

EXHIBIT B

EXHIBIT B

City of Jurupa Valley

Brad Hancock, Mayor . Laura Roughton, Mayor Pro Tem .

Brian Berkson, Council Member . Frank Johnston, Council Member . Verne Lauritzen, Council Member

August 20, 2015

Mr. Jensen Uchida
California Public Utilities Commission
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102

RE: Southern California Edison's Application for a Certificate of Public Convenience and Necessity for the Riverside Transmission & Reliability Project- A.15-04-013

Mr, Uchida,

In your letter of July 23, 2015, you requested information regarding the status of any projects that have been approved or are currently under review by the City in or adjacent to the proposed path of the proposed RTRP transmission line in order to assist the CPUC in its analysis of the SCE application for a Certificate of Public Convenience and Necessity.

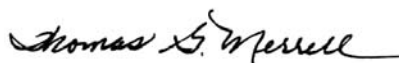
As shown on the attached table and attachments, there are eight projects that have been entitled within the path of the RTRP line, and of those, three have been built and occupied. One of the remaining five (Riverbend) is well under construction and the other four are expected to begin construction soon. In addition, there are also seven existing, occupied projects that will be directly affected by the proposed line due to their close proximity. We used the safety area definition for the Chino Hills project and our recently adopted Environmental Justice Element (see definition, page 5 and land use policies beginning on page 16) as a guide in determining areas affected by the line, which includes a public park and an elementary school.

You should also be aware that all of the information contained in the attached project data sheets was offered to SCE in response to their data request, including copies of entitlement documents. We were surprised to see their submittal of July 21, 2015 did not include many of the projects on our list. We are pleased to have the opportunity to clarify the full scope of the potential impacts of this project on our community.

The attached project listing includes a summary table, an overall project site aerial with the general location of all projects shown by number or by letter and a set of project detail sheets. We are also prepared to provide detailed plans or entitlement documents upon your request.

Please don't hesitate to contact me if you need anything further. In the meantime, we look forward to meeting you and providing any further assistance when you make the trip for a site visit and scoping meeting.

Sincerely,



Thomas G. Merrell, AICP
Planning Director

cc: Gary Thompson, City Manager
George Wentz, Assistant City Manager
Jack M. Mulligan, CPUC Counsel

RTRP

The following is a list of planned/approved or existing development associated with the I-15 Corridor Specific Plan that is in the RTRP's planned path or affected areas:

- **Within the RTRP Line Proposed Path**
 - Planning Areas 10, 12, 13, and 20 north of Limonite
 - Vernola Marketplace Shopping Center
 - Vernola Marketplace Apartments*
- **Affected Projects**
 - Vernola Park
 - Harvest Villages residential neighborhood
 - Township residential neighborhood and public park on the east side of Pats Ranch Road south of Limonite

*The specific impacts on the approved Vernola Marketplace Apartments are discussed in a separate section under "Vernola Marketplace Apartments."

The RTRP route will be located within and in close proximity to both entitled and existing residential neighborhoods in the area of the Specific Plan in the I-15 corridor.

As part of the Specific Plan, there is a planned bike trail loop system and interconnect with Bellegrave Avenue, Hamner Avenue, and Wineville Avenue. The planned trail along the south side of Bellegrave Avenue will be impacted by RTRP.

PROJECTS IN THE CITY OF JURUPA VALLEY WITHIN OR AFFECTED BY RTRP PATH

Numbered:
Within path
(see Project Listing Key)

Lettered:
Affected
Projects

- A. IDI Industrial
- B. Vernola Park
- C. Harvest Village residential
- D. Township residential
- E. Elementary School
- F. Riverdale Estates residential

