EMF, electromagnetic frequency
7 reduction measures recommended by the Commission.

8 Before issuing the permit to construct the
9 Commission has to examine and disclose the environmental
10 effects of the projects. In order to do this, as I said
11 previously, we follow the guidelines and processes of CEQA.
12 CEQA's aim is to disclose environmental impacts and to
13 provide the decision-makers in this case, my Commission,
14 with the environmental information they need in order to
15 issue the permits, or not, as the case may be.

16 First of all we take the project as filed from the
17 applicant, in this case SCE, and we study whether there are
18 any ways we can mitigate those environmental impacts. Now
19 this is something I just have to reiterate about CEQA. As
20 the permitting agency, first we look at the project we are
21 supplied with and see whether that project can be mitigated
22 to less-than significant. These are legal terms within
23 CEQA. If it is actually possible to mitigate any
24 environmental impacts to less-than significant then there is
25 no requirement to look at alternative solutions to that

6

1 project.

2 We are now at the stage where we publish a Draft
3 Mitigated Negative Declaration. So we are effectively
4 saying, there are no environmental impacts of this project
5 that can't be mitigated or avoided.

6 We are weighing the available evidence -- we
7 weighed the available evidence that there were no
8 environmental impacts. The draft is now out for public
9 comment and that is why we are here.

10 Following from this we will respond to your
11 comments. We will respond to your comments and present
12 those comments along with a final document as part of the
13 evidence to the administrative law judge. The
14 administrative law judge is also a member of our Commission.
15 They are assigned to this case and they make an assessment
16 of whether we have followed CEQA correctly, whether we have
17 done it legally and whether there is anything substantially
18 wrong. The administrative law judge will weigh the evidence
19 and write a proposed decision the Commission is to vote
20 upon.

21 You can request to become a party to the
22 proceeding and file comments on their decision. You can
23 file comments on our document here. We have to answer and
24 reply to all of those.

25 Finally, the Commission will vote on the decision

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1 as to whether to permit or not permit the actual substation. 7

2 The commissioners will assess the proposed
3 decision as presented by the judge and any commissioner may
4 opt to write alternative proposals, so there's another
5 option in there.

6 The commissioner will then vote on the decision on
7 whether to adopt this. This is all done in public session.

8 It is in San Francisco but it is done in public session.

9 So to recap. We have determined the project has
10 no environmental impacts that can't be mitigated or avoided.

11 You are now getting the opportunity to comment on
12 the project and documents. We will respond to the comments
13 in the final version.

14 Assuming there are no fatal flaws it will then go
15 forward to the ALJ, the administrative law judge, and they
16 will assess whether we have adequately covered CEQA
17 environmental issues, whether we have accurately interpreted
18 CEQA and will assess the evidence for EMF compliance. Then
19 it will go for a decision to our commissioners.

20 That in essence sums up our process. So I am
21 going to hand it back to Karen to describe the project. If
22 you have got any questions on the process or our decisions
23 come and ask me later.

24 MS. LADD: So I am just going to give a brief
25 description of the project.

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1 Southern California Edison has proposed
2 constructing the Triton Substation project in Temecula. It
3 would be a 56 megavolt ampere, 115/12 kilovolt substation on
4 an approximately ten acre parcel directly across the street
5 from where we are now, at the southeast corner of Nicolas
6 Road and Calle Medusa. In addition to the substation some
7 parts of the project would be in Temecula, Murrieta and
8 unincorporated areas of Riverside County.

9 There is an existing 115 kV subtransmission line
10 that runs generally north-south about a quarter mile to the
11 west of here and the Triton substation would be looped into
12 it through a new 115 kV subtransmission line along Nicolas
13 Road. The subtransmission line loop-in would be installed
14 on seven to eight new tubular steel poles about 85 feet
15 high.

16 After construction of the new substation, the
17 Canine Substation, which is a temporary 33/12 kilovolt
18 substation that sits in the church parking lot adjacent to
19 Nicolas Road, would be decommissioned. And an emergency
20 transformer bank at the Auld Substation, which is about five
21 miles north, would also be decommissioned.

22 The project would also include installation of new
23 telecommunications lines from the new Triton Substation to
24 the existing Auld and Moraga Substations. The
25 telecommunications lines would be underbuilt primarily on

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1 existing structures. And also minor telecommunications
2 equipment upgrades would be conducted within the existing
3 Auld, Moraga, Pauba, Pechanga, Stadler and Valley
4 Substations.

5 Southern California Edison has designed the
6 project to meet the long-term forecasted electrical demands
7 of the area; to maintain system reliability; and to enhance
8 operational flexibility. Southern California Edison
9 forecasts that demand in the service area may exceed the
10 designed operating limits of existing facilities as early as
11 next summer. The Triton Substation has also been designed
12 for potential future expansion from 56 megavolt ampere to
13 112 ampere, which would involve installation of up to two
14 new transformers within the boundaries of the proposed
15 substation.

16 Pursuant to the California Environmental Quality
17 Act, or CEQA, we conducted an Initial Study of the
18 potentially significant environmental effects that could
19 result from the project. We evaluated potential effects
20 related to: aesthetics; agriculture and forest resources;
21 air quality and greenhouse gases; biological resources;
22 cultural resources; geology and soils; hazards and hazardous
23 materials; hydrology and water quality; land use and
24 planning; mineral resources; noise; population and housing;
25 public services; recreation; transportation and traffic; and

10

1 utilities and service systems.

2 While we concluded that the project may result in
3 potentially significant impacts related to biological
4 resources, cultural resources, geology and soils, hazards
5 and hazardous materials, and noise, we also found that
6 implementation of a number of mitigation measures would
7 avoid or reduce those impacts to less-than significant
8 levels.

9 Now we will open the meeting up to take your
10 comments on the Draft Mitigated Negative Declaration and
11 Initial Study, which will be taken into consideration as we
12 prepare the final version of that document.

13 The first speaker on my list is Chuck Washington
14 with the City of Temecula.

15 COUNCIL MEMBER WASHINGTON: Good evening to
16 representatives from the California Public Utilities
17 Commission and also from Ecology and Environment. And also
18 good evening to my fellow residents and neighbors of
19 Temecula.

20 We are in the city of Temecula and I think there
21 may be some confusion as to jurisdictional boundaries. I
22 represent the City Council here, I am a council member on
23 the City of Temecula City Council. We also have staff from
24 the City of Temecula here because we wanted to have our
25 voice heard in this hearing.

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11

1 We want also for our citizens to understand that
2 this is not within the jurisdiction of the city of Temecula,
3 and that had it been, this project would not have been
4 approved at that site. We have concerns about that site and
5 how it impacts our community.

6 And while the report on how the Negative Dec was
7 prepared, how it addressed the issues raised in CEQA, it
8 didn't mention that visual impacts are considered. There
9 were no comments about the visual impacts and how those
10 impacts are mitigated.

11 The original site that was proposed for this would
12 eliminate the need for the seven to eight, 85-foot poles,
13 which creates quite a drastic and dramatic impact on the
14 community.

15 Furthermore, we were told that one overriding
16 decision factor in not utilizing the original site was the
17 cost of developing that site.

18 I believe and it is my understanding that the
19 difference in cost would probably be eliminated completely
20 by the elimination of those poles, those 85-foot poles. In
21 addition to that we believe that because the project is
22 going to be such a long-term project and have such an impact
23 on our community that in the long-term a small increase in
24 cost would certainly be warranted.

25 I understand there's a need for better electricity

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12
1 and power transmission. We don't have a problem with Edison
2 providing service to its customers, its ratepayers, to my
3 constituents. But we think that they ought to be listening
4 a little bit more to the needs of our community, especially
5 in light of the fact that the community does not have a say
6 in this project but rather it comes from somewhere in San
7 Francisco under the California Public Utilities Commission.
8
9 So we ask that the public record reflect the City
10 of Temecula is opposed to this site. And if this site is
11 ultimately the one that is picked that we want to see
12 certain mitigating measures taken. Thank you.
13
14 And for the record my name is Chuck Washington. I
15 think I failed to mention that.
16
17 (Applause.)
18
19 MS. LADD: Next we have Patrick Richardson, City
20 of Temecula.
21
22 MR. RICHARDSON: Thank you. My name is Patrick
23 Richardson, I am the planning and redevelopment director
24 with the City of Temecula.
25
26 To restate what Councilman Washington stated, the
27 City is opposed to the project at the current location. We
28 feel that the alternative site which was originally
29 identified is the more appropriate site for the project. We
30 would hope that Southern California Edison as well as the
31 Public Utilities Commission would agree to look at

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13

1 alternative sites other than what is being proposed.

