Section 2, Attachment 6

November 14, 2008

Jenkins & Hogin, LLP
ATTN: Mr. Mark Hensley
Manhattan Towers
1230 Rosecrans Avenue, Suite 100
Manhattan Beach, CA 90266

Subject: Analysis of Alternative Route C of the Proposed Tehachapi Renewable Energy Transmission Line Through the Aerojet Property in Chino Hills

Mr. Hensley,

I have reviewed existing documents to determine if there is a potential hazard related to the installation of the subject transmission line. The primary reference used in the review was the Geomatrix Consultants Inc. Conceptual Site Model (CSM) for Munitions and Explosives of Concern (MEC), for the Aerojet Chino Hills Property dated August 24, 2006. Any reference made to paragraphs, figures or tables, in this report, are from the document identified above.

The proposed Alternative Route C of the transmission line (assuming a 250-foot corridor), which runs through the southern portion of the Aerojet property and adjoining leased areas, does not include any property that has been found to be contaminated with MEC. Therefore, it is the most desirable general area if the line is to be placed within the Aerojet property. There are only two previously contaminated areas that are outside the 250-foot corridor but within reasonable proximity to the proposed Alternate Route C and switching station. Both areas are located within the leased Paige Property boundary. They are the southern most area of the South Lease Impact Area, which is approximately 155-feet to the north of the transmission line and Area 18 also identified as Solid Waste Management Unit (SWMU) No. 9, which is approximately 250-feet north of the line. The area to be used as the right-of-way is 125-feet to the north and south of the center line, therefore neither area impacts the proposed route. The properties to the east of the Paige property through which the Alternative C transmission line would pass are: the extreme southern portion of the Aerojet, McDermont and Bonnett properties, all of which are well south of any MEC contaminated areas within their respective boundaries. There is virtually no chance of encountering MEC along the proposed Alternate Route C in any of the three properties. The types of activities conducted and the ordnance associated with those activities are described below:

- South Lease Impact Area – This area is identified as a firing range, which was typically contained inside a box canyon as described in Para. 2.2.2.1, page 7 and illustrated in Figure 4 of referenced document. The type of ordnance being fired ranged from 20 – 30mm projectiles. The ordnance being fired was fired from a fixed gun position into an impact area (back of box canyon), a steel plate, or a concrete or steel three sided box filled with sand. The fixed gun and target virtually eliminated any stray rounds. While highly unlikely, however, there is always a chance that a round ricochets or bounces out of the target area. For this reason it is always recommended that the contractor clearing the area sweep beyond the target area to ensure there were no MEC items outside the target area. The contractor did clear both the target area and the area outside of the target and encountered no MEC items. As a result of the findings delineated under the Paige property on page 61 and 62 of the referenced report, ordnance clearance activities on the South Lease Impact Area have met the project objectives. We agree with the Geomatrix findings, therefore, no further action is necessary to remediate this property before the construction of the transmission line.

- Area 18 (SWMU 9) – This area was used for burial and thermal treatment of off spec items. MEC contamination appears to be limited to the boundaries of the treatment area as there are no "kick outs" as stated in Para. 2.2.3.2, page 9 and Para. 3.1.3, page 21. The types of items that were destroyed in the area were small primers, detonators and reactive fuze components. Due to the small size of the items it was necessary to excavate and screen this area. They recovered numerous MEC items during this process. As a result of the findings delineated under the Paige property on page 61 and 62 of the referenced report, ordnance clearance activities on Area 18 (SWMU 9) have met the project objectives. We agree with the Geomatrix findings, therefore, no further action is required to remediate this property before the construction of the transmission line.

Figures 3 and 7 Plate 2 of the referenced report best illustrate the relationship of the MEC areas described above with the effected properties and the location of the proposed Alternative C transmission line route.

Based on the above findings and remediation efforts and the distance from the two areas to the proposed transmission line corridor, it is highly unlikely that there are any MEC items on the surface or in the subsurface of the corridor. However, to ensure the construction crews safety, I highly recommend that an ordnance recognition course be given to all site personnel as a precaution. This is the only mitigation action I deem appropriate based on the current available information.

In the event the construction crews were to encounter MEC, at that point they would have to resort to construction support consisting of two UXO technicians on site to observe the excavation. The UXO team would identify any MEC items and either

remove them, if it was appropriate to do so, or call the local bomb squad to respond and destroy the item(s).

If you have any questions please do not hesitate to contact me at (678) 969-2451 Office or (404) 387-0798 Cell.

Sincerely yours,

Parsons
Michael E. Short
Technical Director

Department of Toxic Substances Control

Linda S. Adams
Secretary for
Environmental Protection

Maureen F. Gorsen, Director
5796 Corporate Avenue
Cypress, California 90630

Arnold Schwarzenegger
Governor

November 21, 2008

Mr. Doug La Belle
City Manager
City of Chino Hills
2001 Grand Avenue
Chino Hills, California 91709

PROPOSED SOUTHERN CALIFORNIA EDISON TRANSMISSION LINES - AEROJET PROPERTY ACCESS, AEROJET GENERAL CORPORATION, CHINO HILLS FACILITY (EPA ID NO. CAD981457302)

Dear Mr. La Belle:

Reference is made to a meeting between the Department of Toxic Substances Control (DTSC) and the City of Chino Hills held on October 21, 2008. As a follow-up to the meeting, DTSC has reviewed the currently available data and information regarding the placement of Southern California Edison (SCE) transmission lines on a portion of the Aerojet Chino Hills property on its southern border (Route "C" corridor). Based on its review, DTSC has the following comments:

1. DTSC agrees with the analysis in the November 14, 2008 letter from Parsons Engineering that the likelihood of having munitions present within the "C" corridor as shown on the site map is remote. However, DTSC highly recommends that an ordnance recognition course be given to all site personnel as a precaution. Also, given the site map was limited to showing the Corridor Route, clarification is needed on how access to Route C will be achieved. Should this access be planned through areas identified in the conceptual model as having or potentially having munitions and explosives of concern (MEC), additional measures to detect and remove MEC along with construction support for access would be needed.

2. DTSC's decision on corrective action for the proposed Corridor Route C is subject to DTSC's public participation requirements as well as the requirements of the California Environmental Quality Act (CEQA).

