



Valley-Ivyglen and Alberhill Transmission Line Projects

Final Environmental Impact Report

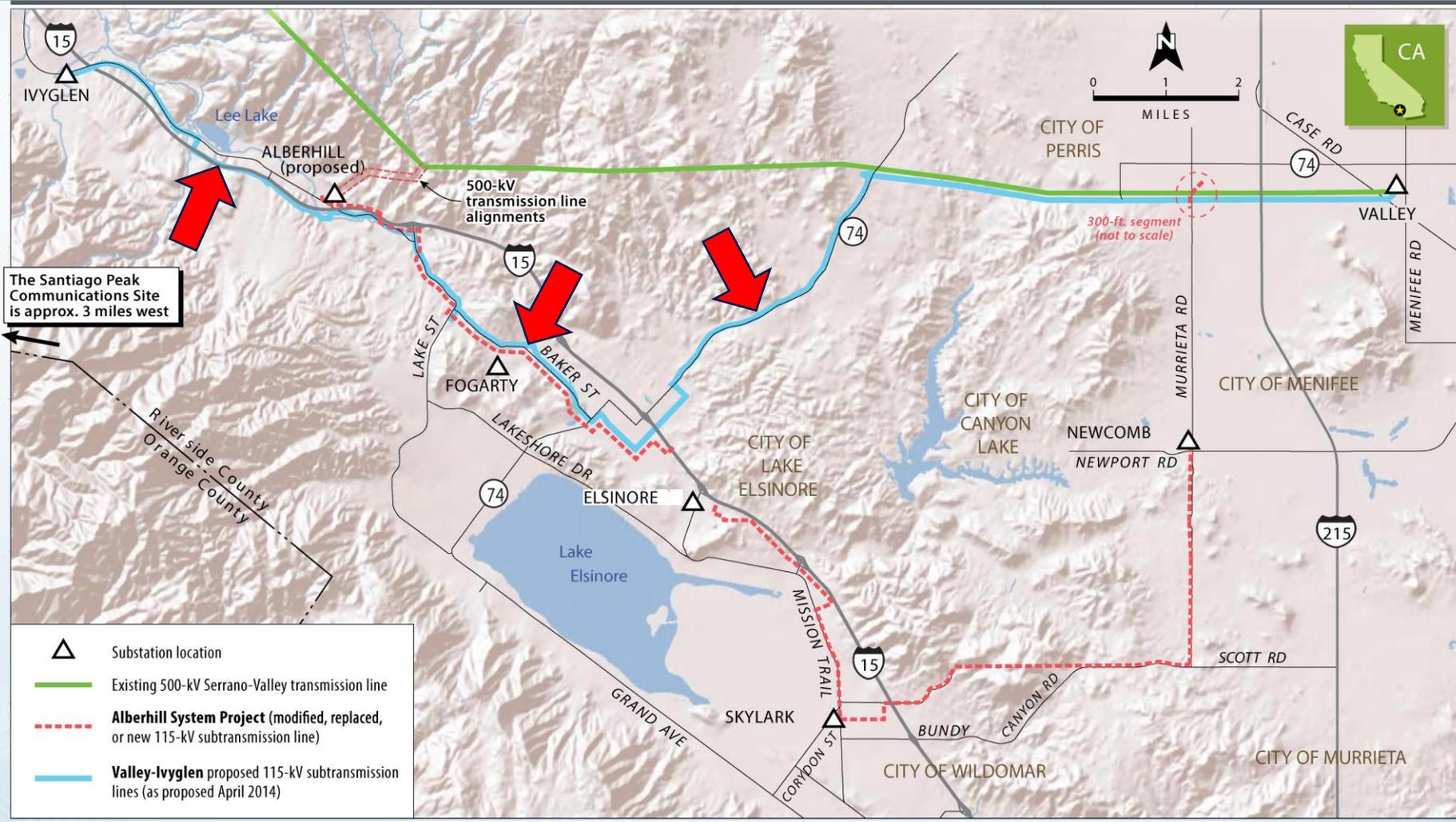
City Council Meeting
May 23, 2017

Valley-Ivyglen Project

- Construction of a new, single-circuit 115-kV subtransmission line and fiber optic line approximately 27 miles long and constructed within approximately 23 miles of new ROW.
- Installation of overhead fiber optic lines on the proposed structures.
- Transfer of existing distribution circuits along portions of the proposed subtransmission line to new 115-kV structures or to underground positions.
- Installation of new 115-kV switching and protective equipment at Valley and Ivyglen Substations.

