

EXHIBIT B

EXHIBIT B

City of Jurupa Valley

Brad Hancock, Mayor . Laura Roughton, Mayor Pro Tem .

Brian Berkson, Council Member . Frank Johnston, Council Member . Verne Lauritzen, Council Member

August 20, 2015

Mr. Jensen Uchida
California Public Utilities Commission
Energy Division
505 Van Ness Avenue
San Francisco, CA 94102

RE: Southern California Edison's Application for a Certificate of Public Convenience and Necessity for the Riverside Transmission & Reliability Project- A.15-04-013

Mr, Uchida,

In your letter of July 23, 2015, you requested information regarding the status of any projects that have been approved or are currently under review by the City in or adjacent to the proposed path of the proposed RTRP transmission line in order to assist the CPUC in its analysis of the SCE application for a Certificate of Public Convenience and Necessity.

As shown on the attached table and attachments, there are eight projects that have been entitled within the path of the RTRP line, and of those, three have been built and occupied. One of the remaining five (Riverbend) is well under construction and the other four are expected to begin construction soon. In addition, there are also seven existing, occupied projects that will be directly affected by the proposed line due to their close proximity. We used the safety area definition for the Chino Hills project and our recently adopted Environmental Justice Element (see definition, page 5 and land use policies beginning on page 16) as a guide in determining areas affected by the line, which includes a public park and an elementary school.

You should also be aware that all of the information contained in the attached project data sheets was offered to SCE in response to their data request, including copies of entitlement documents. We were surprised to see their submittal of July 21, 2015 did not include many of the projects on our list. We are pleased to have the opportunity to clarify the full scope of the potential impacts of this project on our community.

The attached project listing includes a summary table, an overall project site aerial with the general location of all projects shown by number or by letter and a set of project detail sheets. We are also prepared to provide detailed plans or entitlement documents upon your request.

Please don't hesitate to contact me if you need anything further. In the meantime, we look forward to meeting you and providing any further assistance when you make the trip for a site visit and scoping meeting.

Sincerely,



Thomas G. Merrell, AICP
Planning Director

cc: Gary Thompson, City Manager
George Wentz, Assistant City Manager
Jack M. Mulligan, CPUC Counsel

Mr. Jensen Uchida
Energy Division, CEQA Unit
August 20, 2015
Page 2

Attachments:

1. Summary Table – Projects Within Edison’s 230KV Transmission Line Path
2. Aerial Map – Projects Within or Affected by RTRP Path
3. Project Detail Sheets including site plans and tract maps
4. Environmental Justice Element of the City General Plan

PROJECTS WITHIN EDISON'S 230 KV TRANSMISSION LINE PATH

PROJECT LISTING	PROJECT	PROJECT DESCRIPTION	ENTITLEMENT(S) INFORMATION	STATUS
1	Stratham Homes / Harmony Trails Location: Southeast corner of Cantu-Galleano and Wineville	176 single-family lot subdivision	Case Nos.: MA1407 (CZ1401 & TTM36692) Approval date: 12/4/14 Approving body: City Council	<ul style="list-style-type: none"> • Submitted final map, recordation pending • Submitted a grading permit application, permit issuance pending.
2	Turnleaf (William Lyon Homes) Location: East side of Wineville between Bellegrave and 300 feet north of Landon	111 single-family lots on 31.57 acres	Case Nos.: CZ06933 & TR31778 (TR31778-1) Approval date: 04/11/06 Approving body: County Board of Supervisors	<ul style="list-style-type: none"> • Recorded final map • All improvements and infrastructure are complete. • Currently in Phase 3 development • Total of 54 building permits have been issued. • Total of 39 of 54 building permits have been finalized. • Total of 27 homes are occupied, including those within the RTRP path
3	Thoroughbred Farms Specific Plan No. 376 and Parcel Map Location: Northwest corner of Bellegrave and Wineville (frontage on I-15 between	Master Planned Business Park on 108 gross acres	Case Nos.: CZ7619, SP376, & TPM36081 Approval date: 11/15/12 Approving body: City Council	Entitled; preliminary development plan submitted for determination of Substantial Conformance under Zoning Ordinance 348