   A determination of "no further action" on the proposed Corridor Route C of the Aerojet property would require the following process:

a. DTSC would prepare a document called a Statement of Basis, which would explain the basis for a DTSC determination that further corrective action is not needed on that portion of the Aerojet property. The Basis would include references to site reports documenting the lack of hazardous ordnance in the area.

b. The Statement of Basis would be supported by a document needed to demonstrate no environmental impact, pursuant to the provisions of CEQA. Approval of CEQA documents is required by DTSC's Office of Planning/Environmental Analysis.

c. The Statement of Basis and CEQA documents would be sent to public notice for a comment period of 45 days. DTSC would respond to all comments received during the comment period. The length of time required to do so would be dependent on the number and type of comments received.

d. The Response to Comments would be sent to those persons on the facility mailing list who commented. All persons on the facility mailing list would be sent a letter notifying them of DTSC's decision that no further action is needed on the specific portion of the Aerojet property containing the transmission lines. Please note that the letter would state that the determination of no further action is based on information available to DTSC at the time, and would not preclude the requirement of additional action should new information be made available.

Please note that this letter serves only as DTSC's statement regarding the environmental condition of the proposed corridor and the process for determination of "no further action" which will facilitate the release of the corridor for transmission line usage. This letter should not be interpreted as an expression of DTSC's opinion regarding whether Route C is considered the best route for the transmission line.

If you have any questions about this letter, feel free to call me at 714-484-5316.

Sincerely,

Robert Romero

Robert Romero
Hazardous Substances Engineer
RCRA Corrective Action Unit
Brownfields and Environmental Restoration Program

Certified Mail Receipt No.: 7007 0220 0003 3942 1020
Return Receipt Requested

cc: Mr. Mark Hensley
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Manhattan Towers
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cc: Ms. Karen Baker, Performance Manager
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Sacramento, California 95813

Section 2, Attachment 7

Chino Valley Fire District

14011 City Center Drive
Chino Hills, CA 91709
(909) 902-5260 Administration
(909) 902-5280 Fire Prevention
(909) 902-5250 Fax
Chinovalleyfire.org

March 25, 2009

Joann Lombardo
Senior Environmental Consultant
c/o The City of Chino Hills
14000 City Center Drive
Chino Hills, CA 91709

Re: FIRE DISTRICT COMMENTS: TEHACHAPI RENEWABLE TRANSMISSION PROJECT DRAFT EIR

Dear Ms. Lombardo:

Following are the Chino Valley Independent Fire District's comments to the Fire Prevention and Suppression Element of the Draft Environmental Impact Report (DEIR) for the Tehachapi Renewable Transmission Project (TRTP). It is important to note that all comments herein are specific to those portions of Segment 8 that do or will pass through this Fire District.

Summary

The Fire District is in favor of and supports the development and use of renewable energy projects with due consideration given to design, safety, and economic efficiency. Of the given Alternatives, Alternative 4, specifically 4-C, is preferred by the Fire District. Alternative 4 will consolidate existing transmission lines and proposed transmission lines into a common corridor while removing excess lines from the system. Alternative 4 removes transmission lines from narrow rights-of-way running through high fire hazard watershed that is bordered by hundreds of residential properties. Alternative 4 also removes an estimated 10 miles of existing power lines in the State Park. Their removal will result in safer access to aerial firefighting equipment for significant portions of the State Park.

Comments

I. Criterion FIRE 1: **Adverse effects on fire prevention and suppression activities**

According to the DEIR, the impacts associated with Criterion FIRE 1 for Alternative 4 would be "*more severe than those associated with this criterion for the proposed Project*" (pg. 3.16-36). The DEIR (pg. 3.16-37, par. 2) states that Alternative 4 would:

- introduce varying lengths of new transmission ROW through areas of high risk fuels and steep topography
- introduce new obstructions to aerial and ground-based firefighting operations
- create an area of indefensible space in Chino Hills State Park (CHSP) of approximately 2,000 acres

Based on these assertions, the DEIR states that Impact F-2 for Alternative 4 would be *"significant and unavoidable, and no mitigation is available (Class I)"*.

The Fire District disagrees with this finding. Several critical factors are omitted in the DEIR's analysis of Alternative 4. The DEIR fails to acknowledge that much of the new transmission ROW in Alternative 4 is consolidated into existing transmission ROW. The DEIR also does not address the fact that Alternative 4 removes existing transmission ROW from the CHSP in amounts nearly equal to that of the new transmission ROW required.

The existing transmission lines that would be removed with Alternative 4 dissect the CHSP, creating a patchwork of obstacles/impediments to aerial and ground firefighting operations. Their removal will open up large portions of the Park previously impacted by transmission ROW, thus improving aerial and ground firefighting effectiveness and safety.

Alternative 4 also proposes to relocate significant portions of ridge top transmission lines to lower elevations, thereby further reducing potential impacts to aerial firefighting operations.

The consolidation of transmission lines into a shared corridor through the park, the removal of the existing network of transmission lines within the CHSP, and the relocation of some ridge top transmission lines could actually reduce the existing impediments to ground and aerial firefighter operations if Alternative 4 is used. Therefore, Impact F-2 for Alternative 4 would be less than significant (Class II).

II. Criterion FIRE 2: **Exposure of communities, firefighters, personnel, and/or natural resources to an increased risk of wildfire**

The DEIR findings for Impact F-5 (presence of overhead transmission lines would increase the risk of wildfire and compromise firefighter safety) remain "significant and unavoidable (Class 1)". This finding for Impact F-5 does not take into consideration the fact that Alternative 4 will remove significant portions of existing transmission ROW, all of which is located in the high-hazard Fireshed area of the CHSP.

It is troubling that credit is given for removal of existing transmission lines in Alternative 2 (SCE's proposal, pg. 3.16-30, p.5); however there is no recognition for removal in Alternative 4. Given the consolidation of transmission lines into existing ROW with Alternative 4, and the removal of significant segments of existing transmission lines

within CHSP, Impact F-5 would seem to be more appropriately evaluated as having less than or no significant impact.

Additionally, Impact F-6 (introduction of non-native plants contributing to increased ignition potential and rate of fire spread) within Segment 8 should be rated as no significant impact. Through a variety of mechanisms, including type conversion from wild fire, non-native plants and grasses are pervasive in the CHSP. These plants have traditionally contributed to fire ignition and spread and in November 2008, the Freeway Complex Fire burned more than 90% of the lands within the CHSP. Mitigation planned with Alternative 4 for Segment 8 includes reintroduction of native plant species and numerous physical and ecological improvements to the Park; therefore it is likely the selection of Alternative 4 would result in a positive impact on the fire environment through reduction in invasive and non-native plant species.