2 If that is not the case, we have been working with
3 the Public Utilities Commission staff on potential
4 mitigation measures to mitigate the impacts. I was
5 surprised to learn that one of the areas that you felt did
6 not need to be mitigated were the aesthetic impacts of the
7 project.

8 In August of this year we provided an extensive
9 list of comments to Southern California Edison and the CPUC
10 was also copied on that letter. And we had requested that
11 these comments be included as mitigation measures as we do
12 not have jurisdiction over the approval of this project. It
13 was our feeling that the only way that we could ensure that
14 these items would be fully implemented as part of the
15 project was that they be included as mitigation measures.

16 We will be resubmitting these extensive comments
17 as part of the public process by December 17. And we would
18 ask that in the final mitigation -- Mitigated Negative
19 Declaration, that these items be included as part of the
20 project mitigation measures if the project is approved.

21 Thank you.

22 MS. LADD: Colin Lavin.

23 MR. LAVIN: How are you guys doing? My name is
24 Colin Lavin, I'm with IBEW, that's the International
25 Brotherhood of Electrical Workers.

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14

1 And this project here will provide some of our
2 members with work for a couple of months. But more
3 importantly what it will do is provide relief for the grid
4 system. As long as there is growth out here in Temecula and
5 the surrounding areas, and everybody wants to have a big
6 screen TV, that's something we need to fix. Thank you.

7 MS. LADD: George Pratt.

8 MR. PRATT: My name is George Pratt. I represent
9 Mr. Lawrence Lasagna, the owner of the original site that
10 you guys were looking at.

11 I'm not going to get into any of the negotiations
12 that went on with the original site; we do have an attorney
13 on record for that. But our concern today is basically the
14 pole locations and how they are going to impact the original
15 property that you guys were looking at.

16 Basically our concern is those poles could end up
17 in the middle of the property as it fronts Nicolas Road. We
18 feel that either the -- I know it's expensive. But we feel
19 that they either have to go underground or all the lines be
20 shipped to the other side of the road where there's
21 presently nothing there. That would be a better situation.
22 And then tie into that existing line.

23 Again I sympathize with everybody here. I know
24 that they do not want the substation at that location but
25 let's just say that the original negotiations did not go

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15

1 well.

2 So again, our concern today is basically the pole
3 location. And according to that map they are not fixed, so
4 I really don't have any idea of where they are going to be.

5 And it doesn't help us out at all in deciding on giving you
6 guys a good comment on of it.

7 But we looked at it and we think that they should
8 be shifted to the other side of the road or go underground
9 as it goes through that anywhere. It will ruin the
10 aesthetic value of the area for many, many years to come and
11 it could ruin the possible use of the property, adjacent
12 properties in the future. Thank you.

13 MS. LADD: Rick Garcia.

14 MR. GARCIA: My name is Rick Garcia and I also
15 represent IBEW, which is the International Brotherhood of
16 Electrical Workers. We represent the linemen, all the
17 utility workers that we have out there.

18 One of the things that I want to make sure. I had
19 a question for Ms. Karen was, on the project itself did it
20 give or do you have an estimation of how long the project
21 will be for manpower?

22 MR. FISHER: We do but I can't remember it off the
23 top of my head.

24 MR. GARCIA: Pardon me?

25 MR. FISHER: We do, yes, but I don't remember it

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16

1 off the top of my head.

2 MR. GARCIA: Okay. Well, for the way I'm looking
3 at it here, 150/112 kilovolt, let me ask you. Would you
4 figure out it's about maybe 45, 50 men on a three, four
5 month basis, something like that? Well basically. So
6 you're looking at a project itself, just to give everybody
7 in the public an idea here, you're looking at about maybe
8 putting to work 45, 50 men. And the project itself would
9 probably be anywhere from three-and-a-half to four months.
10 So it's basically our contractors coming in here, doing the
11 project. Get in, do the project and then basically leave,
12 you know. You know, and off we go right there.

13 But what I wanted to bring out is to make the
14 community understand. The 115 kV volt is a safe, electrical
15 transmission. We are not talking about a 300 transmission,
16 we're not talking about a 500 megawatt, which is C, coming
17 in from Las Vegas and going into the city itself. So just
18 to let you know that this is a safe transmission line, which
19 is adequate and suitable going into the community itself
20 there.

21 Whether you propose to have it at this site or at
22 another site right there. We do ask you to please do give
23 your recommendations to Edison to go ahead and go forward
24 for a future project that's needed here.

25 It's like for most of you that understand. You

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17
1 have your own house and you have your own electrical panel.
2 If you start adding the pool, adding the air conditioner,
3 adding all of the other stuff, sooner or later you are going
4 to have to upgrade. You are going to have to upgrade. And
5 especially if you are in this area, we see the community
6 growing. We see the community growing and a need that needs
7 to be here for electricity itself out here.
8 One of the things that we do ask you to look into
9 is with the emissions, the pollution and everything. If we
10 don't upgrade the system what's going to happen is the old
11 system will start wearing, tearing down itself. You'll
12 start having situations where you might have possibilities
13 of rolling blackouts during the summer because the situation
14 is that it is not being upkeep.
15 And every time our Edison people or our linemen
16 come in here and do upkeep the old system then becomes a
17 potential hazard there for the community. Because now
18 you're removing, you know, old transformer banks, capacitors
19 and things like that where that could be almost lethal and
20 potentially harmful for the community out here.
21 It's like the water lines. It's like the water
22 lines you see in LA that keep breaking down, breaking down.
23 Where sooner or later one day you're going to have to just
24 renovate it and get rid of the iron pipes and go with a new
25 system. Thank you.

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18

1 MS. LADD: Sharon Mayberry.

2 MALE SPEAKER FROM THE AUDIENCE: Do you live here
3 in the city?

4 MR. GARCIA: No I don't but I do, I do represent
5 8700 members that work all over Southern California.

6 (Several people from the audience speaking
7 to Mr. Garcia.)

8 MS. LADD: Sharon Mayberry.

9 MS. MAYBERRY: I'm a resident, Sharon Mayberry.
10 The thing I have a problem with is the low-profile
11 way they came in with this project. A lot of other projects
12 you'll see they put a public hearing sign, a large sign up
13 on a plot of land to alert you to things that are coming.
14 The only time we ever saw a sign was a piece of paper that
15 couldn't have been more than maybe 11 by 20 at the most on a
16 little stake that was just paper. And when the rain came it
17 washed, fell over and blew away. Then they came out and put
18 another one up and it was really tiny. You wouldn't even
19 know what that thing said unless you got out of your car and
20 walked over through the mud.

21 And I just want to know why such an organization
22 as Edison who has many resources and multimillion dollars
23 couldn't come in with a regular sign up there just to let
24 everybody know what was going on, unless they were trying to
25 come in under the radar. And that's the impression I got

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19
1 was that we're going to build this and they're going to know
2 about it when we're already halfway through it, and not give
3 us a chance to really adequately respond.

4 And I just want to know why this organization
5 doesn't abide by -- I can understand they're probably doing
6 it to the letter of the law but not the spirit of the law.
7 I don't know how big a sign has to be, but on a project like
8 this I think it should have been a little bit bigger, posted
9 on the acreage. Just to let us all know what was going on a
10 little further ahead of time than just within a few months.

11 (Applause.)

12 MS. LADD: Michael Bolding?

13 MR. BOLDUC: Bolduc.

14 MS. LADD: Bolduc?

15 MR. BOLDUC: Good job.

16 They used to say, five minutes a bullet. I've got
17 six bullets so I better go fast.

18 I moved to -- I'm a resident. My name is Michael
19 Bolduc, I live on Calle Medusa. I moved here in April of
20 2006. I moved here from South Lake, Texas, then thought to
21 be one of the top three cities in America.

22 And there in Texas we struggled with power because
23 we were growing so quickly. The utility was really strapped
24 to make sure there was adequate power. There was lots of
25 dipping underground and coming up out of the ground, going

1 up wood poles, going back underground. It looked pathetic,²⁰
2 it was not well-organized.

