

Mesa 500-kV Substation Project Final EIR Errata

Introduction

The California Public Utilities Commission (CPUC) published the Final Environmental Impact Report (EIR) for the Mesa 500-kV Substation Project (proposed project) on October 7, 2016. The Final EIR will be used to support the CPUC’s decision with respect to Southern California Edison Company’s (SCE) application for a Permit to Construct the proposed project.

This Errata document includes minor clarifications and corrections to the Final EIR that were identified following the publication of the Final EIR. Revisions presented in this Errata document do not present significant new information that would deprive the public of a meaningful opportunity to comment on a significant environmental impact of the proposed project or a feasible way to mitigate or avoid such an impact. Additionally, information clarified in this Errata document does not present a new feasible project alternative or mitigation measure that is considerably different from what was previously analyzed in the Final EIR. All of the information in this document merely clarifies, amplifies, or makes insignificant modifications to the Final EIR. Because the clarifications or corrections in this document are not considered to be “significant new information,” as set forth in Section 15088.5 of the California Environmental Quality Act (CEQA) Guidelines, recirculation of the Final EIR is not required.

Errata Items

Table 1 describes errata items for the Final EIR. The revisions are shown in text in Attachment 1. Revisions included in this Errata document are shown in double underlined text or ~~double strike out~~ text; revisions that were included in the original Final EIR are shown in underlined text or ~~strike out~~ text.

Table 1 Revisions to the Final EIR

Final EIR Location	Summary of Revision
Volume I, Page 4.3-60	The text of MM BR-3 was corrected to be consistent with revisions to MM BR-3 that were made in response to a comment on the Draft EIR. Those revisions are described and shown in response to comment A1-3 on page 22 of Final EIR Volume III.
Volume I, Page 4.4-31	The text of MM CR-4 was revised to correct a reference to a mitigation measure. Due to a scrivener’s error, MM CR-4 incorrectly referenced MM CR-7. This reference was corrected to refer to MM CR-5.
Volume I, Page 8-7	The text of MM AES-3 was corrected to be consistent with MM AES-3 shown in Section 4.1, “Aesthetics,” on page 4.1-52 of Final EIR Volume I.
Volume I, Page 8-23	The text of MM HY-3 was corrected to be consistent with revisions to MM HY-3 that were made in response to a comment on the Draft EIR. Those revisions are described and shown in response to comment D2-174 on page 545 of Final EIR Volume III.
Volume I, Page 8-23	The text of MM HY-4 was corrected to be consistent with revisions to MM HY-4 that were made in response to a comment on the Draft EIR. Those revisions are described and shown in response to comment D2-175 on page 545 of Final EIR Volume III.
Volume I, Page 8-25	The text of MM NV-2 was corrected to be consistent with revisions to MM NV-2 that were made in response to a comment on the Draft EIR. Those revisions are described and shown in response to comment D2-181 on page 551 of Final EIR Volume III.
Volume III, Page 98	The text of MM AES-3 was corrected to be consistent with MM AES-3 shown in Section 4.1, “Aesthetics,” on page 4.1-52 of Final EIR Volume I.

Attachment 1: Revisions to Final EIR

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- All temporarily impacted areas shall be restored. All temporary disturbances to sensitive natural communities shall be restored with the pre-disturbance natural community (except for areas burned in the 2015 "Lincoln" fire, which shall be restored to the pre-fire natural community). All other temporarily impacted areas observed to be utilized by the coastal California gnatcatcher shall be restored with the appropriate coastal sage scrub community if feasible and appropriate. Temporary impacts on sensitive natural communities and habitat utilized by gnatcatchers shall be mitigated by restoration at a minimum ratio of 1.5:1; if restoration is not feasible within 1 mile of the project area, SCE shall purchase credits and/or mitigation lands at a minimum ratio of 2.5:1 from an entity approved by CDFW and USFWS, as appropriate. Areas that do not provide habitat to coastal California gnatcatcher, other special-status species, or sensitive resources may be restored to the conditions agreed upon between the landowner and the applicant.
 - The restoration plan shall specify how each type of vegetation community, including sensitive natural communities, shall be addressed in terms of the following restoration details: topsoil segregation and conservation; vegetation treatment and removal; revegetation methods, including seed mixes, rates, appropriate habitat structure, and transplants; criteria to monitor and evaluate revegetation success (minimum of four years of monitoring and 80% ~~cover for sensitive natural communities~~ successful native plant establishment); and compensation and remedial measures to be implemented as needed.
 - For sensitive natural communities, mitigation of permanent impacts shall occur after construction at a minimum level of 1.5:1. In addition, permanent disturbances to coastal California gnatcatcher habitat that is not coastal sage scrub or another sensitive natural community shall be mitigated at a minimum 1.5:1 ratio with appropriate coastal sage scrub. Mitigation for permanent impacts shall be completed through one of the following methods:
 1. Establishing the natural community within the proposed project areas (onsite);
 2. Establishing the natural community outside the proposed project areas (within one mile of the project area); or
 3. If Options 1 and 2 are not feasible, SCE shall purchase credits and/or mitigation lands at a minimum ratio of 2.5:1 from an entity approved by CDFW and USFWS, as appropriate.