Construction – 27 months

Project Overview Map

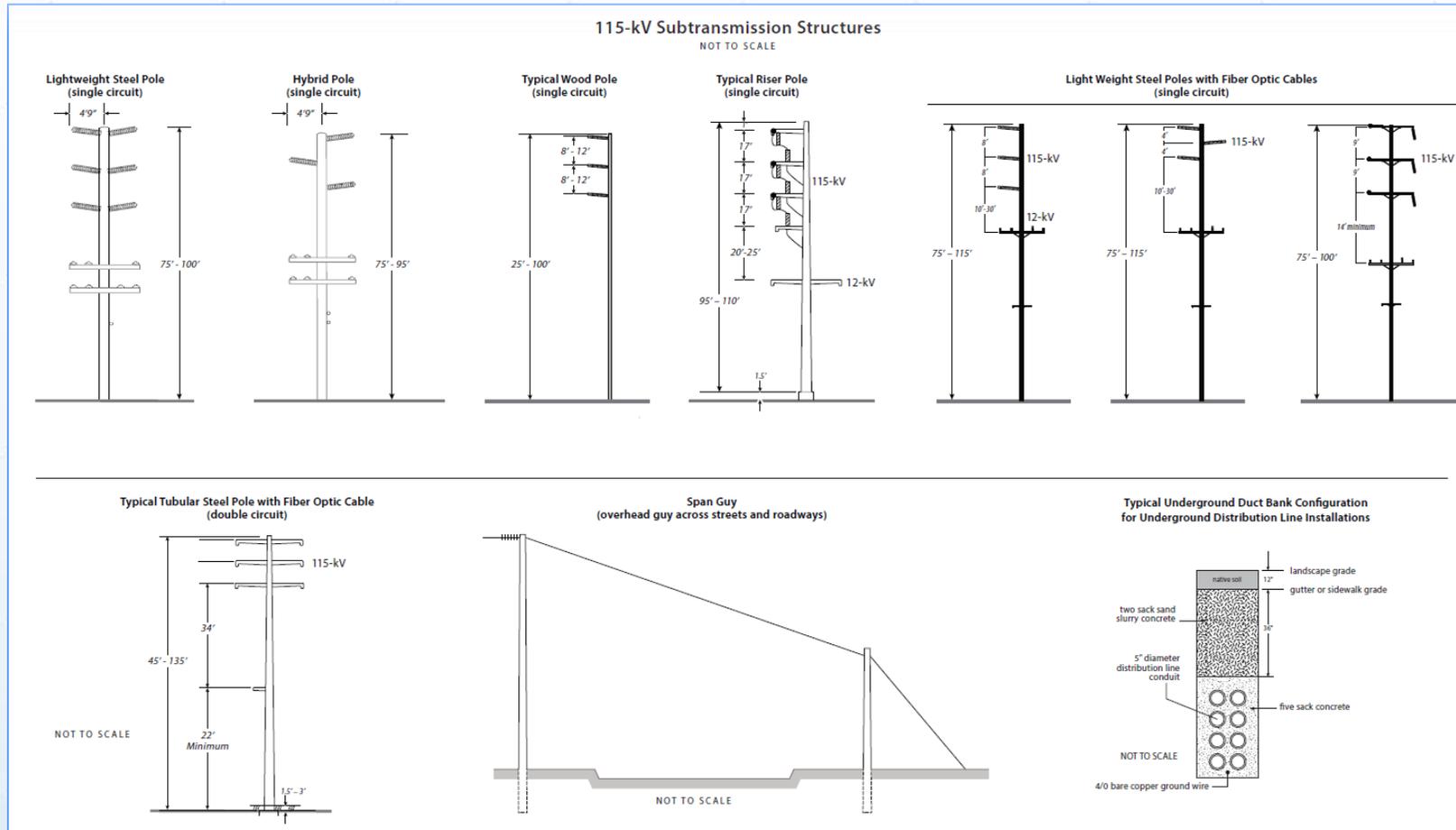


Background

Valley-Ivyglen Subtransmission Line Project

- Begins: at Valley Substation – Menifee
- Enters the City at Central Ave. (SR-74) just east of I-15 freeway
- Winds through Lake Elsinore
 - * Third Street
 - * Baker Street (undeveloped)
 - * Lake Street
 - * Pasadena Street
 - * Temescal Canyon Road
 - * Nichols Road
 - * Cambern Avenue
- Ends: at Ivyglen Substation - Corona

Valley-Ivyglen Project Details: Poles



35' to 135' Pole Heights

Alberhill System Project

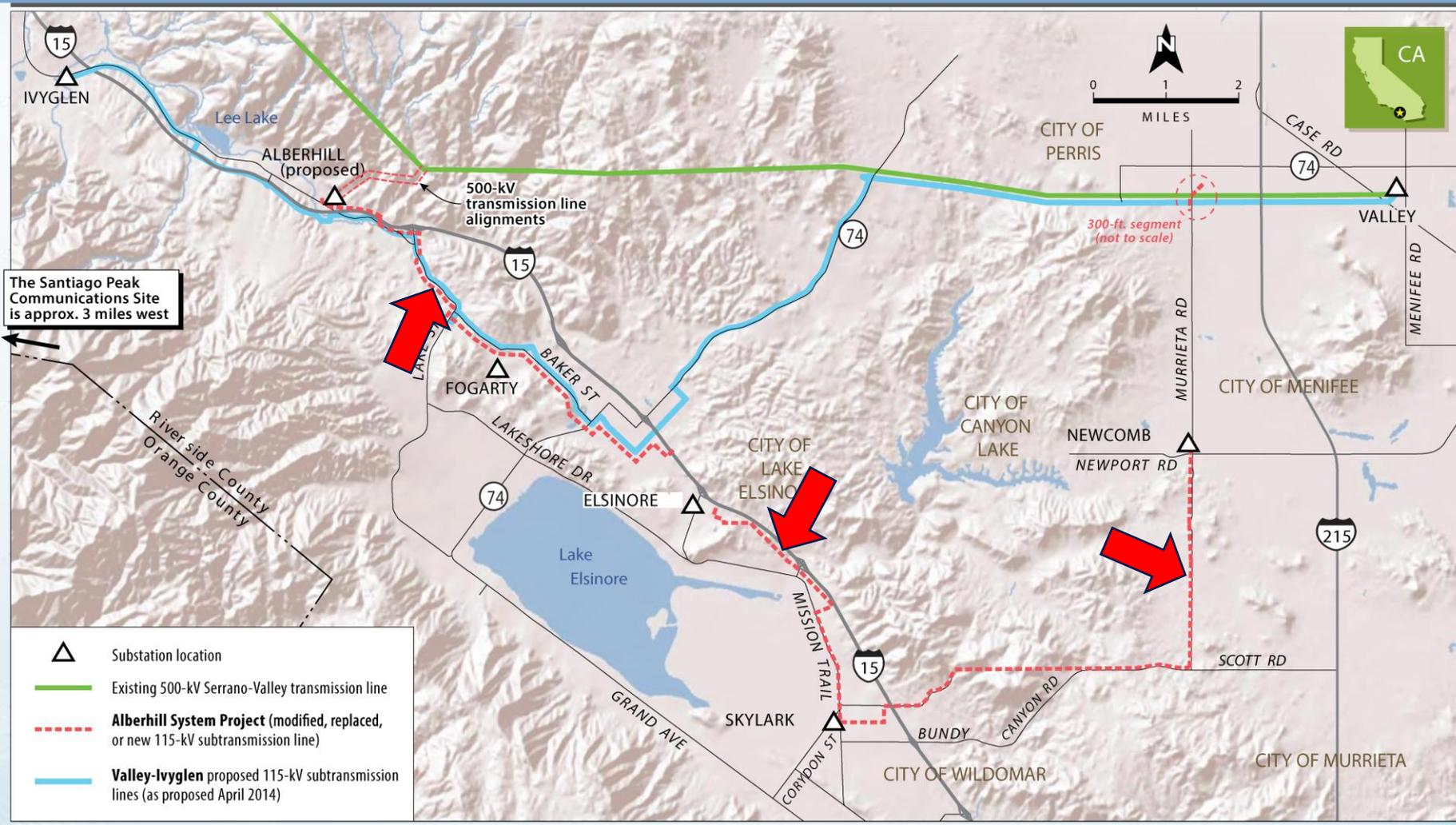
- Construct new 1,120 megavolt ampere (MVA) 500/115-kV substation
- Construction of two new 500-kV transmission lines (approximately 3.3 miles, combined) within a new ROW to connect the proposed Alberhill Substation to the existing Serrano–Valley 500-kV Transmission Line;
- Construction of approximately 11.75 miles of new double-circuit 115-kV subtransmission lines and removal of 11 miles of existing single-circuit 115-kV subtransmission lines primarily in the existing ROW;
- Construction of about 3 miles of single-circuit 115-kV subtransmission lines with distribution lines underbuilt on the subtransmission line structures and removal of about 3 miles of electrical distribution lines within the existing ROW;
- Installation of a second 115-kV circuit on approximately 6.5 miles of single-circuit 115-kV subtransmission lines (the single-circuit line is to be constructed as part of the proposed Valley–Ivyglen Project);