3 I am very gratified tonight to hear that my city
4 representatives are here. Because I've got to be honest
5 with you, like we heard a moment ago, my neighbor, Scott
6 McKeown, came to me about a month and a half ago and said,
7 do you see all the activity in the lot over there. I said,
8 no. Well, I think they're putting in an apartment building.
9 Well that's not the case but like everyone I was not aware.

10 So ultimately I got involved. And for those of us
11 living in the neighborhood, Calle Medusa represents a
12 challenge. We are the easiest crosstown pathway in the area
13 so traffic coming down this street, even though
14 theoretically mitigated to 25, never goes 25.

15 Looking at Nicolas Road. When you look at the
16 front of the church -- when the church built here they had
17 to expand Nicolas to make room for the future of multiple
18 lanes. I don't see any of that in this power plant. So if
19 you take this land and put it into a power plant is it ever
20 going to be four lanes like the rest of Nicolas Road?

21 The other thing that is really important is the
22 land you took was purchased without any of us knowing that
23 you were putting taxpayer dollars into buying that land. I
24 know there was -- no, you can't ask questions. I know there
25 was --

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21

1 (Laughter and applause.)_

2 MR. BOLDUC: I know there was another site, site
3 that you looked at just on the west side of the church
4 property. It's appropriate. It's under the existing
5 transmission lines, there would be no poles, it's the right
6 site. So I've got to go fast, I've got one minute.

7 This land is low-density residential, low-density
8 residential. The City has a plan. And you took the
9 position that because it wasn't approved you could jam in a
10 power station. That's what I see.

11 The issue facing most of us who live in this
12 neighborhood comes down to dollars. I put \$650,000 into my
13 property in 2006; it's worth 285,000 today. That's my
14 problem. But it's also your problem because the state tax
15 revenues have gone down. So if you are going to change the
16 profile of a residential neighborhood with power what does
17 that do to our values? I don't see you showing any concern
18 for the citizens outside of the legitimate concern to make
19 sure that power needs are met. That's it. Thank you.

20 (Applause.)

21 MS. LADD: Danalee Bettis. Sorry if I'm mangling
22 your name.

23 MS. BETTIS: Hello. I am Danalee Bettis and I'm a
24 resident and I am not pleased with your selection of plants
25 that you have chosen on your scenarios. I don't know where

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22

1 your other site location was but I would like you to
2 consider better planning that would actually enhance the
3 property. Thank you.

4 (Applause.)

5 MS. LADD: Michael McLaren.

6 MR. MCKERNAN: Could it be McKernan?

7 MR. FISHER: McKernan.

8 MS. LADD: I'm sorry.

9 MR. MCKERNAN: That's all right.

10 I am also a resident of Temecula. When we
11 purchased our property we didn't have to worry about 85 foot
12 poles. None of that existed. That's why we bought here.

13 We had a beautiful look into the valley, a nice rural area.

14 We expected it to grow but not be devastated by an ugly
15 facility like this with great big poles sticking out in the
16 middle of our valley. It's going to make it look like
17 downtown -- okay, you can see a lot of places.

18 We object to the location of this project. There
19 are a lot of other properties, there are a lot of other
20 locations, whether it be just down the street or whether it
21 be a mile from here. There are areas that are better suited
22 for a facility like this that's not so much in public view
23 and is not going to impact an entire valley negatively like
24 this.

25 Now I keep hearing that these issues can be

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1 mitigated. I'd hate to be a mitigated person. This is a ²³
2 low-density housing area. We're supposed to be two-and-a-
3 half acres. This impacts our families, it impacts the whole
4 neighborhood, the complexion of it. This is just the wrong
5 area to have this.

6 There are areas -- we've got a whole area out on
7 -- Roripaugh Ranch area that's now abandoned. They could
8 design a whole area around the facility. They could hide it
9 somewhere else, not put it in the middle of a large
10 intersection in the middle of this valley. It's just the
11 wrong place to have it.

12 I have one more comment; at the end I'd like to
13 come back up.

14 MS. LADD: Okay.

15 (Applause.)

16 MS. LADD: Phyllis Ontkian.

17 MS. ONTKEAN: Having my home up here at the top of
18 the hill. I bought that house -- and it's a beautiful
19 residential area. And I object to somebody coming down here
20 and making a pile of garbage down here, commercial stuff.
21 It wasn't meant for that in the first place. I never would
22 have bought a home where I had to drive past an eyesore like
23 that and I object to it. And I think you are not being very
24 honest when you never did any advertising of what you were
25 going to do.

1 And in speaking to my council members we have no²⁴
2 say in this. I thought this was supposed to be America and
3 that you had the right to object to things. Now you have
4 taken that away from us. And I think it is wrong and you
5 both should be ashamed.

6 (Applause.)

7 MS. LADD: Suzanne Zychowicz. Sorry if I
8 mispronounced it.

9 MS. ZYCHOWICZ: No, thank you, you did pretty
10 good, actually.

11 My name is Suzanne Zychowicz. I'm a Temecula
12 resident and a very nearby neighbor, just over the hill. I
13 haven't had a lot of time to do any research on this issue,
14 at least not sufficient, so I'm speaking from what I do know
15 of it.

16 But my first impression is that I'm definitely
17 opposed to this project. It seems like the siting was not
18 -- hardly any thought must have been given to that siting.
19 The overall project idea of locating that many and that tall
20 of poles where they are currently planned to be located
21 doesn't take into account the widening and the construction
22 that will be going on on Nicolas Road.

23 So I think it's really a waste of money, right
24 now, to push this in here, right now. I understand the need
25 for, you know, getting on the grid and expanding our

1 capacity. However, being a resident of 20 years. What has ²⁵
2 been here has always met my needs and not failed. And that,
3 in your circle zone, pretty much consists, at least where I
4 live immediately, probably less than a quarter of a mile
5 from here, maybe a tenth over the hill.

6 This does not, this expansion does not seem to be
7 meeting just inside that circle. But however, you know, and
8 if you did your assessments correctly in that particular
9 area you'd probably find older homes, some rural. I agree
10 that it's a rural area but it's also a very high-density
11 area that impacts a lot of people. Not just a few people
12 that you're hiding some poles, it impacts a lot. And mostly
13 from an aesthetic viewpoint.

14 I'd recommend that if there is any way to hold off
15 on the project until money can be sequestered to bury the
16 lines, make them more aesthetically pleasing, locate them in
17 another site, that that would be the preferable
18 recommendation for this project. And I think that's
19 possible if you give it some serious thought and really
20 evaluate the negative impacts that have not been mitigated
21 with this project. Thank you.

22 (Applause.)

23 MS. LADD: Lee Carpenter. Lee Carpenter.

24 MS. CARPENTER: Good evening. I'd like to say
25 first of all that, before I make additional comments, that I

1 am opposed to this project. I only recently found out about ²⁶
2 it about a week ago.

3 I moved to this valley in 1980. I don't currently
4 live here but I am in negotiation to buy property to move
5 back for my retirement.

6 I lived here for 27 years. I lived on that
7 property. I can tell you that in 1980 when I moved in, that
8 ten acres is two, five acre parcels. The second parcel in
9 is where I lived. The front three acres was underwater for
10 weeks, probably in excess of two months.

11 Now I realize that engineers can take care of
12 certain things like water and raise, you know, with fill and
13 everything. But I'm a little concerned about having an
14 electrical facility of that magnitude and another hundred
15 year flood. I know several people that are here tonight
16 that I haven't seen in a while.

17 As far as the electrical workers, I am in total
18 support of them having jobs. I'm retired from AT&T and I
19 currently work for the Department of Homeland Security. And
20 I believe that people should have jobs and I think that they
21 can have their jobs at another location.

22 I am also, I am also and have been friends with
23 the Lasagnas for many years. In fact, Lawrence put in my
24 septic tank in my first home after we moved from -- I
25 believe from Nicolas Road we lived out on Liefer Road for 15

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1 years before my husband passed away.

2 But the people in this valley had an expectation
3 when they moved here that their visual peace of mind would
4 never be disturbed. We have never been allowed to subdivide
5 less than two-and-a-half acres and there were certain other
6 restrictions.