	Bellegrave and Landon			
4	<p>I-15 Corridor Specific Plan No. 266</p> <p>Location: South of Bellegrave Ave.; east of Hamner Ave.; west of Wineville Ave.; and north of 68th Street</p>	<p>Total Area of Specific Plan: 747.5 acres</p> <ul style="list-style-type: none"> • Single-Family dwelling units: 1,348 • Multi-family dwelling units: 1,352 • Commercial Area: 211.2 acres • Industrial Area: 32.5 acres 	<p>Case No.: SP266</p> <p>Approval dates original: 11/2/93 SC1: 2/3/98 SC2: 3/11/08 SC3: 03/3/09 SC4: 07/15/08</p> <p>Approving body: County Board of Supervisors</p>	Fully entitled and nearly complete; final phases include Vernola Marketplace Apartments approved March 2015 and Harvest Villages Phase 3; Studies in progress for design of I-15 frontage site north of Limonite
5	<p>Vernola Marketplace Shopping Center (within I-15 Corridor Specific Plan)</p> <p>Location: Southwest corner of Limonite and Pat's Ranch</p>	A 397,797 square foot commercial shopping center on 44.97 gross acres.	<p>Case Nos: CZ07018, TPM32545, & PP19631</p> <p>Approval date: 01/10/06</p> <p>Approving body: County Board of Supervisor</p>	Existing and operating Shopping Center
6	<p>Vernola Marketplace Apartments (within I-15 Corridor Specific Plan)</p> <p>Location: Northwest corner of 68th Street and Pat's Ranch</p>	397-unit multi-family residential apartment on 17.4 acres;	<p>Case Nos. MA1485 (GPA1404, CZ1405, SP1401, & SDP31416)</p> <p>Approval date: 3/19/15</p> <p>Approving body: City Council</p>	Entitled. Final design and permit applications on hold due to litigation filed by SCE and RPU
7	<p>Lennar / Riverbend</p> <p>Location: south of 68th; between I-15 and Dana</p>	466 single-family homes on 211 gross acres	<p>Case Nos.: MA1485 (GPA1404, CZ1405, SP1401, TTM36391, & SDP31416)</p> <p>Approval date: 10/17/13</p> <p>Approving body: City Council</p>	<ul style="list-style-type: none"> • Final map in process, recordation pending • Rough grading nearly complete • Curbs and gutter, storm

				<p>drain, water and sewer infrastructure constructed</p> <ul style="list-style-type: none"> • Perimeter sound wall approved & under construction.
8	<p>Goose Creek Golf Club Location: 11418 68th Street</p>	<p>Golf course on 153 acres.</p>	<p>Case No.: PP15352 Approval date: 04/04/09 Approving body: Planning Commission</p>	<p>Existing and operating golf course</p>

PROJECTS IN THE CITY OF JURUPA VALLEY WITHIN OR AFFECTED BY RTRP PATH

Numbered:
Within path
(see Project Listing Key)

Lettered:
Affected
Projects

- A. IDI Industrial
- B. Vernola Park
- C. Harvest Village residential
- D. Township residential
- E. Elementary School
- F. Riverdale Estates residential

I-15 Corridor Specific Plan Boundary



Approximate RTRP Line Route



PROJECT LISTING KEY

1. Stratham / Harmony Trails: (Tentative Map, rezone, Development Plan)
2. William Lyon Homes / Turnleaf: Final Map, homes occupied
3. Thoroughbred Farms: Specific Plan and Parcel Map
4. I-15 Corridor Specific Plan, Master Plan - nearly complete
5. Vernola Marketplace Shopping Center: complete
6. Vernola Marketplace Apartments: GPA, rezone, development plan
7. Lennar / Riverbend: Tract Map, Development Plan
8. Goose Creek Golf Club