Alberhill System Project (cont.)

- Installation of fiber optic lines overhead (9 miles) on sections of the new or modified subtransmission lines in proximity to the proposed Alberhill Substation and several of the existing 115/12-kV substations;
- Construction of an approximately 120-foot tall microwave antenna tower at the proposed Alberhill Substation site; installation of microwave telecommunications dish antennas at the proposed Alberhill Substation, the existing Santiago Peak Communications Site, and Serrano Substation; and other telecommunications equipment installations at existing and proposed substations; and,
- Transfer of 5 of the Valley South 115-kV System substations to the proposed Alberhill 115-28 kV System: the Ivyglen, Fogarty, Elsinore, Skylark, and Newcomb 115/12-kV substations.

Construction – 28 months

Project Overview Map

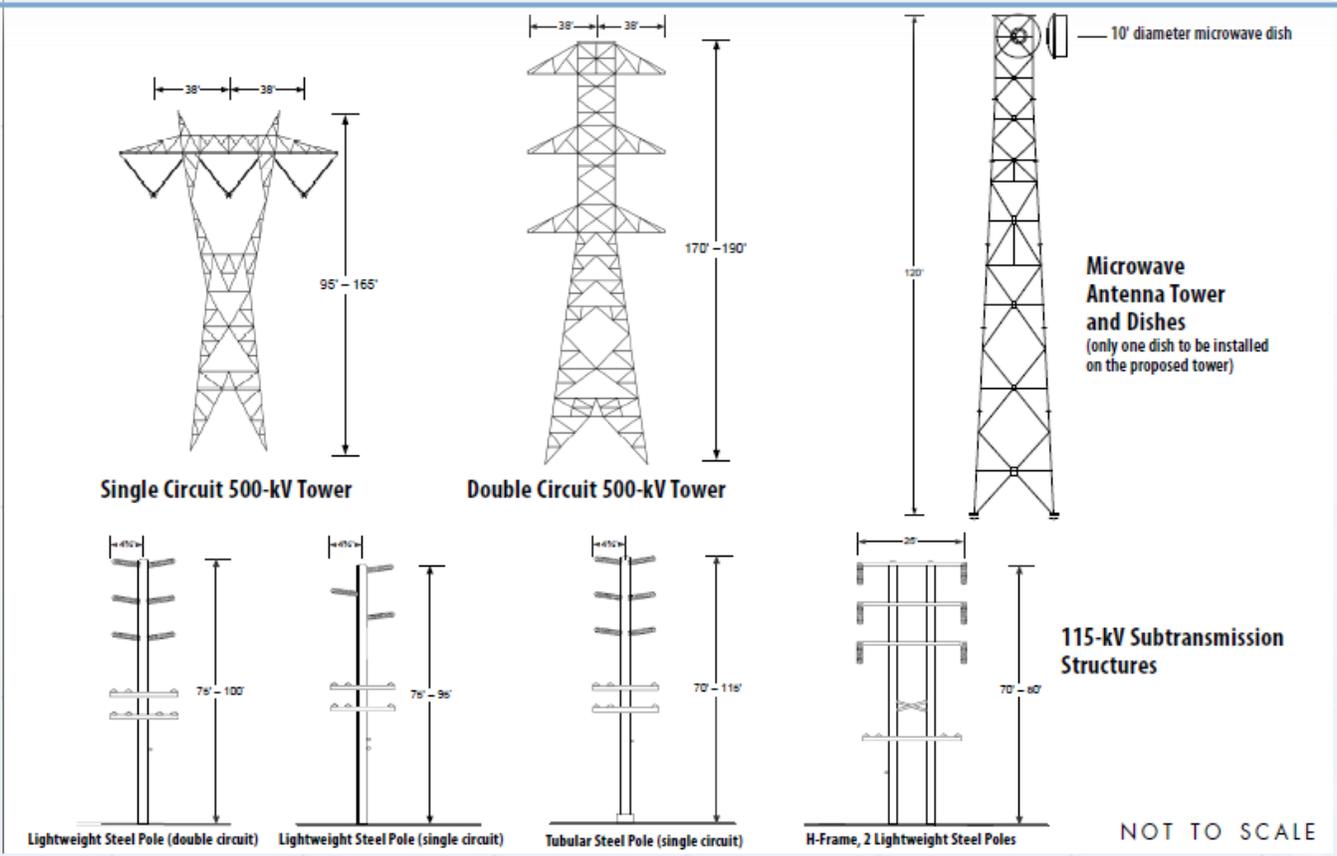


Background

Alberhill System Project

- Begins: at Newcomb Substation – Menifee
- Enters the City at Mission Trail
- Winds through Lake Elsinore
 - * Malaga Street
 - * Auto Center Drive
 - * Pasadena Street
 - * Lake Street
 - * Baker Street
 - * Casino Drive
 - * Third Street
 - * Nichols Road
 - * Temescal Canyon Road
- Ends: at new Alberhill Substation – County (City of Lake Elsinore Sphere of Influence)