7 In addition to the 85 foot poles, which you cannot
8 landscape away, that facility is not going to be -- there is
9 no way to make that beautiful. When you come down Calle
10 Medusa you are going to see that. If you come in from the
11 east side on Nicolas Road you are going to see it. If you
12 come down Liefer Road or if you live up on the hill on
13 Liefer that is always going to be a visual eyesore.

14 So I would say that perhaps there needs to be more
15 consideration. In addition, I don't have a take one way or
16 the other on what the alternate location might be except
17 that it's better thought out.

18 But the Lasagna property is adjacent to where the
19 current Edison lines and the Edison easement is and this
20 doesn't make a lot of sense. To put it --

21 And not only that, I'm a member of the church next
22 door. I don't want to leave church every Sunday morning and
23 look at that thing across the street. I don't think that
24 that's fair to the residents and to the people who are
25 church members of this church and that church to have that

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1 kind of thing.

2 So anyway, I know I'm at the end of my time, thank
3 you very much. I think that I am in the majority of
4 opposition.

5 (Applause.)

6 MS. LADD: Jack Mayberry.

7 MR. MAYBERRY: My name is Jack Mayberry. I hadn't
8 planned to speak but sitting here I sort of got my dander
9 up. First of all I'd like to thank Mr. Washington and the
10 people from the City for coming. It's gratifying to know
11 that there's at least some level of government that still
12 tries to support the citizens.

13 I agree that it's nice to have jobs for the
14 electrical workers but they are going to build the plant
15 wherever you locate it, whether you locate it 20 miles out
16 or downtown Temecula. They are going to have the jobs.

17 I think there are some things that we could
18 probably agree on. One, we need the electrical plant. And
19 two, the impact is minimal for those of you that live in San
20 Francisco and don't live in Temecula.

21 The signs that were put up were, as my wife said,
22 trying to come under the radar, and the whole thing kind of
23 has a dirty tint to it. I think if you put some proper
24 signs up and let the public really know what was going then
25 this room would not be big enough to hold the people that

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1 would come down to protest. Thank you.

2 (Applause.)

3 MS. LADD: Lee Edwards. Lee Edwards.

4 MR. EDWARDS: Good evening. My name is Lee
5 Edwards and I am a resident here in Temecula on Yardley
6 Court.

7 I am adamantly opposed to the location you guys
8 are proposing to install this facility. I think there is a
9 number of alternates that were mentioned in your studies
10 that were overlooked or cast aside, due mainly to cost, not
11 necessarily to impact to the local, surrounding community.
12 A case in point is off of the end of French Valley Airport
13 and the industrial park in that area over closer towards the
14 prison facility.

15 As far as the IBEW goes. I too agree the
16 electrical workers need their work but it could be done at
17 any spot, at any one of the proposed locations.

18 Another thing I've got a real issue with is the
19 last time that we had utilities installed down Nicolas Road
20 the road was left a disaster. I've lived here since '90 and
21 that road has been in horrible condition since. The traffic
22 that is going to be required to put the facility in place is
23 just going to trash that road even more. I have seen
24 nothing in the documents that show any type of proposal for
25 replacements of the road, anything of that sort at all.

30

1 Needless to say I'd just be reiterating the
2 eyesore that the place is, not only to the people right down
3 at the valley bottom but to the surrounding communities.
4 This is very impacting as far as a densely packed
5 residential community that I don't think you guys have
6 really shown clearly in your -- not only in your overhead
7 views there but in your proposed maps. And I think you guys
8 really need to take another look at the alternate locations.
9 Thank you.

10 (Applause.)

11 MS. LADD: Dan York.

12 MR. YORK: Thank you. Dan York, city engineer,
13 City of Temecula. You have already heard the City of
14 Temecula's position. I thought it would be helpful to
15 comment on a couple of the technical aspects as it relates
16 to the environmental document.

17 The first item is the pole locations. Eight pole
18 locations and 85 foot steel poles. If it was placed at the
19 current or the proposed site, initially we wouldn't have
20 those poles. It is still unclear to the City where those
21 poles would fit relative to the ultimate right-of-way of
22 Nicolas Road. We currently do not have all of the ultimate
23 right-of-way so that will need to be addressed.

24 Secondly, as far as construction equipment and
25 traffic control. There was some discussion in the

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1 environmental document about impacts. It was listed as
2 being less-than significant. The placement of 85 foot high
3 poles will require placement of cranes for a period of time.

4 Where those are going to be located, what that impact does
5 to our streets and the movement of our citizens is still not
6 clear to us.

7 We have commented and asked for full street
8 improvement widening on Calle Medusa and Nicolas Road as it
9 relates to the four properties that they bought. What they
10 currently purchased, the four parcels on Nicolas Road
11 between Calle Girasol and Calle Medusa.

12 And through a state lot line adjustment procedure
13 would actually minimize the improvements along Nicolas Road
14 and then require -- there's additional parcels that take
15 access off of Nicolas. We have asked for an access off of
16 Calle Girasol, which if a normal development would have come
17 in you would have done that because Nicolas Road in our
18 general plan is not to have those additional access points
19 off of Nicolas Road. So the location of where they chose
20 does have additional impacts to that property, to that
21 street and how it would be designed in the future.

22 The final thing I wanted to mention is on the
23 hydrology aspect. This area is in a flood plain and the
24 actual flood plain limits and the flood way have not been
25 defined yet. A study will need to be done as part of this

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1 and it will also have an impact on the Nicolas Road
2 elevation. We are working with Edison on the extent of that
3 but the current comments have not fully satisfied the City's
4 concerns on that and we will continue to work with them.
5 But from a technical point it would be good to put that on
6 the record. Thank you.

7 (Applause.)

8 MS. LADD: Larry Roberts.

9 MR. ROBERTS: My name is Larry Roberts. I'm a
10 resident and I want to go on record as saying I oppose the
11 placing of the substation at the current location.

12 I am very disappointed that the focus of the
13 Commission is strictly meeting legal requirements without
14 the consideration of the residents and the true impact to
15 the community and against the recommendations of the city
16 that it is designed to serve. It appears that the
17 Commission is serving the utility providers more than the
18 citizens. I recommend that the Commission do the right
19 thing for the people it serves and find a better location.

20 (Applause.)

21 MS. LADD: I have been through all of the cards
22 that I had for people who signed up. There was one
23 gentleman who asked to come back. Are there other people
24 who have not had an opportunity to speak, who after hearing
25 comments have decided to make some oral comments?

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1 SPEAKER FROM THE AUDIENCE: Are you going to
2 respond to any questions at all tonight? None whatsoever.

3 You said you were a third party. Hired by whom?

4 MR. FISHER: By me.

5 MS. LADD: I'm a contractor to the California
6 Public Utilities Commission.

7 MR. FISHER: To my Commission.

8 SPEAKER FROM THE AUDIENCE: But we don't get a
9 chance to hire our own environmental study, we the people?
10 We have to accept yours that were hired by the Commission?

11 MR. FISHER: No, no, this is open for your comment
12 and open for you to challenge. I can go through that again
13 if you want.

14 SPEAKER FROM THE AUDIENCE: It seems like we ought
15 to at least get somebody else to (inaudible).

16 MR. FISHER: Sorry?

17 SPEAKER FROM THE AUDIENCE: We should at least get
18 to hire our own environmental study. I mean, you are making
19 a decision based on people --

20 MS. LADD: Could you come up to the podium and get
21 your comments on the record.

22 SPEAKER FROM THE AUDIENCE: You know, I sort of
23 feel like we're in a Jim Croce song, you know. Tugging on
24 Superman's cape and spitting in the wind. You know, you
25 guys were hired by the Public Utilities Commission so you're

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1 going to give them whatever kind of report they want. We 34
2 the people ought to have a chance to have our own
3 environmental study. Because it is affecting us.
4 MR. FISHER: You have opportunity to challenge
5 that.
6 SPEAKER FROM THE AUDIENCE: How much time do we
7 have to challenge it?
8 MR. FISHER: You've got until the 17th to register
9 comments.
10 SPEAKER FROM THE AUDIENCE: Before the 17th. We
11 have ten days.
12 MR. FISHER: Correct.
13 SPEAKER FROM THE AUDIENCE: Wow. How long have
14 you guys had?
15 MR. FISHER: We have been actually writing it for
16 the past nine months.
17 SPEAKER FROM THE AUDIENCE: Yeah. And how long
18 did the study go before that?
19 MR. FISHER: Probably about two years.
20 SPEAKER FROM THE AUDIENCE: About two years. And
21 we've got --
22 MR. FISHER: That was -- that was SCE's study.
23 MS. LADD: I am going to allow you to come back
24 up. If you would like to fill out a card and give it to me.
25 Please state your name again.

