

Comment Set B.1: Varner & Brandt LLP, on behalf of B & C Land and Water, LLC

VARNER & BRANDT LLP

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PLEASE REPLY TO
RIVERSIDE OFFICE

JAMES W. DILWORTH
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VAHE H. SARRAFIAN
Of Counsel

August 18, 2006

John Boccio / Marian Kadota
CPUC / USDA Forest Services
c/o Aspen Environmental Group
30423 Canwood Street, suite 215
Agoura Hills, California 91301

RE: Antelope-Pardee 500kv Transmission Project Proposed by
Southern California Edison Company
Application No. A.04-12-007

Dear Mr. Boccio and Ms. Kadota:

We are writing on behalf of B & C Land and Water, LLC concerning the above referenced matter. B & C Land and Water own certain property in the Aqua Dulce area on which there is an approved Tentative Tract Map No. 50385. The APNs for the property are attached.

We have received notice of public hearings to be held on the draft Environmental Impact Report ("EIR") for the above referenced matter. In the notice, Alternative 5 referencing the Antelope-Pardee Sierra Pelona Re-Route would have a severe impact on the value of our client's property. We believe that this must be considered in the EIR. Please consider the following:

For the last several years, our client has been working diligently with the Aqua Dulce Town Counsel and the community to prepare a residential project on their property that will enhance the current life style of the area. Our client has spent millions of dollars for entitlement, approval and final engineering plans to construct the development in order to compliment the existing rural life style of the community. Although they have been approved for 339 residential estate lots, they have recently designed the plan to reduce it to 321 lots to maintain substantial open space areas around the development. The final map for Phase 1 of the project consisting of 68 homes has already been recorded and construction is to begin in the near future. They have also taken significant efforts to enhance the current rural equestrian theme with large lots and estate homes valued at over \$1,000,000. As you know, this area is one the last pristine areas with estate homes in Los Angeles County and the jurisdiction should do whatever necessary to preserve this project. In addition, the area includes many historical sites such as Vasquez Rocks County Park.

B.1-1

B.1-2

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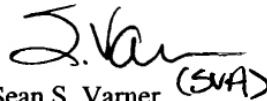
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The proposed Alternative 5 would not only have a negative impact on our client's project, but we also believe it would have a negative affect on the community at large. In addition, the project would potentially be considered a taking of our client's property and would increase the cost of your project by millions of dollars.

B.1-3

Should you have any questions or comments, please feel free to contact us at any time.

Very truly yours,



Sean S. Varner (SVA)
of VARNER & BRANDT LLP

SSV:mm

Enclosure

cc: Agua Dulce Town Counsel

PRATTY
Assessor Parcel Numbers
Vacant Land and 68 Lots

Pratty	17.71	3212-001-016
Pratty	5.5	3213-008-001
Pratty	35.13	3213-011-002
Pratty	10	3213-011-005
Pratty	10	3213-011-006
Pratty	10	3213-011-007
Pratty	10	3213-011-008
Pratty	15.07	3213-018-026
Pratty	20	3213-018-027
Pratty	25.23	3213-018-029
Pratty	40	3213-018-030
Pratty	40	3213-018-031
Pratty	80	3213-018-032
Pratty	80	3213-018-033
Pratty	40	3213-018-038
Pratty	40	3213-018-039
Pratty	35.37	3213-018-042
Pratty	5	3213-027-003
Pratty	10	3213-027-004
Pratty	7.7	3213-027-005
Pratty	2.3	3213-027-006
Pratty	5	3213-027-007
Pratty	20	3213-027-010
Pratty	5	3213-032-001
Pratty		3216-019-008
Pratty		3216-019-009
Pratty		3216-019-010
Tract 50385-1	Lot 01	3216-026-001
68 Lots	Lot 02	3216-026-002
	Lot 03	3216-026-003
	Lot 04	3216-026-004
	Lot 05	3216-026-005
	Lot 06	3216-026-006
	Lot 07	3216-026-007
	Lot 08	3216-026-008
	Lot 09	3216-026-009
	Lot 10	3216-026-010
	Lot 11	3216-026-011
	Lot 12	3216-026-012
	Lot 13	3216-026-013
	Lot 14	3216-026-014
	Lot 15	3216-026-015
	Lot 16	3216-026-016
	Lot 17	3216-026-017
	Lot 18	3216-026-018
	Lot 19	3216-026-019
	Lot 20	3216-026-020
	Lot 21	3216-026-021
	Lot 22	3216-026-022
	Lot 23	3216-026-023

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PRATTY
Assessor Parcel Numbers
Vacant Land and 68 Lots

Lot 24	3216-026-024
Lot 25	3216-026-025
Lot 26	3216-026-026
Lot 27	3216-026-027
Lot 28	3216-027-001
Lot 29	3216-027-002
Lot 30	3216-027-003
Lot 31	3216-027-004
Lot 32	3216-027-005
Lot 33	3216-027-006
Lot 34	3216-027-007
Lot 35	3216-027-008
Lot 36	3216-027-009
Lot 37	3216-027-010
Lot 37	3216-027-011
Lot 38	3216-027-012
Lot 38	3216-027-013
Lot 39	3216-027-014
Lot 40	3216-027-015
Lot 41	3216-027-016
Lot 42	3216-027-017
Lot 43	3216-027-018
Lot 43	3216-027-019
Lot 44	3216-027-020
Lot 45	3216-027-021
Lot 46	3216-027-022
Lot 47	3216-027-023
Lot 48	3216-026-028
Lot 49	3216-026-029
Lot 50	3216-026-030
Lot 51	3216-027-024
Lot 52	3216-027-025
Lot 53	3216-027-026
Lot 54	3216-027-027
Lot 55	3216-027-028
Lot 56	3216-027-029
Lot 57	3216-027-030
Lot 58	3216-027-031
Lot 59	3216-027-032
Lot 60	3216-026-031
Lot 61	3216-026-032
Lot 62	3216-026-033
Lot 63	3216-026-034
Lot 64	3216-026-035
Lot 65	3216-026-036
Lot 66	3216-026-037
Lot 67	3216-026-038
Lot 68	3216-026-039

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Responses to Comment Set B.1: Varner & Brandt LLP, on behalf of B & C Land and Water, LLC

- B.1-1 As discussed in Section C.9.10.2 (Impact L-3), we recognize that Alternative 5 would create significant and unavoidable impacts to planned land uses within the ROW, including the approved Agua Dulce Residential Project. Your concerns will be shared with the decision-makers who are reviewing the Project and alternatives at the USDA Forest Service and the CPUC.
- B.1-2 Vasquez Rocks Natural Area Park would be located approximately 0.8 miles west of the Alternative 5 route, and recreational use of the area would not be affected by the Alternative 5 alignment (see Section C.9.10.1). However, as discussed in Section C.15.10.2 (Impact V-25), impacts to the visual quality of landscape views from Vasquez Rocks as a result of Alternative 5 would be significant and unavoidable.
- B.1-3 Please see General Responses GR-1 and GR-2 regarding the project's potential effects on property values and SCE's negotiations with landowners.