

## Responses to Comment Set D3 – Rosalyn Friedman

**D3-1** The impacts of the Partial Underground Alternative are discussed in Section D, Environmental Analysis. The Environmentally Superior Alternative has been re-evaluated and is identified in the Recirculated Draft EIR, Section E (July, 2008) as the Proposed Project. Please see General Response GR-1 for a discussion regarding the change in determination of the Environmentally Superior Alternative.

A discussion of the effects of the Proposed Project on property values is located in Section F.2.2, Property Values. In summary, as shown in detail in Section F.2.2, although there is evidence that transmission and subtransmission lines may have affected property values in some cases, the effects are generally smaller than anticipated, and greater detailed studies on the subject are required to determine a direct correlation between the siting of industrial facilities (such as subtransmission lines) and property values.