III. Cumulative Impact Analysis

The cumulative impact analysis states that Alternative 4 would "*incrementally increase the Project's contribution to significant cumulative Impacts F-2, F-3, F-5, and F-6*". For the reasons outlined above, it is our position that for Segment 8, Alternative 4 would have a cumulative impact of less-than-significant and potentially could have a positive impact on wild fire prevention and suppression through the removal of existing transmission lines within CHSP, reintroduction of native plant species, and the consolidation of new lines into existing ROW.

IV. Additional Factors Affecting Wild Fire Prevention and Suppression

Additional factors that should be considered in the DEIR include relative values at risk, proximity of values at risk to transmission lines, and the effects of constrained ROW widths on fire operations and firefighter and public safety.

Firefighting tactics and strategy are driven relative to the values at risk. Industry recognized priorities, in descending order, are the need to protect life, property, and resources/environment. Each of the DEIR Alternatives should include an assessment of the values at risk relative to that Alternative.

With the exception of Alternative 4, significant portions of Segment 8 transmission lines run within ROW that is bordered by hundreds of residential structures. The threat to these high-value priorities is further complicated by the fact that most of the ROW running through the residential neighborhoods is in the high hazard Fireshed, and the lands are covered with highly flammable vegetation. The use of existing ROW and the addition of new transmission lines into this corridor will likely result in additional fire starts. Fires occurring in this environment will immediately threaten the lives and property of those living in such close proximity to the transmission lines. Alternative 4 will relocate those lines from the higher values-at-risk ROW to more rural and open ROW, providing significantly greater opportunity for the firefighting operations to gain control of the fire before lives and structures are threatened.

The width of the transmission ROW is a critical factor in those areas where the transmission lines run adjacent to development or other obstructions. Tower or line failure in the ROW of Segment 8 that is proposed to run through residential

neighborhoods will pose a direct and immediate threat to lives and property simply because the ROW width is far less than adequate to provide separation from the structures. Aerial firefighting options through most of this ROW are severely limited today. Fixed wing aircraft cannot operate in this environment due to the transmission lines and the proximity of structures. Rotary wing aircraft operations are severely limited within this narrow corridor.

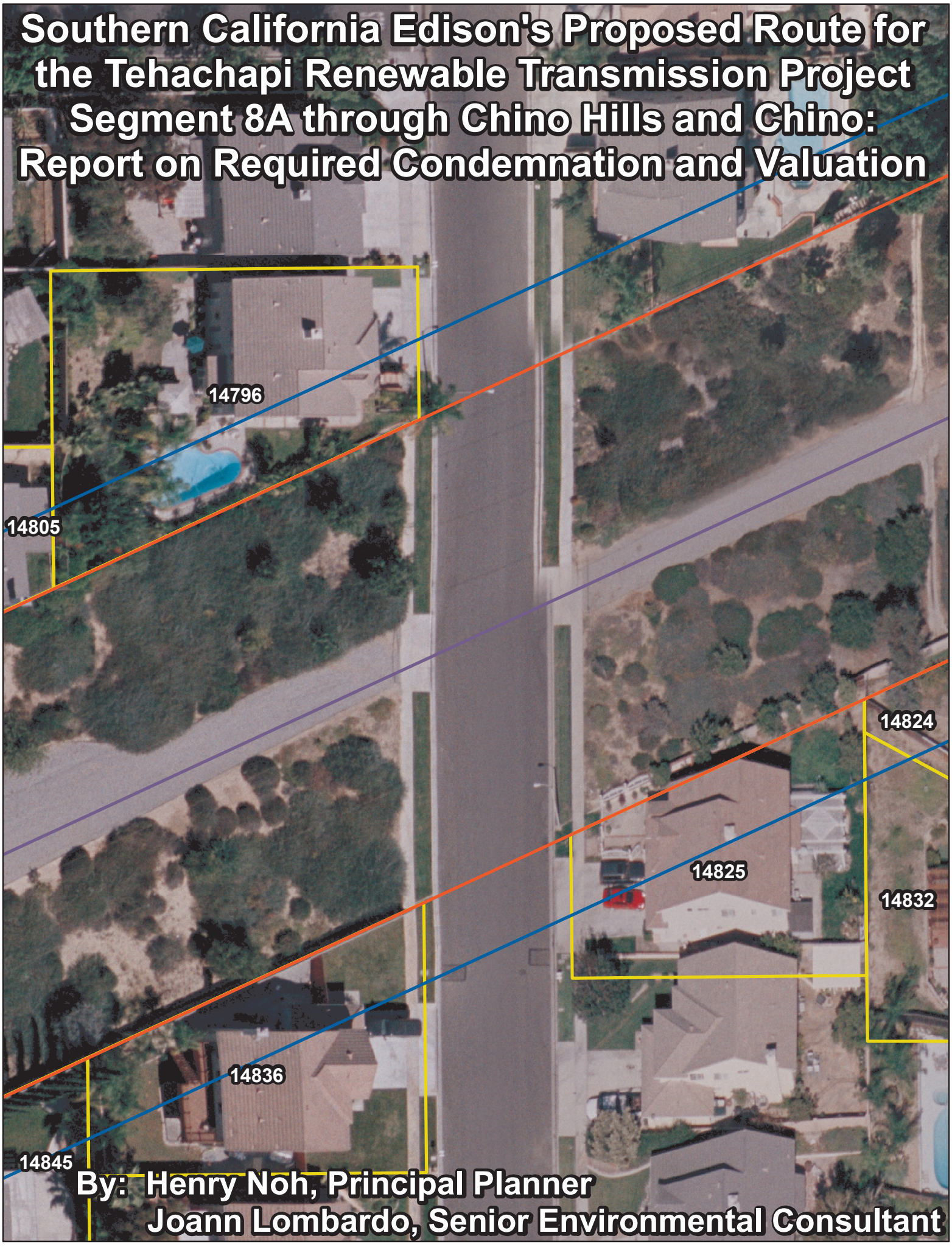
Relocating these lines to the CHSP as proposed in Alternative 4 would substantially improve access for aerial firefighting operations, both fixed and rotary wing aircraft. In addition, the limited ROW through the residential neighborhoods provides little, if any, operating room for ground firefighting resources. Transmission line arching-to-ground frequently occurs during wildfires when smoke plumes from the fires directly impact the transmission lines. This potential is extremely dangerous to firefighters or anyone in the immediate vicinity. The limited width of the ROW through this residential area provides little, if any, opportunity for ground firefighting resources to maintain a safe distance from the transmission lines and hazards associated with them during firefighting operations. Routing these transmission lines through vast areas of open space, as proposed in Alternative 4, provides greater flexibility and safety for firefighting resources.