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1 MR. MCKERNAN: Michael McKernan, a resident. I'm ³⁵
2 giving notice that in the next few days on behalf of my
3 family, neighbors and community we intend on filing a writ
4 of mandamus in the Riverside Superior Court naming the City
5 of Temecula. We also intend on filing an injunction asking
6 for injunctive relief against SCE, the City of Temecula and
7 the PUC from moving forward with this project.

8 (Applause.)

9 MS. LADD: Doris Luth.

10 MS. LUTH: I'm Doris Luth and I just wanted to be
11 on the record that I am also opposed to it. I've lived here
12 for 20 years, we moved out from LA County. In LA County the
13 power plants and all the big poles were down by the river
14 bed so you couldn't see them, you know, not in the city.
15 And we moved out here because of the ruralness of it and the
16 openness and just the pretty views. And coming up the hill
17 to our house and going down the hill.

18 And it's just really disturbing that with so many
19 other places in town that are far out and waiting to serve
20 people, like in the business complexes off of Diaz way in
21 the back or out past the airport by the prison. It's not
22 going to bother anybody's homes out there because there
23 aren't any. That you would have to pick a pristine,
24 gorgeous, nice place that we see every day and put such a
25 monstrosity, you know.

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1 I know you guys don't live here; I know you're 36
2 doing your job. But we live here and it really concerns us.
3 That's it.
4 MS. LADD: Thank you.
5 (Applause.)
6 FEMALE SPEAKER FROM THE AUDIENCE: This is kind of
7 a quick question. Does this thing hum? Is it going to make
8 a loud, humming noise that we are all going to hear?
9 (Yeses.)
10 FEMALE SPEAKER FROM THE AUDIENCE: How loud?
11 (Several people began speaking at once away
12 from the microphones.)
13 MS. LADD: Were there other people who wanted to
14 make a comment? Would you fill out a card.
15 MR. BOLDUC: I did.
16 MS. LADD: Okay.
17 MR. BOLDUC: I already spoke so I'll take a short.
18 MS. LADD: Okay.
19 MR. BOLDUC: Michael Bolduc again. I'm sorry I
20 didn't say it clearly the first time but I am opposed to the
21 project. While I got caught up in emotion the last time the
22 couple of things I missed were your website is very clear,
23 it has good information. So as a source I would recommend
24 everybody use it, unless it's in the CD.
25 But ultimately on your website you show the plan

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1 from 2008 that was tied to what I've heard called Site B,
2 which is over here under the existing power lines. It seems
3 to me that unsightly power line pathway isn't going to
4 change. So if you're stuck with location, which is tied to
5 the location of power lines, at a minimum I suggest moving
6 back to the power line location away from the neighborhood
7 and a declared lot that is declared low-use residential.

8 (Applause.)

9 MS. LADD: State your name again, please.

10 MS. CARPENTER: Lee Carpenter. Since I did run
11 out of time. When I was talking about the hydraulic
12 problem, the water in 1970 that was in the front portion of
13 the property where I had lived. Because in 1993 I was on
14 Liefer Road -- and those of you who were here know that the
15 creek stayed high for days. I had to call in TV helicopters
16 in order to get FEMA to come over and put that bridge in on
17 Liefer Road. And I was there for the ribbon cutting and all
18 of that and it was a kind of a joke at that time, it was
19 Lee's bridge.

20 My point in bringing that up is that in 1993 the
21 front of that property was once again a lake. This isn't --
22 there wasn't a one-time thing. Even though they may call it
23 a hundred year flood it happens a lot more often than every
24 hundred years. And people who live here that live in this
25 valley and have lived here for 20, 25 years, they know what

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1 I'm talking about. So it is -- I think there's a safety
2 issue here as well.

3 And tacking on to that the other property. And I
4 don't know what other properties may have been proposed
5 other than the one that's that way, the Lasagna property.
6 That was not under water. And also it's further from the
7 creek. When the creek overflows it doesn't go that way it
8 comes this way, always. So if you could include that in the
9 comments from us I'd sure appreciate that, thank you.

10 (Applause.)

11 MS. LADD: Come up.

12 MS. ZYCHOWICZ: Again, I'm Suzanne Zychowicz, I
13 was up earlier too.

14 I just wanted to add as far as unmitigated effects
15 with the quality of life issues, that everybody really has
16 voiced a concern over the visual aesthetic looks of the
17 poles. Also as far as the substation goes I think that we
18 could do much better with this project and make it more 21st
19 century.

20 For example, I'm sure you are aware that Anaheim
21 has put a pretty large size substation facility itself
22 underground. Other than I know the cost of burying these
23 lines, the telecommunication lines and electrical lines, is
24 more cost prohibitive. However, if the development that is
25 intended to go in in Roripaugh Ranch, Johnson Ranch, that's

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1 what we're building these for. Then you can find some other ³⁹
2 sources to help you mitigate excess cost to preserve the
3 quality of life for the residents in this area. Thank you.
4 (Applause.)
5 MS. LADD: Did I see another hand?
6 If there's no other comments then we'll call the
7 meeting to a close.
8 Thank you all for coming and thank you all for
9 providing comments.
10 (Thereupon the Public Meeting was
11 adjourned at 8:15 p.m.)
12 --oOo--
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CERTIFICATE OF REPORTER

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I, MARTHA NELSON, an Electronic Reporter, do hereby certify:

That I am a disinterested person herein; that the foregoing Scoping Meeting was reported by me and thereafter transcribed into typewriting.

I further certify that I am not of counsel or attorney for any of the parties in this matter, nor in any way interested in the outcome of this matter.

IN WITNESS WHEREOF, I have hereunto set my hand this 21st day of December, 2009.

Martha L. Nelson
Official Reporter

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From: Tracy Honeycutt [thoneycutt@paradiseautos.com]
Posted At: Wednesday, December 09, 2009 2:41 PM
Conversation: Triton Substation Project
Posted To: Triton
Subject: Triton Substation Project

Hi- I am a Temecula resident very much opposed to your planned substation at Nicolas and Calle Medusa. This would be a terrible eyesore for our neighborhood. Hundreds of people end up on that intersection to get to work and to get their kids to Chaparral High School and no-one will be happy to see that every day. I think things so ugly should be out of sight, back in the hills where no one lives or spend the money to put it underground. This is an awful thing to do to us that live here. I used to enjoy that corner as I came home and saw that one little church. It looked so picturesque. Than the other church was built, then one giant pole was put up and it got ugly and uglier. Please stop! Our neighborhood has been fairly devastated lately with foreclosures and this would add insult to injury. Please Don't. Have some consideration for the neighborhood.

Tracy Honeycutt

From: Joe Honeycutt [nocoolingoff@gmail.com]
Posted At: Sunday, December 13, 2009 10:40 PM
Conversation: Triton Draft MND-IS Comment
Posted To: Triton
Subject: Triton Draft MND-IS Comment

My name is Joe Honeycutt and I am a resident off of Girasol and Riverton. I am totally against this project. I fail to believe that with all this unused property to the South (the expansion of Butterfield Stage Rd), to the North (Nicholas & Josephina) and to the east (between Murrieta Hot Springs & Technology) that these locations would not work. You have decided to build this monstrosity in an already established neighborhood that has a sense of peace and purity tucked in its own pocket. Why hasn't this been thought on ?? Why now, after 6 years living in Temecula do I have to drive my children to school looking at 85 foot poles ??

From: proos@verizon.net
Posted At: Monday, December 14, 2009 12:49 PM
Conversation: Triton substation comments
Posted To: Triton
Subject: Triton substation comments

Attn: Karen Ladd
triton Substation Project, Project Manager

This is a response to your letter send to local residents regarding the Triton Substation Project in Temecula.

Basically, I have several concerns about this project and its impact on areas around the site.