For Options 1 and 2 (onsite and offsite), the plan shall specify restoration details, including that post-construction monitoring shall be performed for a minimum of four years, a success criteria of 80% ~~cover~~ successful native plant establishment shall be met, and remedial measures shall be implemented if success criteria are not met.
 - Impacts on areas that were previously restored for SCE's TRTP shall be avoided if possible. The plan shall identify any impacts on areas that were previously restored for TRTP and provide detailed restoration plans for these areas. Restoration in these areas shall follow restoration criteria that are consistent with the goals and criteria of TRTP restoration, per TRTP Mitigation Measure B-1a: Provide restoration/compensation for impacts to native vegetation communities.

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42 With CPUC approval, requirements described in this mitigation measure and the Habitat

43 Restoration and Mitigation Plan may be satisfied through compliance with permit conditions, if

44 these requirements are equally or more effective.

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- 1 • **Data Recovery Plan.** Data Recovery Plans for historical resources that cannot be fully
2 avoided shall be prepared in accordance with CEQA Guidelines section 15126.4(b)(3)(C)
3 and PRC section 21083.2, as applicable. The Data Recovery Plan shall outline how the
4 recovery of data from the resource will mitigate impacts to that resource to below a level of
5 significance. The Data Recovery Plan shall describe the level of effort, including numbers
6 and kinds of excavation units to be dug, excavation procedures, laboratory methods,
7 samples (e.g., pollen, sediment, as appropriate) to be collected and analyzed, analysis
8 techniques that will yield information relevant to the aspects of the site that make it an
9 historical resource, and reporting procedure. This plan shall be submitted to the CPUC for
10 review and approval. Once approved, the applicant shall implement the approved plan.
11 Once the data recovery field work is complete, a Data Recovery Field Memo shall be
12 prepared.
- 13 • **Data Recovery Field Memo.** Following implementation of the Data Recovery Plan, the Data
14 Recovery Field Memo shall be prepared. The Data Recovery Field Memo shall briefly
15 describe the data recovery procedures in the field and summarize (at a field catalog level)
16 the materials recovery. The Data Recovery Field Memo shall also identify the number and
17 kind of samples recovered that are appropriate for special analyses, including radiocarbon
18 dating, obsidian sourcing, pollen analysis, microbotanical analysis, and others, as applicable.
19 The Data Recovery Field Memo shall be submitted to CPUC for review and approval. Once
20 the Data Recovery Field Memo has been approved, protective barriers may be removed, and
21 work may proceed in the area of the discovery. A Data Recovery Report shall then be
22 prepared.
- 23 • **Data Recovery Report.** Within 90 days of submittal of the Data Recovery Field Memo, a
24 Data Recovery Report shall be prepared presenting the results of the data recovery
25 program, including a description of field methods, location and size of excavation units,
26 analysis of materials recovered (including results of any special analyses conducted), and
27 conclusions drawn from the work. The Data Recovery Report shall also indicate where
28 artifacts, samples, and documentation resulting from the data recovery program will be
29 curated. The curation facility shall meet the requirements of 36 Code of Federal Regulations
30 79. The Data Recovery Report shall be submitted to the CPUC for review and approval. Once
31 approved, the Data Recovery Report shall be filed with the Eastern Information Center. All
32 impacted known resources and all unanticipated resources shall be recorded on DPR 523
33 forms that shall be filed at the Eastern Information Center with the Data Recovery Report.