I-15 Corridor Specific Plan Boundary
→

Approximate RTRP Line Route
→



PROJECT LISTING KEY

1. Stratham / Harmony Trails: (Tentative Map, rezone, Development Plan)
2. William Lyon Homes / Turnleaf: Final Map, homes occupied
3. Thoroughbred Farms: Specific Plan and Parcel Map
4. I-15 Corridor Specific Plan, Master Plan - nearly complete
5. Vernola Marketplace Shopping Center: complete
6. Vernola Marketplace Apartments: GPA, rezone, development plan
7. Lennar / Riverbend: Tract Map, Development Plan
8. Goose Creek Golf Club

	Bellegrave and Landon			
4	I-15 Corridor Specific Plan No. 266 Location: South of Bellegrave Ave.; east of Hamner Ave.; west of Wineville Ave.; and north of 68th Street	Total Area of Specific Plan: 747.5 acres Single-Family dwelling units: 1,348 Multi-family dwelling units: 1,352 Commercial Area: 211.2 acres Industrial Area: 32.5 acres	Case No.: SP266 Approval dates original: 11/2/93 SC1: 2/3/98 SC2: 3/11/08 SC3: 03/3/09 SC4: 07/15/08 Approving body: County Board of Supervisors	Fully entitled and nearly complete; final phases include Vernola Marketplace Apartments approved March 2015 and Harvest Villages Phase 3; Studies in progress for design of I-15 frontage site north of Limonite
5	Vernola Marketplace Shopping Center (within I-15 Corridor Specific Plan) Location: Southwest corner of Limonite and Pat's Ranch	A 397,797 square foot commercial shopping center on 44.97 gross acres.	Case Nos: CZ07018, TPM32545, & PP19631 Approval date: 01/10/06 Approving body: County Board of Supervisor	Existing and operating Shopping Center
6	Vernola Marketplace Apartments (within I-15 Corridor Specific Plan) Location: Northwest corner of 68th Street and Pat's Ranch	397-unit multi-family residential apartment on 17.4 acres;	Case Nos. MA1485 (GPA1404, CZ1405, SP1401, & SDP31416) Approval date: 3/19/15 Approving body: City Council	Entitled. Final design and permit applications on hold due to litigation filed by SCE and RPU
7	Lennar / Riverbend Location: south of 68 th ; between I-15 and Dana	466 single-family homes on 211 gross acres	Case Nos.: MA1485 (GPA1404, CZ1405, SP1401, TTM36391, & SDP31416) Approval date: 10/17/13 Approving body: City Council	Final map in process, recordation pending Rough grading nearly complete Curbs and gutter, storm

4. I-15 CORRIDOR SPECIFIC PLAN NO. 266

Location: South of Bellegrave Avenue, west of Wineville Avenue, north of 68th Street, east of Hamner Avenue.

Originally approved: November 2, 1993

Amended: February 3, 1998; December 23, 2002; March 11, 2008; July 15, 2008

Project Description

On November 2, 1993, the County Board of Supervisors approved the I-15 Corridor Specific Plan for a 701.3 acre master planned community. The current Specific Plan, as a result of an amendment in 1998, now has a total area of 747.5 acres. The master planned community provides for a total of 1,348 single-family units, 1,352 multi-family units, 211.2 acres of commercial, 32.5 acres of industrial park, and 42.7 acres of public facilities such as schools and public parks. Multi-purpose trails and bike paths are a part of the master planned community as well.

The master planned community (approximately 60% in Eastvale and 40% in Jurupa Valley) is fully entitled and development is nearly complete. The Vernola Marketplace Apartments (397-unit multi-family apartments on 17.4 acres) was approved by the City Council in March of 2015, and development is stalled by litigation filed by SCE and RPU.

The 200 acres in Planning Areas 10 through 13, 15, 20 and 21 on the east side of the I-15 and north of Limonite Avenue are entitled for approximately 500 residential units (single-family and multi-family), commercial, and industrial uses. Studies are now under way for the design and development of these planning areas

EXHIBIT B. PERSPECTIVE VIEW OF I-15 SPECIFIC PLAN AND RTRP'S PATH