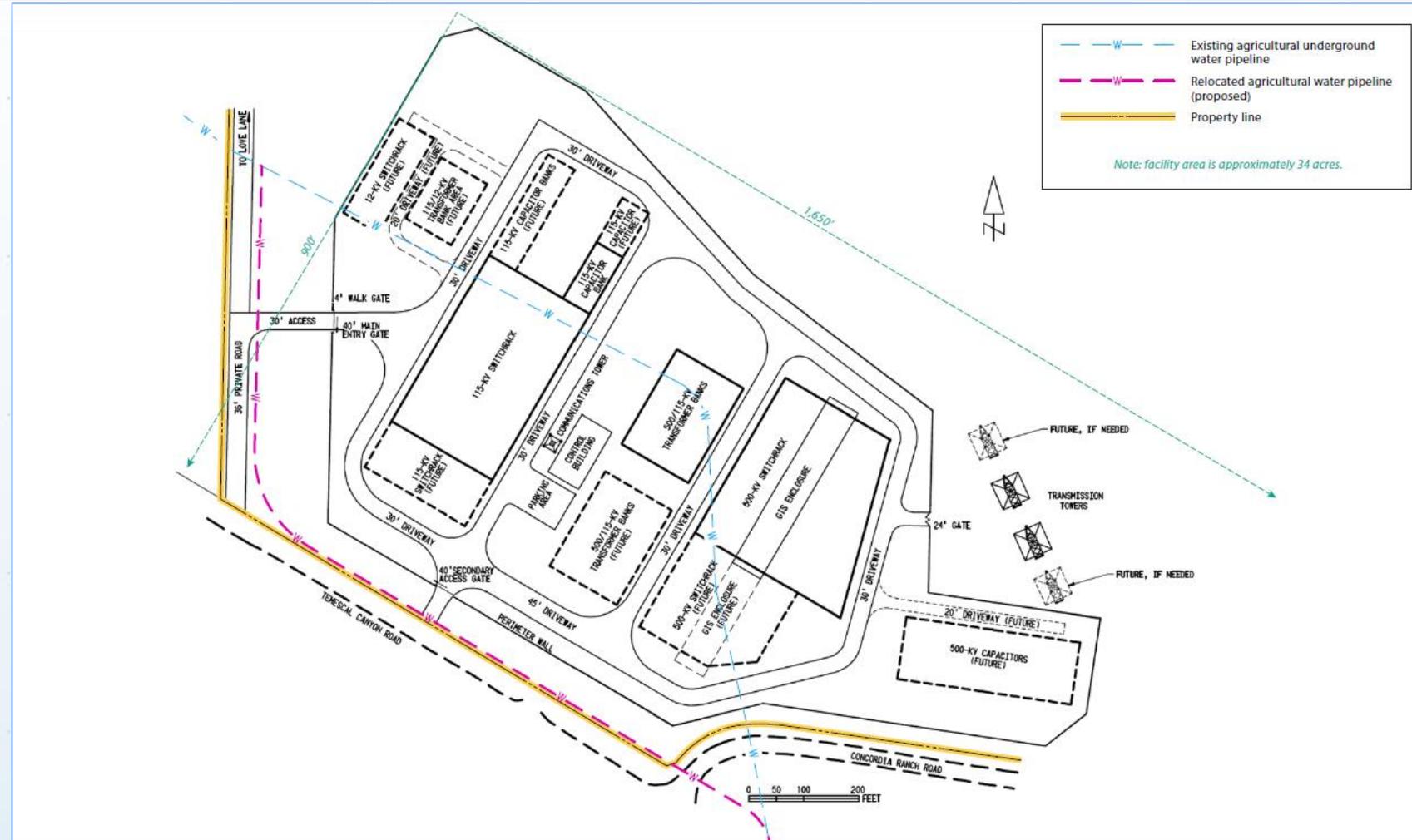
Alberhill System Project Details: Towers