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35 **MM CR-4: Paleontological Resources Monitoring.** Prior to the start of construction, the applicant
36 shall retain a qualified paleontologist. The qualified paleontologist shall be approved by the CPUC
37 and shall monitor all ground-disturbing activities that take place within areas that have a moderate
38 to high potential to contain paleontological resources, consistent with designations shown in Table
39 4.4-7. The Paleontological Resources Management Plan (APM-CUL-01) shall show a map of areas
40 requiring monitoring consistent with Table 4.4-7. The paleontological monitor shall have the
41 authority to halt construction in the vicinity of any potential paleontological resource finds to begin
42 implementation of MM CR-~~5~~7.

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44 **MM CR-5: Follow Paleontological Resource Discovery Protocol.** In the case that a previously
45 unknown paleontological resource is discovered during construction activities, all work within 15
46 meters of the resource shall be stopped, and the CPUC-approved paleontologist shall determine,
47 after consulting with SCE, whether the resource can be avoided. If the discovery can be avoided and
48 no further impacts will occur, no further effort shall be required. If the resource cannot be avoided

Table 8-1 Draft Final Mitigation Monitoring and Reporting Plan

APMs and Mitigation Measures	Monitoring Requirements	Timing	Location
Aesthetics			
MM AES-1: Staging Area Screening. For Staging Yards 1, 2, 6, and 7, the applicant shall at a minimum screen most views of the interiors of these areas using perimeter screening fences or other effective screening. Perimeter screening fences will be a minimum of 6 feet high and covered with a dark-colored (e.g., dark green, brown, or black) fabric or other material that provides at least 50 percent screening and covers the fence exterior.	The CPUC shall verify that SCE installs screening fences at Staging Yards 1, 2, 6, and 7.	During Construction	Staging Yards 1, 2, 6, and 7.
MM AES-2: Minimize Clearing and Ground Disturbance and Restore Improve Disturbed Areas to Pre-Project Conditions. Clearing and ground disturbance required for construction, including but not limited to, access roads, pulling sites, construction and maintenance pads, and construction laydown areas, shall be the minimum required, and the applicant shall restore <u>improve</u> all disturbed areas not required for operation and maintenance to pre-construction conditions <u>or better</u> to the extent feasible. Restoration <u>Improvement</u> would not be feasible if, for example, a landowner other than SCE does not wish the area to be restored <u>improved</u> . Areas around new or rebuilt transmission structures that must be cleared during the construction process or other areas of ground disturbance shall be regraded and revegetated to be restored to an appearance that would replicate or improve pre-construction conditions. <u>regraded and revegetated to be restored to an appearance that would replicate or improve pre-construction conditions.</u> The CPUC shall verify appropriate restoration <u>improvements</u> of disturbed areas. For all paved areas (e.g., streets, sidewalks, and parking areas) disturbed by construction, the applicant shall restore these areas to pre-project conditions in compliance with permits for work within these areas.	The CPUC shall verify whether the restoration of disturbed areas proposed by SCE is to pre-project conditions. For disturbance covered by local permits (e.g., streets, sidewalks, and parking areas), the applicant shall restore these areas to pre-project conditions in compliance with permits for work within these areas.	During Construction – Clearing and ground disturbance shall be the minimum required. Post-construction – Areas that need to be cleared during construction shall be regraded and revegetated.	Any area where clearing and ground disturbance are required.
MM AES-3: Landscape and Aesthetic Treatment along Potrero Grande Drive. Prior to construction, the applicant shall prepare a Landscape and Aesthetic Treatment Plan that will, at a minimum, provide vegetative screening, <u>with the use of California native and/or drought tolerant vegetation</u> , and other aesthetic treatments (e.g., decorative caps on block walls) along Potrero Grande Drive and in the vicinity of the new entry drive at the substation, and provide aesthetic treatment of the operations and test and maintenance buildings and their immediate surroundings. The Landscape and Aesthetic Treatment Plan shall not conflict with NERC CIP requirements in CIP-014-2 (Physical Security) or related NERC findings. Aesthetic treatments along Potrero Grande Drive shall include design enhancements for the masonry screening wall, adjacent walkway, pavement surfaces, and planting areas and may include raised and median planters or other design enhancements. Aesthetic treatment of the operations and test and maintenance buildings and their immediate surroundings shall include