They are as follows:

- 1.) Will there be additional/larger above ground lines built in the area to handle the station? Forgive me if that was already in the notice, but it is hard to determine.
- 2.) What will the environmental impact of such station be? I know that when you go near large power lines, it affects radio reception, etc. Are there any health issues related to the transmission of electricity that we need to know about such as electromagnetism, etc.?
- 3.) How will the building of such a station affect property values in the area? The last thing we need in this economy is another decrease in our home values.

I look forward to your response in this matter. Thank you for your time,

Paul Roos
30840 Eastgate Parkway
Temecula, Ca 92591
(951) 506-2989

From: Richard Conner [rjconner@pol.net]
Posted At: Tuesday, December 15, 2009 8:19 PM
Conversation: Triton Substation Project in Temecula
Posted To: Triton
Subject: Triton Substation Project in Temecula

California Public Utilities Commission,

We are very much opposed to the location of the Triton Substation. The location at Calle Medusa and Nicholas has been explained by the city to be in a flood plain. It is the middle of a residential area and would require 85 foot utility poles. In addition, even with large trees planted around the facility because of the hill on Calle Medusa, it would always be visible when driving down the hill. A residential area is not the place for such a facility. There is more of a commercial area located on Murrieta Hot Springs Road between Winchester and Calistoga Drive. This area appears to be within the projected Telecommunications Lines Route. Thank you for your consideration.

Richard and Shelly Conner
31547 Enfield Lane
Temecula, CA 92591

From: Dennis Fitz [dfitz@cert.ucr.edu]
Posted At: Tuesday, December 15, 2009 8:21 AM
Conversation: Triton Draft MND-IS Comment
Posted To: Triton
Subject: Triton Draft MND-IS Comment

I was unable to attend the meeting but I agree with the 50 residents and Councilman that the site is inappropriate for the desired use. The proposed site is the gateway of our valley, which we have worked hard to have designated as a rural preservation area, and would create an eyesore. Alternative B seems to be far superior aesthetically and the cost of acquiring the land or a nearby home would be insignificant compared to the cost of the facility. I suggest that an error was made in designating that alternative B would be impacted by a 100-year flood zone; it's elevation simply precludes this. I would think that the City of Temecula could help with acquisition of the land in alternative B by eminent domain, as they also prefer this site. I also cannot see what the rush is to build this facility as there is virtually no home construction expected for some time. This is a facility that will last 100 years; let's take the time to do it right.

Dennis Fitz
39910 Jeffrey Heights Road
Temecula, CA 92591
(951) 781-5781

From: Michael McKernon [michael@doubledstreetrods.com]
Posted At: Tuesday, December 15, 2009 7:20 PM
Conversation: Formal Protest against "Triton"
Posted To: Triton
Subject: Formal Protest against "Triton"

c/o Ecology and Environment, Inc.
Attn: Karen Ladd, Project Manager
130 Battery Street, 4th Floor
San Francisco, CA 94111
Fax: (415) 981-0801
Email: triton@ene.com

This is a Formal Protest against the "Triton" station.

Triton Application number is : 08 11 019

Lisa McKernon
40045 Calle Medusa
Temecula, Ca. 92591
(951)326-5790

I mistakenly thought the CPUC was the one government agency that was in a position to help the "insignificant" residents in the community that's being railroaded by SCE. I now understand that this community is on it's own, unless we would like to use our personal finances to fight SCE. Who has that kind of money? Your agency was the only one to give us hope that we (the community) might not be FORCED to accept this unsightly blight to our area!

During the meeting on 12/07/09, a past resident from SCE's site brought to your attention that twice while living on the acreage (1980 & 1993) the entire property was flooded by the overflow from the creek. SCE states that their site is not in a flood zone. They also state that site #1 (Mr. Lasagna's property) is in a flood zone. Check an elevation map. Site #1 is approx. 30 feet higher than the current site. Humph! Seems to me that logically the Calle Medusa site has a greater potential for flooding; but what do I know? I'm "insignificant". Why am I "insignificant"? I bought my property on a hill overlooking this site six years before SCE was in the picture. I've lived in my dream home for five years. Now, I'm being considered "insignificant" because I don't want my view ruined, to lose property value, to be exposed to harmful chemicals, and to listen to the constant hum of electricity!

I respectfully ask this committee to force SCE to look elsewhere. There isn't one resident here who welcomes this project site. I drove the current electric pole line today; there are lots of open spaces down the line in French Valley by the airport. It seems an unsightly project such as this should be in a commercial area(not residential), where one could leave that mess behind each day. I can't escape the dangers, sights, and sounds if it is by my home!

PLEASE be the agency to say, "You are significant"! Please help our community!

Triton Substation Project
c/o Ecology and Environment, Inc.
Attn: Karen Ladd, Project Manager
130 Battery Street, 4th Floor
San Francisco, CA 94111
Fax: (415) 981-0801
Email: triton@ene.com

Triton Application number is: 08 11 019

I am a resident of the City of Temecula, and potentially an unwanted neighbor of the proposed SCE "Triton Sub-transmission Station Project". The property located at the corner of Nicolas/Calle Medusa is an inappropriate location for this type of facility. Testimony given at the recent meeting in Temecula on 12-7-09 has noted this property to be within a flood zone. Per residents statements the property has been witnessed to be flooded at least twice in the past 30 years. Based on the rural historic nature of the surrounding area, a facility of this type will greatly detract from the desirable appeal of this unique area. Building the facility, and lining Nicolas Road with these unsightly, overpowering, behemoth steel poles will blight this area. If the Triton project is approved at this location, it will cause the property values in and around this area to decline. Surrounding this proposed area are many custom built homes, many of which have very desirable views into the Nicolas Valley area. In reviewing the depictions of the project, with the massive facility and the 85 foot tall poles directly in the line of sight, these once expensive and highly desirable properties will be destroyed with value loss. These families have invested their life's savings, hopes, and dreams in properties that with the stroke of a pen SCE's application will destroy.

For these, and a host of others, I ask that you reject the application for this facility at this location. If the application can not be rejected, I request "PUBLIC HEARINGS" be scheduled to insure the safety of our families, and neighbors.

Submitted By, Michael J. McKernon
40045 Calle Medusa
Temecula, Ca. 92591
(951)326-5789

From: Richard Stubberfield [rstubberfi@yahoo.com]
Posted At: Tuesday, December 15, 2009 4:00 PM
Conversation: Triton Substation Project
Posted To: Triton
Subject: Triton Substation Project

Iain Fisher, CPUC Project Manager
California Public Utilities Commission
505 Van Ness Avenue
San Francisco, CA 94102

Dear Mr. Fisher,

I was in attendance at the meeting on December 7, 2009 regarding the SCE Triton Substation Project. Unfortunately the information you displayed at the meeting did not accurately depict what the project will look like. The information was misleading, burdened with disclaimers, and not current. I do not understand why the CPUC and SCE is unwilling to show an up to date and accurate portrayal of the project. The last project update you have on your website is over a year old from October 2008. Your November 2009 Draft Mitigated Negative Declaration/ Initial Study contains misleading information that downplays the impact that the project will have on the aesthetics of the current proposed location. One example is your initial study stated that the site would be landscaped to blend in with the existing landscaping of the two adjacent church properties. The two church properties are beautifully landscaped and are currently well maintained. We as the public or the CPUC have no idea what the landscaping for Triton will look like but I can tell you the views from key observation points that were shown at the meeting in no way look like the landscaping of the two church properties and will not assimilate them or blend in with them. The Initial Study also states there is a general absence of sidewalks in the area. That is true for the existing SCE site since it is primarily undeveloped but you do not mention there are beautiful sidewalks around the church property that the City of Temecula had them put in. Grace Presbyterian Church wrote a letter to Edison and to the City of Temecula requesting that SCE be held to the same standards for aesthetics and improvements as they were. In reviewing your Initial Study I do not see that happening. The condition of Nicolas Road which is in a constant state of disrepair was brought up at the meeting and I hope that the CPUC will address that along with the other issues that have been brought to your attention before you make a final decision.

