

EXHIBIT J

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Memorandum

To: Rick Bondar
From: Mo Faghihi
Date: December 7, 2015
Re: RTRP Conflict Areas with Anthony P. Vernola Property, Portion of PA 5, SP 266

Rick,

Anthony P. Vernola owns approximately 8.3 acres of Planning Area 5 of SP 266, depicted in the attached exhibit. Based on the alignment of the RTRP project, there will be significant impact to this site:

1. The proposed alignment, will exclude approximately 2.3± acres of the site from development. Additional area of up to 0.7 acres east of the proposed RTRP easement may be lost to slopes that need to be located outside of the easement area after construction of the RTRP facilities.
2. Although there are no approved projects on this site, the area is currently zoned for Light Industrial use. However, the site is also suitable as an Apartment Complex and extension of the approved Vernola Market Place Apartment Community (VMAC) located to the south of the property, as the original planning for the VMAC project included this property. If the site is developed as an extension of VMAC, the site will have two access points to Pats Ranch Road, one through VMAC and a second one through the existing Vernola Market Place Shopping Center (different property owner).
3. Currently the width of site is approximately 360± feet. The proposed RTRP easement will reduce the width of the site to approximately 260 feet, and up to 30 feet of the width could be lost to slopes along the western alignment of RTRP easement. The remaining area of 6.7 acres with approximately 230 feet width is heavily constrained for any type of reasonable development and internal circulation.
4. Based on the proposed RTRP alignment, a portion of the easement will overlap the existing storm drain easement and facilities for the Day Creek Master Drainage Plan Line J, Stage 2 Storm Drain a 12' wide by 6' high Reinforced concrete Box (RCB) owned and operated by Riverside County Flood Control and Water Conservation District (County Flood). The easement deeded to County Flood does not allow any structures within the easement area. Additionally, the alignment may interfere with operations and maintenance of the storm drain facilities. The proposed alignment also indicates that a structure may be in conflict with the existing storm drain. Final plans for the RTRP project showing the location of the proposed structures would be needed to verify if there is a conflict with the existing storm drain facilities.
5. This site will be draining south toward Day Creek Master Drainage Plan Line J, Stage 2 Storm Drain Line. Since it is very likely that the site will be developed after RTRP facilities are constructed, it is difficult to determine the severity of the impact on the development of the site and to address the impact on drainage and grading of the site.

6. Based on the alignment provided, encroachment into the easement area would likely be needed for a water line to provide fire protection to the buildings. This may likely be both a perpendicular and parallel encroachment into the RTRP easement area. It is not clear if these encroachments are allowed or have been taken into consideration in the RTRP alignment.

Without construction drawings for the RTRP alignment, the severity of the impact to the development of this site cannot fully be determined, however, the preliminary alignment of RTRP eliminates a practical Land Use of the remainder of the site.

**BEFORE THE PUBLIC UTILITIES COMMISSION
OF THE STATE OF CALIFORNIA**

In the Matter of the Application of SOUTHERN
CALIFORNIA EDISON COMPANY (U 338-E)
for a Certificate of Public Convenience and
Necessity for the Riverside Transmission
Reliability Project

A.15-04-013
(Filed April 15, 2015)

CERTIFICATE OF SERVICE

I, the undersigned, state that I am a citizen of the United States and am employed in the City of Costa Mesa, County of Orange; that I am over the age of eighteen years; am not a party to the within cause; and that my business address is 611 Anton Boulevard, Suite 1400, Costa Mesa, CA 92626.

I am readily familiar with Rutan & Tucker, LLP's practice for collection and processing of correspondence for mailing with the United States Postal Service. In the ordinary course of business, correspondence is deposited with the United States Postal Service the same day it is submitted for mailing.

I hereby certify that on December 15, 2015, I served a copy of Letter to CPUC Re Phase B Response dated December 15, 2015, by the means identified below:

By Electronic Mail and Overnight Delivery: Serving the enclosed document(s), via electronic mail and by overnight delivery, to each of the parties listed below:

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I certify and declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 15th day of December, 2015, at Costa Mesa, California.



Mia R. Slobodien