improved color selection and design for the buildings and landscaping of their surroundings that will help screen views of the buildings and blend them with their surroundings. All color finishes for built elements shall be flat and non-reflective. The final Landscape and Aesthetic Treatment Plan along Potrero Grande Drive shall be prepared by a professional landscape architect licensed to work in California. The applicant shall consult with the City of Monterey Park in development of the Landscape and Aesthetic Treatment Plan and both this plan and the final designs for the buildings shall be subject to design review and approval by the City. The Landscape and Aesthetic Treatment Plan shall be provided to the CPUC for final review and receive final approval from the CPUC prior to construction of these buildings and aesthetic treatments along Potrero Grande Drive. The final approved Landscape and Aesthetic Treatment Plan shall be fully implemented within four months of beginning operation of the new substation. The Landscape and Aesthetic Treatment Plan shall include the Landscape and Irrigation Plan and Wall Plan required to be submitted to the City for its review and approval as part of the overall permitting process. Copies of the final approved Landscape and Aesthetic Treatment Plan and associated City permits shall be provided to the CPUC for final review and receive final approval from the CPUC prior to construction of these buildings and aesthetic treatments along Potrero Grande Drive. The final approved Landscape and Aesthetic Treatment Plan shall be fully implemented within four months of beginning operation of the new substation.	The applicant shall consult with the City of Monterey Park in development of the Landscape and Aesthetic Treatment Plan and both this plan and the final designs for the buildings shall be subject to design review and approval by the City. The Landscape and Aesthetic Treatment Plan shall be provided to the CPUC for final review and receive final approval from the CPUC prior to construction of these buildings and aesthetic treatments along Potrero Grande Drive.	Prior to Construction – Prepare a Landscape and Aesthetic Treatment Plan. Post-construction – The Landscape and Aesthetic Treatment Plan shall be implemented within four months of beginning operation of the new substation.	Potrero Grande Drive and in the vicinity of the new entry drive at the substation, and operations and test and maintenance buildings and their immediate surroundings.
MM AES-4: Graffiti Deterrence. Prior to construction, the applicant shall prepare a Graffiti Prevention and Abatement Plan that will, at a minimum, provide measures for the installation of vegetative screening, <u>with the use of California native and/or drought tolerant vegetation</u> , and the removal of graffiti within 48 hours of report or implement other measures to screen or substantially reduce aesthetic impacts associated with graffiti on the new 12-foot-high perimeter wall facing SR 60 along the southeast edge of the proposed Mesa Substation site, such as vegetative screening or other measures intended to fully or mostly screen views from SR 60 of the southeast-facing portion of the wall that is likely to provide a surface that attracts graffiti generally considered unattractive or offensive. <u>The applicant shall consult with the City of Monterey Park in development of the Graffiti Prevention and Abatement Plan, and this plan shall be subject to review and comment by the City.</u> The Graffiti Prevention and Abatement Plan shall be provided to the CPUC for final review and approval prior to beginning construction. The final approved Graffiti Prevention and Abatement Plan shall be fully implemented, including installation of all plants for vegetative screening, within four months of beginning operation of the new substation.	The Graffiti Prevention and Abatement Plan shall be provided to the CPUC for final review and approval prior to beginning construction.	Prior to Construction – Prepare a Graffiti Prevention and Abatement Plan. Post-construction – Implement the Graffiti Prevention and Abatement Plan.	The new 12-foot-high perimeter wall facing State Route 60 along the southeast edge of the proposed Mesa Substation site.
MM AES-5: Glare Reduction. To reduce potential glare from components of the proposed project and help blend them into the landscape setting, the finishes on all new transmission and other structures with metal surfaces shall be non-reflective and new conductors shall be non-specular. With the exception of LSTs, TSPs, and switchracks, all metal structures up to 35 feet high, <u>including transformer banks and new permanent buildings</u> , and visible from the vicinity of KOP 7 shall have finishes that are dark in color or otherwise colored to help blend the structures with their surroundings.	CPUC verifies that all new transmission and other structures with metal surfaces installed by SCE be non-reflective and new conductors non-specular.	During Construction	All new transmission and other structures with metal surfaces.