Paul L. Benson
Fire Chief

cc: CVIFD Board of Directors

Section 2, Attachment 8

Southern California Edison's Proposed Route for the Tehachapi Renewable Transmission Project Segment 8A through Chino Hills and Chino: Report on Required Condemnation and Valuation



By: Henry Noh, Principal Planner
Joann Lombardo, Senior Environmental Consultant

Preliminary Assessment of Impacts to Chino Hills Properties from TRTP Easement

Report Contents

Preliminary Assessment of Impacts to Chino Hills Properties from TRTP Easement

EXECUTIVE SUMMARY

Introduction

This report presents a preliminary estimate of the impacts of the Tehachapi Renewable Transmission Project (TRTP) SCE easement on properties within the City of Chino Hills. SCE proposes to locate the TRTP through Chino Hills on an existing 150 foot wide right of way (ROW or easement), which was designed to accommodate 220-kV T/L structures that are approximately 100 feet tall with a wingspan of 45 feet. As shown in Figure 2.2-41 of the DEIR/EIS, the proposed TRTP structures would be 500-kV T/L facilities, 195 feet tall with a wingspan of approximately 60 feet.

Information presented in the Draft Environmental Impact Report (DEIR/EIS) for the TRTP indicates that a minimum acceptable ROW for a 500-kV T/L facility needs to be no less than 200 feet wide. To accommodate the proposed TRTP 500-kV T/L facilities within Chino Hills, the existing 150-foot easement will need to be expanded to a minimum width of 200 feet. This will require that the existing Chino Hills ROW be widened by 25 feet on each side.

In this report, aerial maps (Exhibits 2 through 37) are provided to demonstrate which Chino Hills properties would be affected by the proposed TRTP easement. Areas affected by both the existing 150-foot and accepted minimum 200-foot ROW are shown. This report then quantifies the number of properties affected and calculates the costs to SCE that would be required to acquire these properties through eminent domain.

Basis for Determined Need for 200 Foot ROW

The existing 150-foot ROW in Chino Hills cannot support the new TRTP 500-kV T/L facilities:

- SCE's Transmission Design specification E-2008-21, Construction of Transmission Line Access Roads and Tower Site Preparation, Section 1.8.5, provides that, for maintenance purposes, new pole and tower sites must have specified clearances around their base. For 500 kV towers or poles, SCE's design specifications require a 100-foot radius from the face of each tower footing. As shown in Exhibit 1, *Required Footing Clearance for 500 kV Towers,* this required radius cannot be accommodated in a 150-foot ROW, and in fact, can barely fit within a 200-foot ROW.

- The Draft Environmental Impact Report prepared for the TRTP (at p. 2-45) provides that at each pole location a laydown area would be established for the

assembly process and would generally occupy an area of 200 feet by 200 feet (0.92 acre). While recognizing that the dimensions set forth in the DEIR/EIS are based on preliminary engineering and may vary slightly depending on location, the DEIR/EIS' recognition of the need for approximately 200 square feet for pole assembly at each pole location further illustrates the fact that the planned 195 foot poles cannot be accommodated within the150 foot ROW.

- The Draft Environmental Impact Report for the TRTP states that wire pulls occur every 15,000 feet (approximately 2.8 miles). While there is no indication in the DEIR/EIS where those locations will be along Segment 8A of the project which runs through Chino Hills, the need for such a site every 15,000 feet would indicate that at least one wire pull site would be needed in the approximately three mile stretch of Chino Hills' residential areas through which the line would run. The dimensions of the area needed for the stringing setups associated with wire installation require an area of 200 feet by 200 feet (0.92 acre) (DEIR/EIS, p. 2-46). Again, these figures provide further justification for the inability of the existing 150 foot ROW to accommodate the 500 kV transmission line.

Methodology of TRTP 200' Easement Map

To illustrate the potential impacts of the SCE ROW on City of Chino Hills' properties, a Geographic Information System (GIS) and 2008 aerial photo and parcel map overlays were used to accurately display the existing 150' SCE ROW and the minimum acceptable 200' ROW.

Residential Properties: Residential parcels that have homes, pools, patios and other structures within the ROW were tabulated. Next, using current (March 2009) data from www.zillow.com, property values for the tabulated parcels were estimated. From these estimates, the potential cost to SCE to acquire the affected residential properties through eminent domain was calculated as follows:

a) If the ROW encompassed any part of a house, the cost to acquire the property through eminent domain was calculated at 100% of the property value.

b) If the ROW did not reach the house but encompassed part of a residential yard that contained a pool, gazebo, patio or other similar structure, the cost to acquire the necessary portion of the property through eminent domain was calculated at 50% of the property value.

c) If the ROW did not reach the house but encompassed 50% of the residential yard, the cost to acquire the necessary portion of the property through eminent domain was calculated at 50% of the property value.

Chino Hills is unique among southland communities for its large minimum single family residential lot sizes and generous setbacks.[1] The market attraction of homes in Chino Hills is strongly influenced by their lot and yard sizes. Consequently, loss of use of yards and outdoor amenities would severely diminish the value of a Chino Hills residential property. A 50% loss is considered a reasonable estimate of this diminishment.

The estimated costs to acquire the affected residential properties presented in this report do not include associated relocation costs. According to the United States Department of Housing and Urban Development (HUD), relocation costs could include a price differential payment of up to $22,500 for owner occupied houses and rental assistance payments of to $5,250 for renter owned houses.[2]

Owners whose property is condemned would also be entitled to any loss of value their properties suffer due to the fear the increase in the size of the TRTP 500 kV lines will cause.[3] This loss of value based on fear is commonly referred to as "stigma cost". At this time, the City does not have an estimate for additional stigma costs.

Park Property: For the Coral Ridge Park property, the overlay maps reveal that three (3) tennis courts and a tot lot with fall zone (edge restraint, rubber surface, sand, etc.) would be located within the 200' easement. The potential cost to SCE to relocate and reconstruct the tennis courts and tot lot elsewhere on the park property was calculated based on information provided March 2009 by Craig Sensenbach of RJM Design Group, a landscape architectural firm under contract with the City of Chino Hills. The cost estimate does not include the value of land lost to the easement or the cost of grading the new site on which the relocated facilities would be located.

Church Property: The overlay maps reveal that over half of the existing parking of the Chino Valley Community Church is located within both the existing 150-foot ROW and the minimum acceptable 200-foot ROW. The church property contains a 28,000 square foot sanctuary building, 23,402 square foot multi-purpose building, a 21,500 square foot classroom building and 346 total parking spaces. SCE has informed the City that while parking is currently allowed in the SCE ROW, it will no longer be allowed if the 500 kV transmission line is installed. With the loss of more than half of its available parking

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[1] The affected residential properties are in the Low Density Residential (R-S) zone, established by the Chino Hills Development Code, which sets the minimum lot size as 7,200 square feet, average minimum lot width at 60 feet, aggregate minimum side yard at 20 feet, minimum rear yard at 15 feet, and maximum lot coverage at 40 feet.