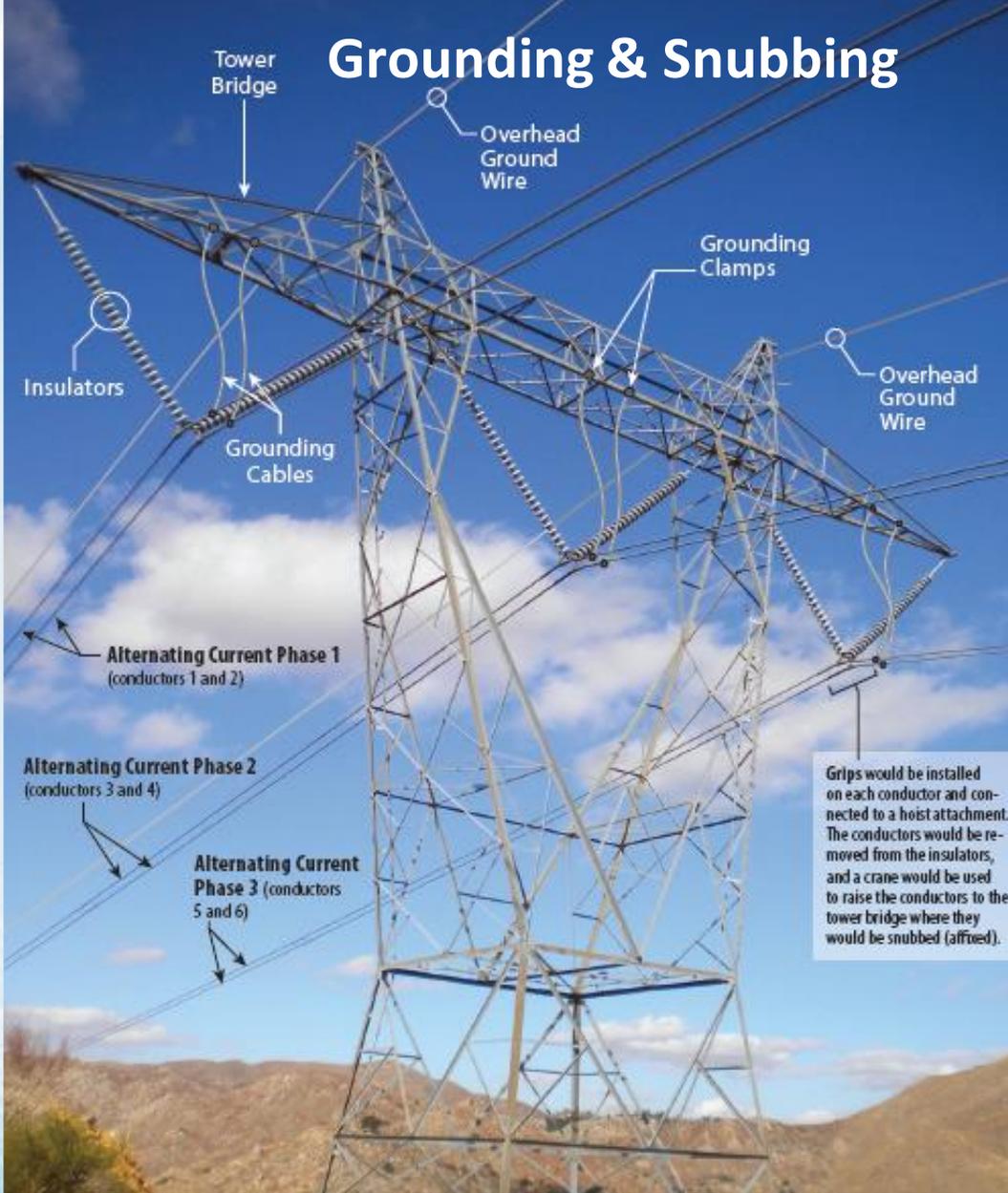
*70' to 190' Pole Heights, 3+ Miles
120' Microwave Antenna Tower*