Table 8-1 Draft Final Mitigation Monitoring and Reporting Plan

APMs and Mitigation Measures	Monitoring Requirements	Timing	Location
<p>MM HY-3: Construction Drainage Plan. SCE shall prepare and implement a Drainage Plan, <u>or incorporate the requirements of this mitigation measure into the SWPPP, which</u> ensures runoff during construction activities at the Mesa Substation site will not exceed drainage capacity of the storm water system and other drainage facilities. Measures that can be employed can include:</p> <ul style="list-style-type: none"> Constructing the detention basin earlier in construction. Constructing temporary detention basins on site. Creating infiltration areas to limit runoff that enters the storm water system. <p><u>If the SWPPP is not used to satisfy the conditions of this mitigation measure,</u> SCE shall submit the plan to Monterey Park and CPUC for review and approval prior to beginning construction activities at the substation site.</p>	<p>SCE shall submit the plan to Monterey Park and CPUC for review and approval prior to beginning construction activities at the substation site.</p>	<p>Prior to Construction – Prepare a Drainage Plan.</p> <p>During Construction – Implement the Drainage Plan.</p>	<p>Mesa Substation site</p>
<p>MM HY-4: Detention Basin Design. SCE shall design the detention basin on the proposed Mesa Substation site in accordance with the Los Angeles County Department of Public Works Hydrology Manual <u>and in compliance with the City of Monterey Park’s requirements</u> (LACDPW 2006). The Hydrology Manual contains techniques to calculate runoff flow rates and volumes based on Los Angeles County’s historic precipitation and runoff. As applicable, the detention basin shall be designed in accordance with the Los Angeles County Department of Public Works Low Impact Development Standards Manual (LACDPW 2014).</p>	<p>CPUC shall verify that the detention basin is designed in accordance with the Los Angeles County Department of Public Works Hydrology Manual prior to beginning construction of the proposed project.</p>	<p>Prior to Construction</p>	<p>Mesa Substation site</p>
<p>MM HY-5: Dam Failure Evacuation Training. As part of the Worker Environmental Awareness Program, SCE shall train construction workers on evacuation routes in the event of dam failure. Workers to be trained shall include those located in the dam inundation areas of the Garvey Reservoir south dam, Eaton Canyon Dam, Garvey Reservoir north dam, and Santa Fe Dam.</p>	<p>CPUC shall verify that SCE trains all construction workers located in the dam inundation areas of the Garvey Reservoir south dam, Eaton Canyon Dam, Garvey Reservoir north dam, and Santa Fe Dam on evacuation routes in the event of dam failure prior to construction of the proposed project.</p>	<p>Prior to Construction</p>	<p>Work located within dam inundation areas of the Garvey Reservoir south dam, Eaton Canyon Dam, Garvey Reservoir north dam, and Santa Fe Dam.</p>
<p>MM HY-6: Dam Inundation Substation Protection. SCE shall incorporate dam inundation measures into its substation at the design phase to reduce the potential for widespread outages and equipment damages in the event of failure of the south dam at Garvey Reservoir. Measures could include:</p> <ul style="list-style-type: none"> Concrete perimeter wall and flood gates at entry ways; Elevation of key substation equipment above inundation levels; or Sealing of equipment buildings. 	<p>CPUC shall verify that dam inundation measures are incorporated in the substation at its design phase.</p>	<p>Prior to Construction</p>	<p>All project areas located within the inundation areas of the south dam at Garvey Reservoir.</p>
<p>Noise and Vibration</p>			
<p>MM NV-1: Noise Control Plan. Prior to the start of construction, the applicant shall prepare a Noise Control Plan to ensure that project construction noise does not:</p> <ul style="list-style-type: none"> Increase ambient noise levels by more than 10 dBA (8-hour L_{eq}), or Exceed the noise level specified in the applicable jurisdiction’s noise ordinance. <p>The Noise Control Plan measures shall be selected based on <u>the specific equipment used, and activity conducted in specific locations, and proximity to sensitive noise receptors once known.</u> The applicant shall submit the Noise Control Plan to the CPUC at least 30 days prior to the start of construction for review and approval. <u>Measures that may be included in the Noise Control Plan to reduce noise levels by 10 dBA or to the noise level specified in the applicable jurisdiction’s noise ordinance are:</u> shall include, but not be limited to, the following noise reduction and control measures:</p> <ul style="list-style-type: none"> Temporarily and safely install and maintain an absorptive noise control barriers in the perimeter of construction sites and/or between 	<p>Verify identification of a Construction Relations Officer and mailing of notices at least 30 days prior construction. Review monthly reports to the CPUC.</p> <p>Verify implementation of noise control measures.</p>	<p>Prior to Construction – Prepare a Noise Control Plan.</p> <p>During Construction – Implement the Noise Control Plan.</p>	<p>Entire project area.</p>

