

## PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298



September 23, 2015

David B Cosgrove, Esq.  
Rutan & Tucker LLP  
601 Anton Blvd, Suite 1400  
Costa Mesa, CA 92626-1998

**Re: Information Request for the Southern California Edison's Application for a Certificate of Public Convenience and Necessity for the Riverside Transmission and Reliability Project, CPUC Application No. A.15-04-013**

Dear Mr. Cosgrove:

The California Public Utilities Commission's (CPUC) Energy Division is preparing a Subsequent Environmental Impact Report (SEIR) for Southern California Edison's (SCE) Riverside Transmission and Reliability Project (RTRP) under the California Environmental Quality Act (CEQA). This SEIR will build on the environmental analysis and findings contained in the Final EIR for this Project that was prepared by the City of Riverside and certified in October 2013, with a Notice of Determination (NOD) filed on February 6, 2013. This SEIR will also consider the administrative record documents and data since the NOD was filed, including the Protest filed by you on behalf of the Vernola Marketplace Apartments to Southern California Edison's (SCE) Application for a Certificate of Public Convenience and Necessity for the RTRP (filed April 15, 2015).

As part of the CPUC's CEQA review, we require additional information in order to better understand the current baseline condition and to more accurately portray the potential effects on the Vernola Marketplace Apartment site layout. Specifically, the Visual Simulation for the Vernola Marketplace Apartment Project site prepared by SCE (refer to attached Figure 1) shows that eight Vernola Marketplace Apartment buildings would be in conflict with the proposed RTRP right-of-way (ROW). We need to know more details regarding this potential impact. Therefore, the CPUC requests the following additional information:

1. A brief description of the use of each building along with the number of apartment units that would be lost if these buildings were removed.
2. A conceptual site development layout depicting how the Vernola Marketplace Apartments site would be configured if the RTRP Project were built as depicted by SCE? Please include a summary of units lost or gained in relationship to the original Vernola design. This is necessary because the reduction in buildings and apartment units associated with a revised site design would likely not be identical to that depicted in the SCE conflict map for the current design.
3. Details on the current construction and build-out schedule for the Vernola Marketplace Apartments project.

We would appreciate your voluntary response to this request for information. Please direct questions related to this application to me at (415) 703-5484 or [Jensen.Uchida@cpuc.ca.gov](mailto:Jensen.Uchida@cpuc.ca.gov).

Sincerely,



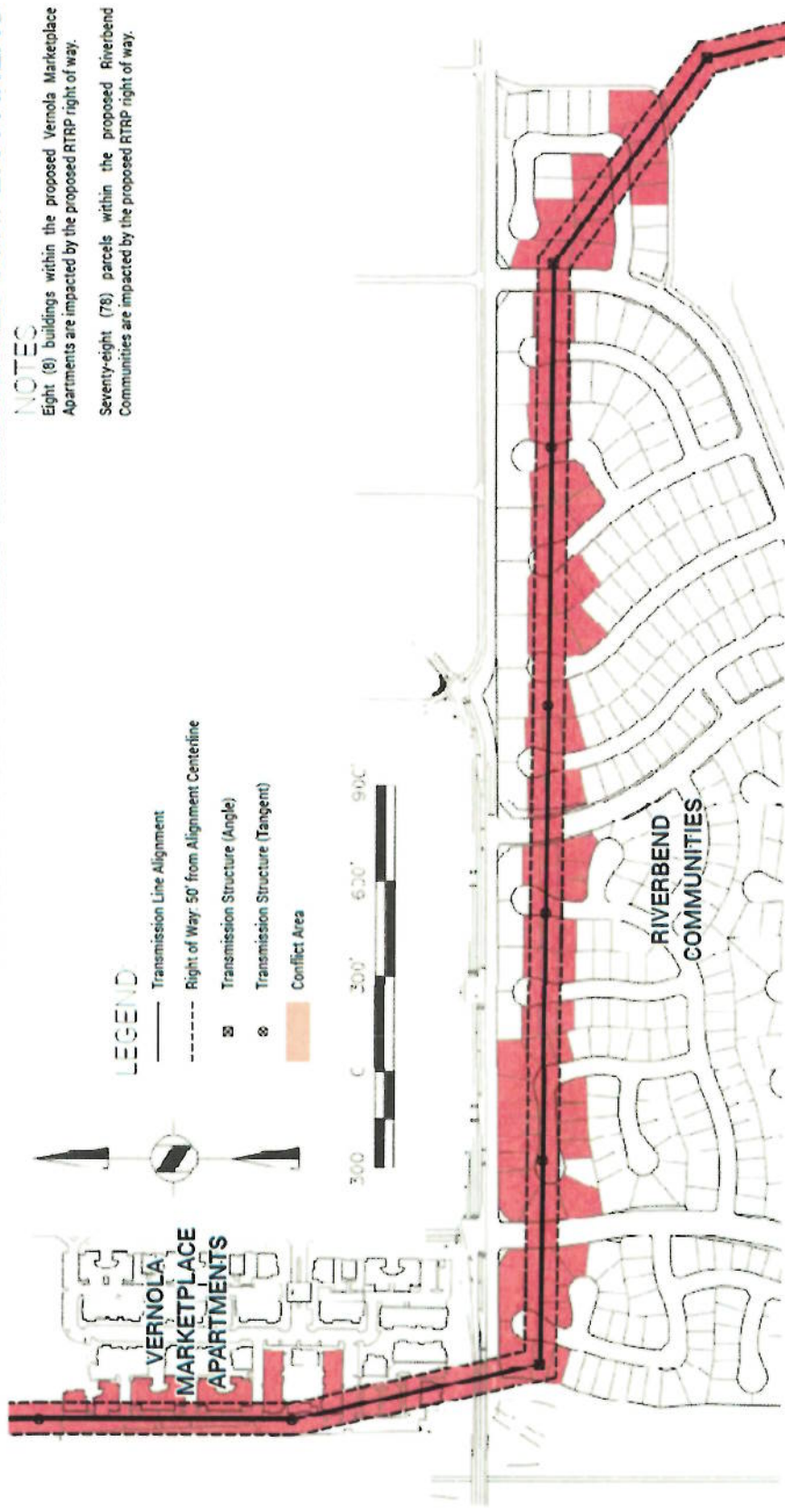
Jensen Uchida  
Project Manager  
Energy Division, CEQA Unit

cc: ALJ Hallie Yacknin  
Mary Jo Borak, Supervisor  
Jack Mulligan, CPUC Attorney  
Jeff Thomas and Christine Schneider, Panorama Environmental, Inc.

Attachment: Figure 1 - Vernola Marketplace Apartments and Riverbend Communities Conflict Areas

**Figure 1**  
**Vernola Marketplace Apartments and Riverbend Communities Conflict Areas**

**VERNOLA MARKETPLACE APARTMENTS AND RIVERBEND COMMUNITIES CONFLICT AREAS**



07/2015