

Comment Set C.160: Jim and Geri Duzick

From: james duzick [mailto:jduzick@earthlink.net]
Sent: Monday, October 02, 2006 3:54 PM
To: JBX@cpuc.ca.gov; antelope-pardee@aspenerg.com
Subject: Antelope-Pardee 500KV Transmission Project

To: John Boccio/Marian Kadota
CPUC/USDA Forest Service
C/O Aspen Environmental Group
30423 Canwood Street Suite 215
Agoura Hills, Ca 91301

Please include my comments in the public hearing process regarding the draft EIR/EIS for the Antelope-Pardee 500KV project. Thank you for your cooperation Jim Duzick
9303 Old Stage Road
Agua Dulce, Ca
91390

TROTH REALTORS *GMAC* REALTORS
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James F. Duzick

10/01/2006

From: Jim and Geri Duzick
9303 Old Stage Road
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To: The honorable Governor of California
Office of the Governor
State Capital, Sacramento, Ca 95814
E-mail: governor@governor.Ca.gov

Regarding : Antelope Pardee 500KV Transmission Project

Gentlemen :

Last week I had presented two adjacent 117 acre parcels of land in the 500KV project area to a client who had every inclination to write a purchase offer to buy the parcels offered. Purchase price would have been in a range from \$600,000-\$1,000,000. Despite the fact that power, roads, city water and phone were not available on or near these parcels the client was willing to

overcome those issues by generating his own power 24 hours a day, pump and store his own water from existing wells on the property, improve access to and from his site by installing all weather roads, operate cell phones in lieu of phone service and heat and cool the living structure with his own services.

When I disclosed that power lines might be built in the area to tie wind generated power to an upgraded 500KV trunk line as described in the various EIR's and NOP's being circulated, the land ceased to have any attraction to my buyer. Value went from \$1,000,000 dollars to \$0.00 dollars.

This is an all too familiar story unfolding daily to people trying to buy and sell land and developed properties in the Antelope Pardee 500KV project area. The implications go far beyond the fact that the general public doesn't like to look at power lines and will pay premium dollar to get away from the site or influence of them.

I have been bombarded with questions from my neighbors, clients, family members and community members for the last few weeks with questions and concerns and could provide only one common answer.... In the little time we have had to study the draft EIR/EIS associated with the Antelope -Pardee 500KV project we don't know yet what the impact might be as the SCE Preferred route would not impact the populations centers at all but Alternate 5 proposed in the EIR/EIS would dramatically affect population centers. Only the wisdom and sensitivity of decision makers would prevent or eliminate the pain and prevent social and economic destruction.

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Issues like:

- *Eminent domain in which the project procures properties it can't buy- Clients ask "do I get fair market" "will I or how do I get compensated for the loss of value?" Will implementation of the project affect the value of Real Estate in general? Historically, database analysis throughout the region suggests that the existence of high voltage tension lines to land tends to affect it desirability for investment or living on and correspondingly its value.*

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- Can I or should I sell my property now before this issue is decided and avoid the impact the project may have on my property value?
Full disclosure rules sure get tested on this question and the answer suggests that with the publishing of the EIR/EIS it may already be too late to escape a possible financial impact.

- Is it healthy to live near power lines? Does it cause leukemia or cancer? *I have to tell clients "I don't know".*

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- What impact will the removal of homes to make a pathway for the project as described in option 5 have on the community and conversely on the school system?
Potentially a huge impact is my answer... As a nine year member of past school boards and past School Board president of the Acton -Agua Dulce School district, I came to realize that the social and economic viability of the community had a direct relationship on the enrollment of students in area schools. More students enrolled in local schools meant a growing district that could offer greater diversity in program and hire and retain

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better teachers because they could be paid as much or perhaps more than competing school districts could offer.

A growing district and an expanding community, both in volume of activity and land value, means that the community has greater bonding capacity to build more and better schools.

Our recently unified school district has been struggling to complete the unification process and build the schools families were promised since the voters voted to unify.

Good schools attract more families which also cause more people to want to build more homes. Pride and investment in one's home, pride and investment in one's family helps communities grow. The Antelope-Pardee 500 KV project as described in option 5 would definitely have a negative effect on the community and its school system. If the community responded to the invasiveness of this project as communities historically have, the fragile economic stature of the school district trying to complete and fund the longstanding unification process could be overwhelmed in my opinion. One could ask the question that if option 5 costs more to implement, affects the communities and their organizations so profoundly why then even entertain that option?