Table 8-1 Draft Final Mitigation Monitoring and Reporting Plan

APMs and Mitigation Measures	Monitoring Requirements	Timing	Location
<p>MM NSV-2: Operational Substation Noise Monitoring Compliance with Monterey Park Ordinance. As soon as Mesa Substation is fully operational, the applicant shall conduct noise measurements to ensure that the operational noise levels from the substation transformers do not exceed the City of Monterey Park's 50-dBA nighttime noise standard (50 dBA or actual measured median ambient noise level, whichever is greater) at the closest receptor. If the nighttime noise standard threshold is exceeded, the applicant shall implement engineering solutions, including, but not limited to, barrier walls around the transformer, sound absorbing panels, and/or noise cancellation methods until the project does not exceed the nighttime noise standard threshold. SCE must submit the noise measurements in the form of a memorandum to the CPUC within two weeks of measurement. Reports shall be submitted until the CPUC verifies that operation noise does not exceed the City of Monterey Parks' 50-dBA nighttime noise standard threshold.</p>	<p>SCE must submit the noise measurements in the form of a memorandum to the CPUC within two weeks of measurement. Reports shall be submitted until the CPUC verifies that operation noise does not exceed the City of Monterey Parks' 50-dBA nighttime threshold.</p>	<p>Post-construction</p>	<p>Mesa Substation site</p>
<p>MM NSV-3: Noise from Helicopter Operations. For all construction activities that would include helicopter operations, SCE shall provide at least one week's advance notice to all property owners within 660 feet of the proposed helicopter operation areas. The announcement would state that the use of helicopters is anticipated and would provide the start date, anticipated completion dates, hours of helicopter usage, and a telephone contact number for questions or complaints during construction. In addition, helicopters would maintain a height of at least 500 feet when passing over residential areas, as well as a lateral distance of at least 500 feet from all schools and hospital buildings, except when they are at construction areas or actively assisting with construction activities.</p>	<p>The CPUC shall verify that notice to all property owners within 660 feet of the proposed helicopter operation areas is provided at least one week prior to helicopter operation.</p>	<p>Prior to Construction – provide notice at least 7 days prior to helicopter operation.</p>	<p>All project areas in which helicopter operations would occur.</p>
<p>MM NSV-4: Positioning of Helicopter Landing and Takeoff Areas. SCE shall position helicopter landing and takeoff areas in Staging Yards 1, 2, 3, and 4 as far away as feasible from sensitive receptors, while not sacrificing the safety of helicopter operations due to hazards (e.g., transmission lines) in and around the staging yards. SCE must submit helicopter locations to the CPUC for review and approval at least 30 days prior to use of the helicopter location.</p>	<p>SCE must submit helicopter locations to the CPUC for review and approval at least 30 days prior to use of the helicopter location.</p>	<p>Prior to Construction</p>	<p>Helicopter take-off and landing areas.</p>
<p>MM NSV-5: Noise Notification and Coordination for Whittier Narrows Natural Area. The applicant shall provide notice to the Whittier Narrows Natural Area at least 30 days prior to construction activities occurring in that area to alert nearby users of the construction activities and give them the opportunity to avoid the noise. The notice shall include dates, times, and descriptions of construction activities, in addition to directions to at least two comparable alternative nearby recreational facilities. The applicant shall also coordinate with the Whittier Narrows Natural Area to ensure that activities causing an increase in noise of over 10 dBA above ambient noise levels do not occur in the Whittier Narrows Natural Area during any planned special events. SCE shall provide documentation of the notice and coordination to the CPUC at least 20 days prior to construction.</p>	<p>SCE shall provide documentation of the notice and coordination to the CPUC at least 20 days prior to construction. The CPUC shall verify that notice has been provided to Whittier Narrows at least 30 days prior to construction and that coordination has occurred such that noise levels do not violate identified maximums.</p>	<p>Prior to Construction</p>	<p>Whittier Narrow Natural Area</p>
<p>Public Services and Utilities</p>			
<p>MM PS-1: Relocation Agreement with Municipal Metropolitan Water District. Prior to construction that would take the MWD's 72-inch Middle Feeder Pipeline out of service, the applicant shall reach an agreement with the MWD that will identify an alternate alignment that crosses the project site. This relocation agreement will enable the MWD to maintain reliable deliveries of treated water to its member agencies during relocation of the pipeline. SCE shall submit to the CPUC information from the MWD confirming that relocation of the pipeline will not result in inability to adequately serve customers. SCE shall submit this documentation at least 30 days prior to the pipeline being taken out of service.</p>	<p>SCE shall submit to the CPUC information from the MWD confirming that relocation of the pipeline will not result in inability to adequately serve customers. SCE shall submit this documentation at least 30 days prior to the pipeline being taken out of service.</p>	<p>Prior to Construction</p>	<p>Main project area.</p>