[2] A price differential payment is based on the difference, if any, between the acquisition price of the acquired dwelling and the purchase price of a comparable decent, safe, and sanitary replacement dwelling, as determined by the agency. A rental assistance payment is based on the difference, if any, between the cost of the monthly rent and utilities of the displacement dwelling and a comparable decent, safe, and sanitary replacement dwelling, as determined by the agency. (Source: http://www.hud.gov/offices/cpd/affordablehousing/training/web/relocation/permanent.cfm; accessed March 15, 2009).

[3] Reference: San Diego Gas & Electric Co. v. Daley (1988) 205 Cal.App.3e 1334; in an eminent domain proceeding by a gas and electric company to acquire a power line easement, the trial court properly admitted evidence relating to the controversy over health hazards posed by electromagnetic radiation and its effect on property value since the appropriate question was whether the fear of the danger existed, not whether the danger was real, and would affect market value.

spaces, the church would no longer comply with the parking requirements of the City of Chino Hills Development Code, and would deprive the church of the needed parking it needs to accommodate its patrons.

Consequently, to proceed with the TRTP, SCE would be required to compensate the Chino Valley Community Church for all or part of its property, and the cost of relocating or replacing church facilities. This report does not provide a calculation for these expected church property compensation costs.

Commercial Property: The overlay maps reveal that portions of the Chino Hills Promenade commercial center, which consists of a total of approximately 54,000 square feet of building area and approximately 301 parking spaces, is located within both the existing 150-foot ROW and the minimum acceptable 200-foot ROW. The ROWs would result in the loss on an approximate 11,000 square foot multi-tenant retail building, a full service car wash, a fast food restaurant, and approximately 31 parking spaces. The loss of these facilities would severely impact the operation and viability of the commercial center. To determine the value of these commercial facilities, information from www.costar.com (accessed March 2009) was evaluated and compared to actual costs per square foot of building area (land and improvements) for the Crossroads Entertainment Center. Based on this information, the estimated cost per square foot of building area for the Chino Hills Promenade was calculated at $250 based on the location, tenant mix and age of the center. Of the total Chino Hills Promenade property, the TRTP is expected to reduce the center's viability by approximately 50%.

Consequently, to proceed with the TRTP, SCE would be required to compensate the Chino Hills Promenade for 50% of its property value, as well as associated relocation costs for center business owners.

Findings

Table 1, *Estimated Condemnation Cost for Chino Hills Properties Impacted by a 200' Wide SCE Easement for the Tehachapi Renewable Transmission Project,* presents the tabulations of properties affected by the proposed TRTP ROW.

Expanding the existing Chino Hills 150-foot SCE ROW to the minimum acceptable width of 200 feet would affect 147 residential properties. Acquisition of these affected properties through eminent domain is expected to cost SCE approximately, $55,200,000, exclusive of additional relocation or stigma costs.

Expanding the ROW would affect three tennis courts and a tot lot within the City of Chino Hills Coral Ridge Park. The cost to SCE to relocate and reconstruct the tennis courts and tot lot elsewhere on the park property would be $580,000, exclusive of the value of land lost to the easement and the cost of grading the new site on which the relocated facilities would be located.

Under both the current 150-foot and required expanded 200-foot ROW, Chino Valley Community Church would lose between 174 to 182 parking spaces, over 50% of its existing 346 total parking spaces. With the loss of more than half of its available parking spaces, the church would no longer comply with the parking requirements of the City of Chino Hills Development Code, and would deprive the church of the needed parking it needs to accommodate its patrons. Consequently, to proceed with the TRTP, SCE would be required to compensate the Chino Valley Community Church for all or part of its property, as well as the associated relocation and/or replacement costs.

Under both the current 150-foot and required expanded 200-foot ROW, the Chino Valley Promenade commercial center would lose approximately 50% of its value. Consequently, to proceed with the TRTP, SCE would be required to compensate the Chino Hills Promenade for 50% of its property value. With a total estimated value of $13,500,000 (54,000 square feet of building area x $250 per square foot), SCE would be required to compensate the property owner $6,750,000 (50%), plus associated business relocation costs.

Based on this preliminary estimate of the impacts of the TRTP on Chino Hills' properties, the cost of TRTP to compensate property owners for lost use of property would be a minimum of $61,946,000. This minimum amount accounts for the residential, park and commercial property costs summarized above. Additional costs to SCE related to the Chino Hills Community Church property, loss of City park property, and associated relocation and stigma costs still are unknown.

2999/002/X107748.v1

Table 1. Estimated Condemnation Cost for Chino Hills Properties Impacted by a 200' Wide SCE Easement for the Tehachapi Renewable Transmission Project

