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The **existing view** to the west down Summit Drive in the City of Banning. The Route Alternative Option 3 would replace the existing wood pole distribution line that runs along the south side of Summit Drive with a steel pole 115 kV subtransmission line with a distribution underbuild. This view captures the suburban residential character of the neighborhood. Though unsightly with numerous overhead lines, the existing wood pole distribution line does not substantially contrast with the existing residential landscape and is a typical suburban landscape feature of older residential areas.

Figure D.12-12A
Key Viewpoint 11
Summit Drive
Existing View