Since the December 7, 2009 meeting I have been able to observe the current SCE Moraga, Auld, and Pauba Substations. At the Moraga Substation there is no landscaping or any attempt that I can see to mitigate the harshness that this substation presents to the immediate area. The Auld Substation has no landscaping. There are a few dead trees that look like they may have been indigenous, some debris and trash around the outside perimeter, and again nothing has been done to help with the aesthetics. The Pauba Substation has been landscaped but poorly maintained. I hope it is a not a good example of what we might see with the Triton location. There are several trees that have died and been cut off at the stump yet some still have active sprinklers. At least twenty five sprinklers are capped off and the original shrubs

they were irrigating are now gone. Additional shrubs or trees are now missing but were probably there at some time since SCE is still watering those locations. One can imagine the state of the property in years to come. It appears the vineyard next to the Pauba Substation has put in a row of trees on their own property in an attempt to help block the view of the substation. The bottom line is all three substations are eyesores and only one had been landscaped to a degree but the original plantings not maintained.

The day after the meeting SCE moved earth moving equipment and debris removal equipment on to the property and are proceeding as part of the Triton Substation Project. SCE must feel that final approval of their project is a given. I hope this is not the case but the posture that was taken by the CPUC at the recent meeting certainly gave me and my neighbors the impression that approval was going to happen regardless of any opposition inputs that you have received from us or the City of Temecula. I would like to state that I am opposed to the current location of the SCE Triton Substation. Other than the two gentlemen at the recent meeting that were out of town electrical union representatives I have not spoken with any City of Temecula official or any resident that is not strongly opposed to the current location of this project. As one of my neighbors mentioned in the meeting if SCE and the CPUC would have been more forthright about the meeting there would have been many more residents there expressing their opposition. We need the additional electrical power capacity as we grow but there are alternate sites that have been proposed by the City of Temecula that I do not feel have been fully explored by the CPUC or SCE.. I urge the CPUC to at least consider the aesthetics of our community. I think you are doing the City of Temecula and its residents a disservice by stating that the proposed location of the project has no impact on a scenic vista. If you have already decided to approve the project I hope that you will reconsider the City of Temecula's requests for mitigation and also provide the public with an up to date and truthful depiction of exactly what the facility will look like in regard to landscaping, improvements, location of utility towers, etc. Regardless of the final location for the project I feel that the CPUC needs to address the aesthetic concerns.

In recent conversations I have heard SCE referred to as a bully, arrogant, deceptive, sneaky, and an unwilling partner when it comes to sincere concern for our community and its residents. My only hope is the CPUC will not allow SCE to live up to this view of them and instead hold them accountable to be forthright, provide up to date information, and be a productive partner in our community so that you can make a truly informed and responsible decision in granting final approval or disapproval of their permit. I am also separately sending a copy of this e-mail to CPUC President Peevey.

Thank you for taking the time to consider my inputs.

Sincerely,

Richard Stubberfield
30945 Wellington Circle
Temecula, CA 92591
951 240-7889

From: N. Dimen [ndimen@hotmail.com]
Posted At: Wednesday, December 16, 2009 2:39 PM
Conversation: Triton Substation Project
Posted To: Triton

Subject: Triton Substation Project

Triton Substation Project
c/o Ecology and Environment Inc
Attn Karen Ladd, Project Manager

From: Jose & Veronica Dimen
39835 Calle Medusa Temecula CA92591
(951)225-9008

It has been a frustrating and depressing week since the 12-7 meeting when my husband and I learned of the proposal to build a substation near my home. I wanted to speak at that meeting but was afraid I was going to be too emotional, as I know my other neighbors have been. How can you not be? This is after all, OUR HOME. I was shocked as this was the first time that I had heard anything definitive about it. There were rumors here and there but I was not sure what it was going to be or where exactly. We had just moved here a little more than a year ago. If I had known that a substation would be built here, I would not have bought this house. Because what will happen is, whenever I walk out to my backyard, this facility is what I will see, and the noise is what I will hear. No amount of landscaping being proposed by Edison can hide this monstrosity from my view. I made a huge investment on my property, and I know that when you build this station, my property value will go down significantly. I will be lucky if I am even able to sell this property. Who would like to live near a substation? Everyone I have talked to about this is just shocked that this is allowed to happen and we are virtually powerless to do anything about it, and yet we are the most impacted by it. I asked one of the Edison guys in the meeting if he would agree to this project if he lived where I lived. He said to me, "I would definitely oppose it!" Now I ask the members of the CA PU Commission, as well as the big guys at Edison, "How would you like it if a substation was to be built near your homes? Please, please reconsider this project. There are other alternatives. Why does it have to negatively impact peoples' homes, lives, their finances, and their future? And why does the big corporation with even bigger pockets always win? Why do you have to ruin our sanctuaries that we worked so hard for?"

Jose and Veronica Dimen

From: Loretta Gonzales [loretta_gonzales@yahoo.com]
Posted At: Wednesday, December 16, 2009 9:20 AM
Conversation: triton application numberis:08 11 019
Posted To: Triton

Subject: triton application numberis:08 11 019

This is a protest letter; I live in hidden hille temecula My name is Loretta L Gonzales .I live at 40457 Yardley ct temecula Calif 92591. 951 699-4736 I received a print out that was sent out on the 18th of November that is all we got. the meeting to let us know about this Triton station project was held 12-07-09 none of us knew SCE"s had purchased the land i have talked to other neighbors and they new nothing about this Triton station. i would like you to stop and look at what is happening a eye sore is being put in our back yard and i don't feel we were properly notified. we live in a pristine little valley we love our neighborhood. the area you are putting this thing on is in a low water table which is known for flooding one year a pickup truck was covered and buried in the silt up to the top of the cab. people couldn't cross the street the current was too swift. how do you put electricity on top of water? and have a good outcome. this is not the place for this station we are a family neighborhood our home is our lifetime investment if this goes in. the values on our property will drop .the view here in the mornings driving down Callie Medusa toward Nicolas if beautiful the mountains surround us in a blanket of snow its breathtaking if you put in this substation all we will see are 80 +foot poles and you can't hide that with trees.it will be an eye sore please reconsider the families in our neighborhood and place this facility in an alternate piece of land. and please could we have a public hearing where all the neighbors will be notified so they can have a say in what you propose to do in this neighborhood . please don't destroy our neighborhood with this eyesore polution, poteitional deadly emmissions we know very little please reconcider. I ask you please reject the application for this facility at this locatation If you cannot reject it I ask for a public hearing to be scheduled to insure that this facility will in no way harm our families ,pets neighbors ect. submitted by, Loretta L Gonzales.

From: jack mayberry [mayberryjack@yahoo.com]
Posted At: Wednesday, December 16, 2009 7:47 AM
Posted To: Triton

I attended the meeting held on 7 Dec 209 in Temecula regarding the power station to be built at Calle Medusa and Nicholas Rds. I was frankly appalled. SCE has been at the very best less than forthcoming about this project and the the worse criminal.

I fully understand that almost any site selected will have opposition from someone, but this site is NOT THE RIGHT PLACE FOR A POWER STATION. There is plenty of open space in close proximity to this site that would not involve building this monstrosity in and among existing homes. Allowing over two years for SCE to workd on an environmental study then giving the public ten days to respond is absolutely ridiculous! The study failed to address the unsightlyness of the 85 foot towers, in fact the number of the towers still seems to be undetermined as well as their exact location. If that information is available SCE has NOT PROVIDED it to the public. The fact that this site is on a flood plain seems to be overlooked or brushed aside. The fact that the people in the area as well as the city itself iare opposed to this site seems to mean nothing.

In a time when the public is getting fed up with the incompetency of much of our government this is just one more straw. This particular straw has caused me and many many more of my friends and neighbors to stop sitting and watching government and to get involved. This bullying by the power companies with the assistance of the Public Utilites Commision has got to stop. The CPUC is supposed to look out for the interests of the public. Then start doing so.

If one looks at the other power stations in the area you find little to no landscaping around the sites and what there is has been allowed to atrophy. I see no reason to believe this site would be any different. All the drawings and renderings of this site are woefully out of date and contain far too many loopholes. Basically this site seems like it will be whatever SCE wants it to be, without regard or consideration of what the residents of the area want. That is absolutely unacceptable and CPUC should not let it stand.

I intend to, along with several others look in to any legal actions available to stop this construction and failing that intend to organize protests to let the rest of the city of Temecula, not directly affdected by this monstrosity, know what SCE and CPUC are imposing on our community. No doubt we need new power stations. We do not need then at this site when other much more viable options are available. It is CPUC's job to see that the public gets the utilities it needs and keeping the best interests of the public in view. CPUC has failed miserably on this one. My guess is none of this is new to SCE or CPUC and the intent is to just press on and this will blow over. NOT THIS TIME.

