

PUBLIC UTILITIES COMMISSION

505 VAN NESS AVENUE
SAN FRANCISCO, CA 94102-3298



September 23, 2015

Jeff Clemens
Vice President of Operations
Lennar Homes – Inland Empire
980 Montecito Drive, Suite 300
Corona, CA 92879

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. Clemens:

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 Nossaman, LLP on behalf of Lennar Homes of California, Inc. (Lennar) 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 of the Project on the Riverbend project design. We've noted discrepancies between documentation prepared by SCE (July 2015) and Lennar's protest exhibits. Specifically, the visual simulation for the 464 home Riverbend project prepared by SCE (refer to attached Figure 1) shows that up to 78 parcels in the Riverbend project site would be affected by (in conflict with) SCE's proposed right-of-way (ROW). (Note that it is not clear if all parcels highlighted as conflict areas would be entirely unusable). The Lennar Homes' documentation on page 7 of the Protest states that "a total of 106 [sites would be] rendered unusable"; however, it is difficult to clearly distinguish from the exhibit provided in the Lennar Homes Protest which parcels would be impacted or how the total of 106 sites is reached. Therefore, the CPUC requests the following additional information:

1. An exhibit similar to the attached SCE exhibit which clearly demonstrates which parcels would be physically unusable due to the presence of the proposed ROW.
2. A conceptual site development layout depicting how Lennar Homes would develop the site if the RTRP Project were built as depicted by SCE (i.e., any changes in parcel and road layout in relationship to the proposed SCE ROW). This is necessary because the reduction in building sites associated with a revised site design would likely not be identical to that depicted in the SCE conflict map for the current design.

3. Details on the current construction and build-out schedule for the Riverbend project.

We would appreciate your voluntary response to this request for information. Please direct questions related to this application to me at (415) 703-5484 or Jensen.Uchida@cpuc.ca.gov.

Sincerely,



Jensen Uchida
Project Manager
Energy Division, CEQA Unit

cc: ALJ Hallie Yacknin
Mary Jo Borak, Supervisor
Jack Mulligan, CPUC Attorney
Jeff Thomas and Christine Schneider, Panorama Environmental, Inc.
Martin A. Mattes, Nossaman LLP

Attachment: Figure 1 - Vernola Marketplace Apartments and Riverbend Communities Conflict Areas

Figure 1
 Vernola Marketplace Apartments and Riverbend Communities Conflict Areas

Source: SCE, 07/2015

VERNOLA MARKETPLACE APARTMENTS AND RIVERBEND COMMUNITIES CONFLICT AREAS

