

**Southern California Edison
Banducci PTC A.12-11-011**

DATA REQUEST SET A1211011 Banducci CPUC-SCE-002 Supplemental

To: CPUC

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Title: Real Properties, Project Manager
Dated: 05/17/2013**

Received Date: 05/28/2013

Question Q.03:

I previously requested a description of the existing ROW location, ownership, and width, and a list of any properties likely to require acquisition. Please provide this information with the PEA resubmittal.

Response to Question Q.03:

As referenced in section 3.0 of the Banducci Substation Project (Banducci) PEA, the new Banducci substation parcel is proposed as a fee acquisition. Subject to final engineering, the proposed Banducci subtransmission line segments are expected to be installed within existing easements. The two proposed telecommunication routes will be co-located on existing distribution infrastructure where feasible to do so.

Further, as previously explained in SCE's April 19, 2013 response to this data request and consistent therewith, SCE understands the term "right of way" (ROW) to be typically reserved for land rights corridors acquired for linear projects (e.g. roads, transmission lines, pipelines, etc.), where a standard width and easement type is acquired for the entire facility. Smaller linear systems, such as the distribution and telecommunication facilities at issue for Banducci, are typically much less intrusive and can often be included in existing franchise rights (e.g., public roads), public utility easements (as recorded on certain plat maps) and other land rights that may allow the inclusion of said facilities (e.g., existing easements).

In light of the foregoing and in response to this inquiry, attached please find three documents: (1) "Banducci Substation Rights Assessment, Route 1" (15 pages); (2) "Banducci Substation Rights Assessment, Route 2" (16 pages); and a (3) "Land Rights Definitions" and "Proposed Land Rights Distances" document that contains definitions of land rights terms used in the aforementioned Banducci route documents, as well as the approximate distances of the different land rights supporting Banducci. Collectively, these documents provide the ROW description, including location, land rights classifications, approximate distances, and Assessor's Parcel Numbers (APNs) associated with Banducci. This data has been prepared based on preliminary design information and without the benefit of field survey verification and preliminary title reports, and is subject to change upon final engineering, field survey verification, and receipt and review of necessary preliminary title reports. Where new easements are likely required, the

attached documents note the location, owners, and purpose of each expected easement. Ownership information for all affected parcels was provided with SCE's April 19, 2013 response to Question 1. As noted previously and in the attached documents, the only property likely to require fee acquisition is the site where the Banducci Substation is proposed (APN # 448-052-12).

Note, where available, easement widths have been provided in the attached documents. However, certain easements do not have prescribed widths. Also, other easement widths may vary depending upon the parcel and type of land right SCE maintains. The widths or acreages associated with the various land rights are therefore not provided within the attached documents.

Land Rights Definitions

(As used in the accompanying “Banducci Substation Rights Assessments” for Routes 1 & 2)

- **“Fee”** - an interest in land, absolute and without limitation to any particular class of heirs (fee simple).
- **“Easement”** - a right held by one property owner to make use of the land of another for a limited purpose, as right of passage.
- **“New Easement”** – an Easement likely to be acquired by SCE in support of the Banducci Substation Project.
- **“Franchise”** - a right granted by a government to a utility for the benefit of the utility to occupy public right of way, such as roads, streets, sidewalks, etc.
- **“Prescriptive”** - an easement upon another's real property acquired by continued use without permission of the owner for a period provided by state law to establish the easement.
- **“Caltrans”** - a license or permission to occupy the state highway right of way.
- **“Rail Road Crossing”** – a license, permit or easement for the occupation of the railroad right of way.

Proposed Land Rights Distances*

LAND RIGHT	APPROXIMATE DISTANCE
Fee (Substation)	6.3 Acres
Fee (Subtransmission & Telecommunication)	0.53 Miles
Easement	5.3 Miles
New Easement	1.4 Miles
Franchise	16.2 Miles
Prescriptive	2.73 Miles
Caltrans	5.89 Miles
Rail Road Crossing	0.1 Miles

* Note: Certain easements do not have prescribed widths and/or the easement widths vary depending upon the parcel and type of land right SCE maintains. The widths or acreages associated with the various land rights are therefore not provided here.