California Public Utilities Commission
 Public Meeting on the Triton Substation Project and
 Draft Mitigated Negative Declaration and Initial Study (MND/IS)
 December 7, 2009 in Temecula, California

Thank you for participating in tonight's public meeting.
 We would like to hear your comments.

Name (please print): William Scott McKeown

Affiliation (if applicable): _____

Phone: 952 695 2358 Email: mckeownw@msn.com

Address: 40359 Calle Medusa

City, State, Zip: Temecula, CA 92591

COMMENTS

See attachment. Opposed

Comments must be received by December 17, 2009.
 Mail comments to Iain Fisher C/O Ecology and Environment, Inc., 130 Battery Street, 4th Floor, San Francisco, CA 94111.
 Fax: (415) 981-0801 Email: triton@ene.com

RECEIVED DEC 16 2009

My name is Scott McKeown and I reside at 40359 Calle Medusa, Temecula, CA 92591. My wife, Connie, and I are strongly opposed to the "A site" of the proposed Triton Substation Project at the intersection of Calle Medusa and Nicholas Road.

We purchased our property in February 2009 at a sizeable investment to us and have since made improvements to our property. This massive substation project should be placed in a fringe or industrial area that will not have a negative economic impact on an existing residential neighborhood. Southern California Edison is more interested in the legal ramifications of infringing on the "restored high-quality coastal sage scrub habitat" of site C than it is in damaging residential property values of many Temecula residents.

Scott McKeown

12-13-2009

From: paulineriverton@aol.com
Posted At: Wednesday, December 16, 2009 2:37 PM
Conversation: Triton Substation Project
Posted To: Triton

Subject: Triton Substation Project

Dear Karen Ladd, Project Manager

I am opposed to Triton Substation Project (are you kidding me) putting an eye sore in a beautiful area like Nicolas Valley (that is just wrong). It will bring the property values down and that is all we need in Temecula Valley (Riverside County). We do not need your help in bring down the home prices. People have built million dollars homes in the last three year where you planning to build this substation. This land is also near a flood area, are you going to be responsible went someone get hurt or even feel bad when one of your Edison employee get injure because of the unsafe land your planning on put your Substation on. One last word, it is unfair that most of the residents in the area only received sort or no notice about this Project.

You should really thing hard about what you are planning on doing.
Velia Nunez

California Public Utilities Commission

Public Meeting on the Triton Substation Project and
Draft Mitigated Negative Declaration and Initial Study (MND/IS)
December 7, 2009 in Temecula, California

Thank you for participating in tonight's public meeting.
We would like to hear your comments.

Name (please print): MARIO CERNOUSEK

Affiliation (if applicable): _____

Phone: 951 6995292 Email: MARIOC123@GMAIL.COM

Address: 39930 CALLE MEDUSA

City, State, Zip: TEMECULA, CA. 92591

COMMENTS

OF COURSE I'M OPPOSED TO THIS SUBSTATION. THE LOCATION YOU
HAVE CHOSEN IS HORRIBLE, ITS TOO CLOSE TO HOMES. SCE IS OBVIOUSLY
ONLY CONCERNED ABOUT FINANCES AND NOT THIS COMMUNITY.
UNFORTUNATELY MY PROPERTIES ARE THE CLOSEST OF ALL TO THE PROPOSED
SUBSTATION.
IN 1999 I BOUGHT THE 3 1/2 ACRES RIGHT ABOVE YOU AND BUILT A HOME FOR
MY FAMILY AND I ALSO BOUGHT THE ADJOINING 5 ACRES ALSO RIGHT ABOVE YOU.
THIS WAS A RETIREMENT INVESTMENT WITH PLANS TO SELL BOTH
PROPERTIES IN 2012 AND MOVE OUT OF THE AREA.
NOW WITH THE FUTURE SUBSTATION NEXT DOOR, THOSE PLANS ARE RUINED.
WHAT HAPPENS WHEN I WON'T BE ABLE TO SELL MY PROPERTIES EVEN BELOW
MARKET PRICE BECAUSE OF THE SUBSTATION NEXT DOOR. WHAT WILL I DO THEN?
CAN YOU TELL ME WHAT MY OPTIONS WILL BE?

Comments must be received by December 17, 2009.
Mail comments to Iain Fisher C/O Ecology and Environment, Inc., 130 Battery Street, 4th Floor, San Francisco, CA 94111
Fax: (415) 981-0801 Email: triton@ene.com

RECEIVED DEC 17 2009

Triton Substation Project
c/o Ecology and Environment, Inc.
Attn: Karen Ladd, Project Manager
130 Battery Street, 4th Floor
San Francisco, CA 94111
Fax: (415) 981-0801
Email: triton@ene.com

Triton Application number is: 08 11 019

I am a resident of the City of Temecula, and I am apposed to the SCE "Triton Sub-transmission Station Project". The property located at the corner of Nicolas/Calle Medusa is an inappropriate location for this type of facility. At the recent meeting I attended in Temecula on 12-7-09, long-term residents noted that this property is within a flood zone. Per residents statements the property has been witnessed to be flooded at least twice in the past 30 years. Based on the rural nature of the surrounding area, a facility of this type will greatly detract from the desirable appeal of this unique area. Building the facility, and installing 85 foot steel poles will destroy this area. We purchased our home not only for the view, but also not having power poles and large eye-soar buildings near-by. If the Triton project is approved at this location, it will cause the property values in and around this area to decline.

I ask that you reject the application for this facility at this location. If the application can not be rejected, I request "PUBLIC HEARINGS" be scheduled to insure the safety of our families, and neighbors.

Submitted By, Dana Edwards
40421 Yardley Ct
Temecula, Ca. 92591
(951)587-8544

From: mayberrysharon@verizon.net
Posted At: Thursday, December 17, 2009 8:27 AM
Conversation: SCE Triton Project
Posted To: Triton

Subject: SCE Triton Project
December 17, 2009

Iain Fisher, CPUC Project Manager

Dear Mr. Fisher

The purpose of my letter is to say that I am opposed to the location of the SCE Triton Project that you are planning on building in my neighborhood. I feel that SCE and the CPUC are doing an extreme disservice to our community by ignoring the concerns of the City of Temecula and its residents. A site of this magnitude would generate a huge property value loss to a neighborhood that has already experienced value loss due to the national economic crisis that already exists and be an extreme blight to the area.

In addition, the CPUC and SCE have chosen to ignore any impact to our community other than environmental. It is interesting to note that SCE has begun work on the project already and has earth moving equipment in place and operating at the site. I understand the need for such sites, but there are other sites available that you have chosen to ignore, such as land out in French Valley near the prison. The SCE and CPUC representatives and environmental personnel, who were in attendance at the December 7, 2009 public hearing meeting, showed no emotion and made me feel, as well as my neighbors, that all our words were falling on deaf ears. The land you are building on is in a floodplain and several people brought that to the attention of your environmental impact study person. I see that SCE has already started to clear the land for the project and that all the concerns voiced at the meeting means nothing. I would like a better and more serious study done on this issue and I would also like to know why the SCE feels that the objections of our own Temecula City Council does not register a second look at the site you have chosen.

At the December 7th meeting I voiced my disapproval and outrage that the one and only notice that was posted on the property was a piece of paper about 11x14 stapled to a small stake about 2ft high. This stake was set up against a fence and soon blew over and landed in the mud where it stayed for quite a while. In order to read this piece of paper, I had to get out of my car a step through the mud. Throughout our city are large signs that inform the residents of intent to build and a brief description of the proposed project, but not the SCE and CPUC. Instead you have chosen to take a low profile approach to slide this by all of us and that comes across as sneaky and underhanded. I am stunned that an organization of your magnitude with millions of dollars in resources at your disposal, would take such a low profile approach to inform the surrounding residents of your intentions. Also, as an interesting note, it has been brought to my attention that President Peevey of the CPUC used to be the President of Edison International and Southern California Edison; does that not seem like a conflict of interest and a lack of concern for the environment and the city as a whole? I would like to hear Mr. Peevey's reason for approving this site above the objections of the City of Temecula.

Sincerely,

Sharon Mayberry
30882 Wellington Circle
Temecula, CA 92591
(951) 693-5076

cc: Karen Ladd - Ecology and Environment

References

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