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the vicinity of the new entry drive at the substation, and provide aesthetic treatment of the operations and test and maintenance buildings and their immediate surroundings. The Landscape and Aesthetic Treatment Plan shall not conflict with NERC CIP requirements in CIP-014-2 (Physical Security) or related NERC findings. Aesthetic treatments along Potrero Grande Drive shall include design enhancements for the masonry screening wall, adjacent walkway, pavement surfaces, and planting areas and may include raised and median planters or other design enhancements. Aesthetic treatment of the operations and test and maintenance buildings and their immediate surroundings shall include improved color selection and design for the buildings and landscaping of their surroundings that will help screen views of the buildings and blend them with their surroundings. All color finishes for built elements shall be flat and non-reflective. The final Landscape and Aesthetic Treatment Plan along Potrero Grande Drive shall be prepared by a professional landscape architect licensed to work in California. The applicant shall consult with the City of Monterey Park in development of the Landscape and Aesthetic Treatment Plan and both this plan and the final designs for the buildings shall be subject to design review and approval by the City. ~~The Landscape and Aesthetic Treatment Plan shall be provided to the CPUC for final review and receive final approval from the CPUC prior to construction of these buildings and aesthetic treatments along Potrero Grande Drive. The final approved Landscape and Aesthetic Treatment Plan shall be fully implemented within four months of beginning operation of the new substation.~~ The Landscape and Aesthetic Treatment Plan shall include the Landscape and Irrigation Plan and Wall Plan required to be submitted to the City for its review and approval as part of the overall permitting process. Copies of the final approved Landscape and Aesthetic Treatment Plan and associated Wity Permits shall be provided to the CPUC prior to construction of these buildings and aesthetic treatments along Potrero Grande Drive. The final approved Landscape and Aesthetic Treatment Plan shall be fully implemented within four months of beginning operation of the new substation.

- A8-4 The Draft Environmental Impact Report (EIR) concludes that both Landscape Options 1 and 2 would result in a significant aesthetic impact. While implementation of MM AES-3 (Landscape and Aesthetic Treatment along Potrero Grande Drive) would reduce this impact to less than significant for Landscape Option 1, it would not reduce the impact to less than significant for Landscape Option 2.

MM AES-3 states in part that, “The applicant shall consult with the City of Monterey Park in development of the Landscape and Aesthetic Treatment Plan and both this plan and the final designs for the buildings shall be subject to design review and approval by the City.” This mitigation measure also requires that the Landscape and Aesthetic Treatment Plan be prepared by a licensed landscape architect and that it provide vegetative screening and other aesthetic treatments that include design enhancements for the adjacent walkway, pavement surfaces, and planting areas. Therefore, the City’s requests regarding particular aesthetic treatments would be addressed through the collaboration with the City required by MM AES-3 and the review and approval process for the Landscape and Aesthetic Treatment Plan set forth in MM AES-3.

Note that whether Landscape Option 1 or Landscape Option 2 is implemented is

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