

**PUBLIC UTILITIES COMMISSION**

505 VAN NESS AVENUE  
SAN FRANCISCO, CA 94102-3298



October 14, 2015

Alan Sharp  
IDI Gazeley Los Angeles  
26632 Towne Centre Drive, Suite 320  
Foothill Ranch, California 92610

**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. Sharp:

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 Snell & Wilmer on behalf of 12071 Bellegrave Avenue, LLC to Southern California Edison's (SCE) Application for a Certificate of Public Convenience and Necessity for the RTRP (June 1, 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 Thoroughbred Farms Business Park site layout. Specifically, the proposed ROW would traverse the western and northern boundaries of the Business Park site, as shown in Figure 1. We need to know if any of the proposed buildings would be in conflict with the proposed 100-foot RTRP right-of-way (ROW). This ROW is shown in the EIR Preliminary 230 kV Project Layout as also containing six lattice steel structures (numbers JD16 to JD 21, as shown in Figure 1). To better understand this potential impact, the CPUC requests the following additional information:

1. An overall timeline for construction and buildout of the Thoroughbred Farms Business Park.
2. A conceptual site development layout, if available, depicting how the Thoroughbred Farms site would be configured if the RTRP Project was built as shown in Figure 1. Please confirm the number of lots/square footage of commercial space in the development that would be lost as a result of the proposed ROW, if applicable.
3. Please include a summary of parking spaces lost or gained in relationship to the proposed location of the SCE ROW design as shown in Figure 1.
4. Please include a summary of square footage of landscaped parkway lost or gained in relationship to the proposed SCE ROW design as shown in Figure 1.

We would appreciate your voluntary responses 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: Mary Jo Borak, Supervisor  
Jack Mulligan, CPUC Attorney  
Jeff Thomas and Christine Schneider, Panorama Environmental, Inc.

Attachments:

Figure 1 - RTRP Layout, Thoroughbred Farms Vicinity

Figure 1  
 RTRP Layout, Thoroughbred Farms Vicinity