- Are there security issues having to do with the installation of a 500KV line within the community??? In my opinion in response to my clients I believe that there are potential issues....
 - 1.) We live a scant few miles from the San Andreas Fault which is overdue for a major incident with an intensity somewhere in the 7.5 Richter range. In my opinion no one knows what the ramifications a worse case scenario may inflict on the infrastructure within the ACTON-Agua Dulce Community. There are a variety of lesser known faults that criss cross the community as well. Might any be triggered by a San Andreas incident ? Who knows.... Would it not be better if 500KV lines were buried in vaults rather than power distributed on 240 foot tall towers as described as described in the EIR/EIS???
Japan distributes its power in utility ducts (see http://en.wikipedia.org/wiki/Common_utility_duct.) because of intense seismic activity within the islands that make up Japan. To preserve the ability to provide aid to the population and insure access to people in need after an event, Japan buries their power lines.
 - 2.) In addition –Energy corridors- “The U.S. Department of Energy and Department of the Interior, Agriculture and Defense are preparing a draft programmatic Environmental Impact Statement pursuant to the National Environmental Policy Act to identify the impacts associated with designating energy corridors on federal lands in 11 western states. Is there logic in this project being part of that process... ??? For security reasons against issues like future terrorist activity , it would seem that energy corridors would be more secure if located as much as possible on federal lands where access is both visible and easier to control. See Preliminary Draft Map of Potential Energy Corridors on Federal Lands published in August 2007. Web site <http://corridoreis.anl.gov>.

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3.) The HWY 14 corridor is a route traveled by VFR pilots in inclement weather trying to navigate their way to either local airports /airparks or the San Fernando Valley. Alternate 5 of the 500KV Antelope Pardee EIR/EIS present an unnecessary hazard intruding on this path with 240 foot tall towers standing on 300 foot tall peaks already at 2500-2700 foot elevations.

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- Will High Voltage lines impact the function of home based business security systems and local networks in the homes schools and business of the community. Try to listen to an AM radio or VHF transmission near lines. This Issue is only superficially addressed in the EIR/ EIS

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Implementation of the proposed SCE Route in my opinion is more consistent with the planning described in the Antelope Valley General Plan and Santa Clarita General plan and more predictably less invasive and not as destabilizing to the communities affected than Alternate 5 of the Antelope Pardee 500KV Transmission project.

The urge, the need for and the impact of possible litigation and condemnation would destroy the economic base and structure of these communities.

Wisdom alone, notwithstanding the respect that governments should have for the investments that citizens have made in their communities, should compel the out come of this study/EIR/EIS to choose the proposed SCE route rather than alternate 5.

Jim Duzick
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Response to Comment Set C.160: Jim and Geri Duzick

- C.160-1 Please see General Response GR-5 regarding the Project's noticing procedures and review period. On September 13, the CPUC and the Forest Service formally extended the public review period for the Draft EIR/EIS to October 3, 2006.
- C.160-2 Your comments will be shared with the decision-makers who are reviewing the Project and alternatives at the USDA Forest Service and the CPUC. Please also see General Response GR-1 regarding potential effects on property values.
- C.160-3 Please see General Response GR-3 regarding potential EMF impacts.
- C.160-4 As discussed in Section C.9.10.2, the majority of land uses that would be restricted as a result of Alternative 5 would be the erection of new structures within the alternative ROW. However, given that SCE has not conducted construction or final alignment and design studies for Alternative 5, the EIR/EIS has assumed that the removal of one or more homes may occur. Alternative 5 would not result in the displacement of a significant portion of the families in the Leona Valley or Agua Dulce communities, nor would it necessitate the closure of local schools.
- C.160-5 As discussed in Section C.5.10.2, damage related to earthquake induced phenomena would be less than significant with mitigation incorporated.
- C.160-6 As discussed in Section C.13.10.2, SCE would be required to submit FAA Form 7460-1, Notice of proposed Construction or Alteration, to the Manager of the FAA Air Traffic Division for review and approval of the Alternative 5 route. Impacts to aviation would be less than significant.
- C.160-7 As discussed in Section C.6.10.2, impacts to radio and television interference associated with Alternative 5 would be less than significant with mitigation incorporated.