Alberhill System Project Details: Structures

- *34 – 40 Acres*
- *7000 SF Building*
- *49' Switch racks*



Grounding & Snubbing



Typical Microwave Antenna Tower



Facts

- Over 11 Miles in City Limits
- 682 New Structures
- 115-kV Heights: 35' to 135'
- 500 kV Heights: 70' to 190'
- 8 Cities Served: Lake Elsinore, Wildomar, Perris, Menifee, Temecula, Murrieta, Murrieta Hot Springs, Riverside County
- SCE undergrounded over 50% in 2009. Why 0% in Lake Elsinore?

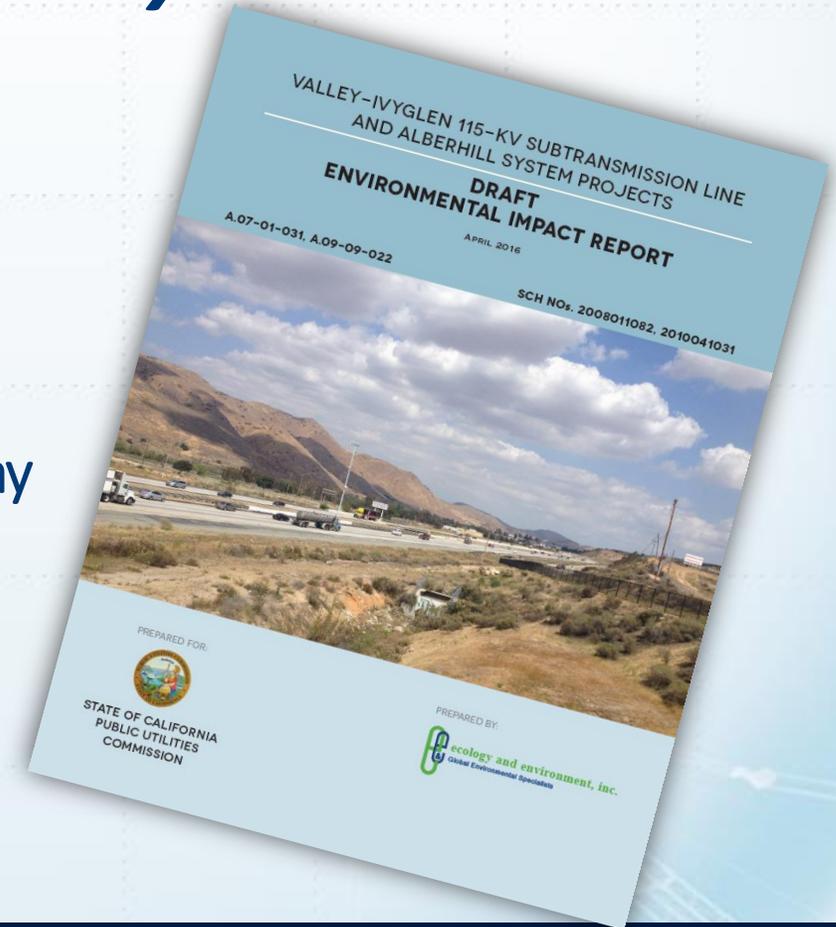
Roads Impacted:

- Lake Elsinore – 11
- Riverside County – 4
- Menifee – 2
- Perris – 1
- Wildomar – 1
- Temecula – 0
- Murrieta – 0
- Murrieta Hot Springs - 0

City Found FEIR Inadequate for Projects

Inadequate Impact Analysis

- Aesthetics
- Hazards to Sensitive Receptors
- Skylark Field Airport
- Socioeconomics – Income, Tenants, Blight, Urban Decay
- Environmental Justice – Races, Cultures, Incomes
- Alternatives



Impacts Analysis

- 11 miles power lines with 682 structures
- Not one pole undergrounded in Lake Elsinore
- 10 schools within ¼ mile
- EIR does not consider emissions of EMFs (electro magnetic fields)
- Located less than 1,000' east of airport and flight paths
- Environmental Justice (Fair treatment of all races, cultures and income)
- Alternatives (No proposed undergrounding or other locations)
- COMMERICAL/INDUSTRIAL AREAS: Poles traverse Mission Trail, Malaga Street, Casino Drive, Auto Center Drive, Third Street, and Pasadena Street
- RESIDENTIAL AREAS: Poles traverse Nichols Road and Lake Street

Significant Impacts to Commercial Uses

- **Less attractive and less appealing**
- **Ingress and egress more difficult**
- **Sign conflicts/restrictions**
- **Reduced visitors**
- **Reduced profitability**
- **Lower quality tenants**
- **Reduced income**

Significant Impacts to Residential Uses

- **Transmission structures and lines unattractive**
- **Health and safety concerns – EMFs**
- **Lower property values**
- **Blight**

Summary

- Projects will adversely affect property values
- Projects will adversely affect commercial, industrial and residential uses
- FEIR failed to analyze impacts to aesthetics, hazards to sensitive receptors, impacts to Skylark Airport, socioeconomic effects and environmental justice
- FEIR fatally flawed
- FEIR failed to analyze reasonable alternatives including an alternate route
- FEIR is fundamentally and basically inadequate
- FEIR should be revised

City Actions to Date

- June 14, 2016 Community Town Hall Meeting
- July 13, 2016 City Comment Letter to the DEIR
- City Request for “Party Status”
- Staff, City Attorney, and City Council Review
- May 23, 2017 Presentation
- Plan of Action – Council Directions

Plan of Action

Staff is recommending that the City Council consider directing staff to pursue the following courses of action:

1. Initiate formal lobbying strategy directed at the CPUC Commissioners, especially assigned Commissioner Martha Guzman Aceves. The City could prepare form letters for residents to lobby as well.
2. Conduct a field meeting and survey of the entire projects paths of travel with SCE representative(s).
3. Direct the City Attorney to participate in the June 5, 2017 pre-hearing conference for the purpose of addressing the City's request for "Party Status".
4. Reach out to and partner with neighboring impacted cities including Wildomar, Perris, Menifee, and Riverside County.
5. Pursue drafting a new updated utility undergrounding ordinance.
6. Consider contracting with a consultant with expertise in transmission line projects.
7. Create a City website with updated information and form letters to lobby Commissioners for the public.
8. Consider conducting a future community town hall meeting to inform the residents and businesses and encourage their participation.
9. Provide periodic updates to the public at regular City Council meetings.

Questions?

Thank You!