Neighborhood	Zillow - Total Property Value Estimate[1]	Pool w/in Easement[2]	Gazebo, Patio, etc. w/in Easement[2]	Home w/in Easement[3]	Loss of 50% or More of Backyard[4]	Park Amenity Costs[5]	Commercial Property Loss[6]	Total Condemnation Value
Oak Tree Downs								
875 Everest Dr.	$1,139,000			X				$1,139,000
895 Everest Dr	$1,024,000	X	X					$512,000
975 Everest Dr	$1,030,000				X			$515,000
Coral Ridge Park								
Tennis Court						$160,000		
Tennis Court						$160,000		
Tennis Court						$160,000		
Tot Lot Structure and fall zone surfaces						$100,000		
2191 Calle Bienvenido	$461,000				X			$230,500
2201 Calle Bienvenido	$502,000	X			X			$251,000
15114 Via Loreto	$474,000			X	X			$474,000
2254 Avenida Cabrillo	$492,000			X	X			$492,000
2264 Avenida Cabrillo	$552,000		X		X			$276,000
2272 Avenida Cabrillo	$544,000		X		X			$272,000
2278 Avenida Cabrillo	$564,000		X		X			$282,000
2284 Avenida Cabrillo	$541,000				X			$270,500
2296 Avenida Cabrillo	$549,000		X		X			$274,500
2300 Avenida Cabrillo	$558,000	X	X	X	X			$558,000
2306 Avenida Cabrillo	$580,000		X		X			$290,000
2269 Avenida La Paz	$475,000		X	X	X			$475,000
2279 Avenida La Paz	$475,000	X			X			$237,500
2291 Avenida La Paz	$502,000	X	X					$251,000
2299 Avenida La Paz	$460,000				X			$230,000
2311 Avenida La Paz	$467,000				X			$233,500
2321 Avenida La Paz	$463,000				X			$231,500
2331 Avenida La Paz	$483,000				X			$241,500
2343 Avenida La Paz	$492,000		X		X			$246,000
2349 Avenida La Paz	$462,000				X			$231,000
2357 Avenida La Paz	$462,000				X			$231,000
2346 Paseo Del Palacio	$571,000	X	X		X			$285,500
2350 Paseo Del Palacio	$537,000	X	X	X	X			$537,000
2358 Paseo Del Palacio	$546,000		X	X	X			$546,000
2364 Paseo Del Palacio	$542,000		X	X	X			$542,000
2372 Paseo Del Palacio	$522,000		X	X	X			$522,000
2380 Paseo Del Palacio	$486,000		X	X	X			$486,000
2390 Paseo Del Palacio	$537,000	X	X	X	X			$537,000
2398 Paseo Del Palacio	$524,000	X		X	X			$524,000
2402 Paseo Del Palacio	$516,000		X	X	X			$516,000
2412 Paseo Del Palacio	$550,000		X	X	X			$550,000
2420 Paseo Del Palacio	$531,000		X	X	X			$531,000
2359 Avenida La Paz	$489,000		X	X	X			$489,000
2371 Avenida La Paz	$458,000			X	X			$458,000
2409 Calle Bienvenida	$482,000	X						$241,000
2417 Calle Bienvenida	$446,000	X			X			$223,000
2425 Calle Bienvenida	$489,000			X	X			$489,000
2446 Calle Bienvenida	$516,000	X		X				$516,000
2426 Paseo Del Palacio	$597,000	X		X	X			$597,000
2436 Paseo Del Palacio	$512,000		X	X	X			$512,000
2444 Paseo Del Palacio	$540,000		X	X	X			$540,000
2452 Paseo Del Palacio	$530,000	X	X	X	X			$530,000
2460 Paseo Del Palacio	$785,000		X	X	X			$785,000
2468 Paseo Del Palacio	$469,000		X	X	X			$469,000
2476 Paseo Del Palacio	$562,000	X	X	X	X			$562,000
2484 Paseo Del Palacio	$538,000		X		X			$269,000
2494 Paseo Del Palacio	$520,000		X		X			$260,000
2498 Paseo Del Palacio	$555,000				X			$277,500
2581 Paseo Tortuga	$419,000			X				$419,000
2664 Paseo Del Palacio	$555,000				X			$277,500
2672 Paseo Del Palacio	$626,000				X			$313,000
2714 Avenida Marguerite	$635,000	X	X	X	X			$635,000
2726 Avenida Marguerite	$535,000		X		X			$267,500
2811 Hawk Rd	$560,000		X		X			$280,000
2819 Hawk Rd	$566,000	X	X	X	X			$566,000
2827 Hawk Rd	$472,000	X	X		X			$236,000
2385 Hawk Rd	$549,000			X	X			$549,000
2843 Hawk Rd	$558,000		X	X	X			$558,000
2851 Hawk Rd	$503,000		X	X	X			$503,000
2859 Hawk Rd	$533,000	X		X	X			$533,000
2875 Hawk Rd	$514,000	X	X	X	X			$514,000
2883 Hawk Rd	$518,000				X			$259,000

Table 1. Estimated Condemnation Cost for Chino Hills Properties Impacted by a 200' Wide SCE Easement for the Tehachapi Renewable Transmission Project

2891 Hawk Rd	$513,000		X	X	X			$513,000
2899 Hawk Rd	$520,000		X	X	X			$520,000
2907 Hawk Rd	$533,000				X			$266,500
14814 Maplewood Dr	$515,000	X		X				$515,000
14805 Maplewood Dr	$512,000			X	X			$512,000
14854 Maplewood Dr	$516,000		X	X	X			$516,000
14845 Maplewood Dr	$549,000			X				$549,000
14796 Foxwood Rd	$527,000	X		X				$527,000
14785 Foxwood Rd	$521,000	X	X	X	X			$521,000
14836 Foxwood Rd	$491,000		X	X	X			$491,000
14825 Foxwood Rd	$529,000		X	X				$529,000
14776 Morningfield Dr	$474,000		X	X	X			$474,000
14767 Morningfield Dr	$432,000		X	X	X			$432,000
3081 Morningfield Dr	$483,000	X	X	X	X			$483,000
3100 Morningfield Dr	$434,000		X	X	X			$434,000
3108 Morningfield Dr	$485,000		X		X			$242,500
14824 Little Creek Ct	$536,000			X	X			$536,000
14827 Little Creek Ct	$552,000	X	X		X			$276,000
14754 Hiddenspring Cir	$495,000	X		X	X			$495,000
14755 Hiddenspring Cir	$449,000		X	X	X			$449,000
14747 Hiddenspring Cir	$520,000	X	X	X	X			$520,000
14744 Sleepyglen Cir	$432,000			X				$432,000
14727 Sleepyglen Cir	$485,000		X	X				$485,000
14736 Fieldflower Cir	$489,000	X	X	X				$489,000
14735 Fieldflower Cir	$444,000			X	X			$444,000
14727 Fieldflower Cir	$514,000				X			$257,000
14724 Elkwood Cir	$484,000		X	X				$484,000
14717 Elkwood Cir	$452,000		X	X				$452,000
14714 Prairieview Cir	$549,000	X	X	X				$549,000
14722 Prairieview Cir	$416,000		X	X	X			$416,000
14715 Prairieview Cir	$447,000		X	X	X			$447,000
14706 Fawnglen Cir	$473,000		X	X	X			$473,000
14707 Fawnglen Cir	$482,000	X	X	X				$482,000
14684 Summerbreeze Cir	$493,000	X	X					$246,500
14685 Summerbreeze Cir	$449,000		X	X	X			$449,000
14677 Summerbreeze Cir	$472,000	X						$236,000
14700 Lost Trail Dr	$432,000		X	X	X			$432,000
3258 Cottontail Cir	$449,000				X			$224,500
3266 Cottontail Cir	$486,000	X			X			$243,000
3531 Garden Ct	$490,000	X			X			$245,000
3561 Garden Ct	$430,000	X			X			$215,000
3569 Garden Ct	$468,000				X			$234,000
3579 Garden Ct	$481,000				X			$240,500
3526 Alder Pl	$400,000		X		X			$200,000
3536 Alder Pl	$346,000				X			$173,000
3546 Alder Pl	$316,000				X			$158,000
3554 Alder Pl	$317,000				X			$158,500
3564 Alder Pl	$354,000		X		X			$177,000
3572 Alder Pl	$335,000		X		X			$167,500
3582 Alder Pl	$329,000				X			$164,500
3601 Garden Ct	$388,000	X			X			$194,000
3609 Garden Ct	$437,000	X			X			$218,500
3611 Garden Ct	$432,000				X			$216,000
3615 Garden Ct	$346,000				X			$173,000
3623 Garden Ct	$429,000		X		X			$214,500
3633 Garden Ct	$424,000		X		X			$212,000
3643 Garden Ct	$340,000		X		X			$170,000
14696 Lobelia Dr.	$399,000		X	X	X			$399,000
14705 Cork Dr	$320,000			X	X			$320,000
14706 Foxglove Dr	$335,000		X	X				$335,000
3650 Alder Pl	$344,000				X			$172,000
3660 Alder Pl	$395,000		X		X			$197,500
3666 Alder Pl	$340,000		X		X			$170,000
3674 Alder Pl	$317,000			X	X			$317,000
3684 Alder Pl	$326,000		X		X			$163,000
3694 Alder Pl	$343,000				X			$171,500
14693 Lobelia Dr	$383,000	X		X				$383,000
3719 Garden Ct	$420,000	X			X			$210,000
3729 Garden Ct	$415,000	X			X			$207,500
3745 Garden Ct	$412,000			X	X			$412,000
3769 Garden Ct	$401,000			X				$401,000
3714 Alder Pl	$338,000	X			X			$169,000
3724 Alder Pl	$315,000				X			$157,500
3732 Alder Pl	$355,000			X	X			$355,000
3740 Alder Pl	$314,000				X			$157,000
3750 Alder Pl	$335,000			X	X			$335,000
3760 Alder Pl	$340,000	X	X		X			$170,000
3770 Alder Pl	$373,000				X			$186,500
3776 Alder Pl	$342,000				X			$171,000

Table 1. Estimated Condemnation Cost for Chino Hills Properties Impacted by a 200' Wide SCE Easement for the Tehachapi Renewable Transmission Project

3824 Alder Pl	$322,000		X		X			$161,000
3834 Alder Pl	$335,000		X		X			$167,500
3844 Alder Pl	$427,000			X	X			$427,000
3852 Alder Pl	$408,000		X	X	X			$408,000
3862 Alder Pl	$343,000	X						$171,500
Chino Valley Community Church - The development includes a 28,000 sq. ft. church, 23,402 sq. ft. multi-purpose building and a 21,500 sq. ft. classroom and 346 total parking spaces. If the SCE easement is expanded and doesn't allow parking underneath the easement, then the church loses 182 parking spaces (53%). This will make the development not compliant with the City's Development Code and severly impact the development.[7]								
Chino Hills Promenade - The SCE easement would eliminate an approximate 11,000 sq. ft. multi-tenant retail building, a full service car wash, a fast food restaurant, and approximately 31 parking spaces. The total building square footage for the entire development is approximately 54,000 sq. ft. and the total parking spaces for the entire development is approximately 301. The loss of these buildings and parking would severly impact the operation of this commercial center.							$6,750,000	
Total	**$71,437,000**					**$580,000**	**$6,750,000**	**$54,616,000**
Total Loss[8]								**$61,946,000**

[1] Residential parcels that have homes, pools, patios and other structures within the ROWs were tabulated by using current (March 2009) data from www.zillow.com, property values for the tabulated parcels were estimated.

[2] If the ROW did not reach the house but encompassed part of a residential yard that contained a pool, gazebo, patio or other similar structure, the cost to acquire the necessary portion of the property through eminent domain was calculated at 50% of the property value.

[3] The estimated costs to acquire the affected residential properties presented in this report do not include associated relocation costs.

[4] If the ROW did not reach the house but encompassed 50% of the residential yard, the cost to acquire the necessary portion of the property through eminent domain was calculated at 50% of the property value.

[5] The potential cost to SCE to relocate and reconstruct the tennis courts and tot lot elsewhere on the park property was calculated based on information provided March 2009 by Craig Sensenbach of RJM Design Group, a landscape architectural firm under contract with the City of Chino Hills. The cost estimate does not include the value of land lost to the easement or the cost of grading the new site on which the relocated facilities would be located.

[6] To determine the value of these commercial facilities, information from www.costar.com (accessed March 2009) was evaluated and compared to actual costs per square foot of building area (land and improvements) for the Crossroads Entertainment Center. Based on this information, the estimated cost per square foot of building area for the Chino Hills Promenade was calculated at $250 based on the location, tenant mix and age of the center. Of the total Chino Hills Promenade property, the TRTP is expected to reduce the center's viability by approximately 50%.

Consequently, to proceed with the TRTP, SCE would be required to compensate the Chino Hills Promenade for 50% of its property value, as well as associated relocation costs for center business owners.

[7] To proceed with the TRTP, SCE would be required to compensate the Chino Valley Community Church for all or part of its property, and the cost of relocating or replacing church facilities. This report does not provide a calculation for these expected church property compensation costs.

[8] The Total Loss was caluculated by adding the sum of the Park Amenity Costs, Commercial Property Loss and Total Condemnation Value columns.

BEFORE THE PUBLIC UTILITIES COMMISSION

OF THE STATE OF CALIFORNIA

In the Matter of the Application of SOUTHERN CALIFORNIA EDISON COMPANY (U-338-e) for a Certificate of Public Convenience and Necessity Concerning the Tehachapi Renewable Transmission Project (Segments 4 through 11)	Application No. 07-06-03 (Filed June 29, 2007)

NOTICE OF AVAILABILITY OF THE CITY OF CHINO HILLS

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Attorneys for the City of Chino Hills

Date: April 6, 2009

BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA

In the Matter of the Application of Southern California Edison Company (U338E) for a Certificate of Public Convenience and Necessity Concerning the Tehachapi Renewable Transmission Project (Segments 4 through 11).	Application 07-06-031 (Filed June 29, 2007)

NOTICE OF AVAILABILITY OF THE CITY OF CHINO HILLS

On April 6, 2009, The City of Chino Hills served a document entitled "Comments of the City of Chino Hills on Draft Environmental Impact Report/ Environmental Impact Statement" in the above captioned proceeding. Appended to these Comments was a report entitled "Southern California Edison's Proposed Route for the Tehachapi Renewable Transmission Project Segment 8A through Chino Hills and Chino: Report on Required Condemnation and Valuation." Pursuant to Rule 1.9 (c) of the Commission's Rules of Practice and Procedure, and because the size of the complete report, which exceeds 3.5 megabytes, only a portion of this report was appended to the service copy of the Comments (the photographs were omitted). By this Notice of Availability, Chino Hills informs interested parties that a complete report will be provided immediately upon the request of the party receiving this notice. All requests should be directed to Jeanne Armstrong, Goodin, MacBride, Squeri, Day & Lamprey, 505 Sansome Street, Suite 900, San Francisco, CA 94111; (415)392-7900.

Respectfully submitted this 6th day of April, 2009, at San Francisco, California.

GOODIN, MACBRIDE, SQUERI,
DAY & LAMPREY, LLP

By */s/ Jeanne B. Armstrong*
Jeanne B. Armstrong

Attorneys for the City of Chino Hills

Joann Lombardo

Joann Lombardo is an environmental and urban planner with over twenty-five years' experience. Areas of expertise include preparation of CEQA and NEPA environmental impact analyses; policy planning; land use planning; housing studies and socio-economic assessments. Her range of experience includes assignments with over fifty western United States communities, allowing her to work effectively with city staff and the public, and to ensure quality work products within established time frames.

Credentials:

Masters of City and Regional Planning, Harvard University Kennedy School of Government, 1982
Urban Design Studies, Harvard University Gund School of Design, 1980
Bachelor of Art, American Studies/Economics, Reed College, 1978
Continuing Environmental and Planning Studies, University of California Extension Programs, 1994-2009

Publications:

"Arterial Access Management Issues/Opportunities - Three California Case Studies",
National Research Council, Transportation Research Board
"Foothill Boulevard - Transition form Service Road to Access Guidelines",
Institute of Traffic Engineers
"Homeless in our Cities", Orange County Magazine
"BID Tax Changing Downtowns", The Register

Professional Appointments and Activities:

Orange County Transportation Commission Measure M Citizen Oversight Committee Member
City of Newport Beach Bicycle Trails Committee Past Chair
City of Newport Beach Historic Preservation Committee Past Member
Lecturer: Access Management on Arterial Service Roads, Transportation Research Board
Lecturer: Creating New Guidelines for Retail Development, La Verne Planning Committee
Lecturer: Specific Planning Process, Yucaipa Downtown Association
Workshop Leader: General Planning Process Workshop, City of Victorville Planning Commission
Workshop Leader: Affordable Housing and Community Re-use, Capitola Housing Advisory Committee
Interim Community Development Director, City of Grand Terrace
Acting Community Development Director, City of Los Alamitos

Professional History:

Comprehensive Planning Services: President (1993 - current)
P&D Technologies: Senior Manager (1985 - 1993)
City of El Segundo: Planner/Housing Specialist (1983 -1985)
City of Downey: Housing & Redevelopment Specialist (1981-1983)
Harvard University: Teaching Assistant - Economics, Forecasting (1980 - 1981)
U.S. Environmental Protection Agency: Public Information Specialist (1978 - 1979)

Henry K. Noh

Professional Experience

11/01-Present ***Principal, Senior, Associate and Assistant Planner, City of Chino Hills***

Progressively responsible planning position, expanding from "Assistant Planner" to "Principal Planner". Currently, assist the Assistant Community Development Director – Development Services by assuming broad responsibility for the oversight of current and advanced planning projects; supervise, train, evaluate and assist in the development of two planning staff members; coordinate project administration and communication between the City Departments, other Agencies, the applicant and the public; and act on behalf of the Assistant Community Development Director of Development Services during absences.

As the City's Economic Development Planner I assist in trying to attract various desired retailers and restaurants to the City by marketing available sites. Also, I plan for and attend the various ICSC Conferences to represent and promote the City to the retail and development community.

As Project Manager of various significant development projects I have a large amount of interface with the Planning Commission, City Council, City Manager and major developers. As Project Manager I am in charge of transmitting the project to all necessary departments; administering the City's development standards, goals and policies; review the projects environmental impacts; answer all inquiries regarding the project from staff and the general public; compile and draft correspondences to the applicant; meet with the developers and staff to discuss and resolve various project issues, perform field inspections during entitlement and post entitlement, prepare request for proposals for consultants, draft staff reports and make presentations to the City Council and Planning Commission. Some of the significant projects I have been the Project Manager of include:

The Shoppes at Chino Hills

Serving as Project Manager and working with the City Manager and Department Heads on a joint City/Developer development project called the Shoppes at Chino Hills. The Shoppes is the largest and most complex project in the City's history, which involves the development of the City's permanent Civic Center, an upscale lifestyle retail/restaurant/office component, a multi-family residential component, the relocation of the largest existing City Park and a number of Land Use and Zone Changes. The total building area for the project is approximately 1 million square feet.

The Commons at Chino Hills

Project Manager of a freeway oriented commercial power center located on approximately 50-acres. The proposed uses within The Commons include a Lowe's Home Improvement, various retail, restaurant, and hotel uses totaling approximately 500,000 square feet of building area.

Chino Hills Corporate Park

Project Manager of a freeway oriented corporate office development located on approximately 10-acres. The project consists of four two-story office buildings totaling approximately 150,000 square feet of building area.

Pine Corporate Center

Project Manager on a freeway oriented office and retail development located on approximately 13-acres. The project consists of various one and two-story office and retail buildings totaling approximately 140,000 square feet of building area.

Ridgegate at Chino Hills
Project Manager of an upscale gated hillside community of 125 single-family detached homes on approximately 150-acres.

03/01-11/01 ***Planning Consultant, The Consulting Group, Inc.***
Met with planning staff from various municipalities to discuss zoning and design concerns regarding wireless communications facilities; met with our clients weekly to discuss the progress of our sites; researching and reviewing zoning ordinances of municipalities to ensure our developments met zoning requirements; preparing letters of responses to staff comments regarding developments; preparing project descriptions and justification letters; taking photos of sites to show existing conditions and for photo simulations; preparing applications for submittal; made presentations at public hearings.

06/00-03/01 ***Planning Intern, City of Fullerton***
Answering zoning questions on the telephone and at the public counter; reviewing site plans for compliance with zoning code requirements; preparing plan check comments; preparing CEQA categorically exempt documents; researching and generating a sign program map of all commercial and industrial centers within the city; taking pictures of various sites in the city for presentation purposes; generated graphics for the city's zoning code update; conducting surveys for the used oil recycling program; and other various activities requested by the Chief Planner and Planning Staff.

EDUCATION

08/04-Current **California State University, Fullerton**
Master of Public Administration

09/93-06/01 **California State Polytechnic University, Pomona**
Bachelor of Science in Urban and Regional Planning