

**NOTICE OF INTENT TO ADOPT
MITIGATED NEGATIVE DECLARATION
FOR THE MAGNOLIA-PLAZA RELIABILITY PROJECT
FOR THE CITY OF RIVERSIDE, CALIFORNIA**

PROJECT DESCRIPTION: The City of Riverside Public Utilities (RPU) Department is proposing the Magnolia-Plaza Reliability Project (MPRP or “Project”) to convert the 4 kilovolt (kV) circuits in the Magnolia neighborhood to 12kV infrastructure resulting in the demolition of existing Magnolia Substation and upgrade of existing Plaza Substation. The Magnolia Substation is an aging facility and the Plaza Substation has the potential to expand and support the neighborhoods surrounding the Magnolia Substation due to its proximity. In order to maintain service and reliability standards for southwestern Riverside neighborhoods, the MPRP is required to provide needed 12kV support for conversion of the existing Magnolia Substation 4kV service areas. Without the MPRP, 12kV loads exceeding maximum capacities will occur, with the potential for wide-area and localized-area outages. The Project will be implemented in five phases: Plaza T5 Addition; 4-12kV Conversion; Distribution Feeders (Plaza Substation and Street Getaways); Transmission Work; and, Magnolia Substation Demolition. The Plaza T5 Addition includes the following: addition of substation equipment to increase the 12kV capacity and the reliability of the substation; and expansion by approximately 0.356 acre of land adjacent to the west of Plaza Substation to install the new electrical equipment. Existing power and communication installations in this area will be relocated to the northwest of the expanded substation property. A new 10-foot high block wall will be installed around the perimeter of the facility, and will replace existing structures along the north, west, and south boundaries; the existing wall along the eastern boundary will remain. Drought-tolerant landscaping will be installed along the Elizabeth Street frontage, and the rear block wall, facing the Union Pacific railroad tracks, will be covered with artificial ivy.

Improvement to the energy delivery system will be achieved by relocating the 69kV Mt. View line to the west of its present location. This is the transmission portion of MPRP and will require evaluation and modifications to electrical poles south of Plaza Substation, and associated underbuilt utilities cables.

The remaining portions of MPRP will involve the following: underground 12kV cable getaways and power vaults from Plaza Substation to the strategic distribution areas; replacement and/or upgrade of certain components (e.g. existing overhead poles, insulators, transformers, and/or conductors); and installation of overhead pole mounted and underground pad mounted switches along the Magnolia and Plaza neighborhoods, as needed. This will result in all 4kV circuits at the Magnolia Substation being converted to 12kV. Magnolia Substation will be demolished after conversion of its circuits. Demolition will include removal of all above-grade structures and a majority of the below-grade structures. The existing perimeter fence, landscaping, and driveway will be maintained for security, aesthetics, and access until the property is ultimately sold.

PROJECT LOCATION: The existing Plaza Substation and the proposed expansion area are located at 3716 Elizabeth Street. The affected Assessor Parcel Numbers (APNs) include 225-052-010 and portions of APNs 225-052-004, -005, -008, -019, and -021; and, 225-064-001, -002, -003. The site is located along the south side of Elizabeth Street, approximately 0.25 mile west of the intersection of Elizabeth Street and Riverside Avenue. The existing substation portion of the proposed Project has latitude/longitude corresponding to 33° 57'27.50" north and 117° 23'32.98" west. The Plaza Substation site rests on the Riverside West Quadrangle (1981) 7.5-minute topographic quadrangle map and within Section 34 of Township 2 South, Range 5 West. Additionally, the Plaza Substation is located within the boundaries of the Magnolia Avenue Specific Plan.

The existing Magnolia Substation is located at 3416 Central Avenue (APN 223-150-009). The site is located adjacent to the east and south of the intersection of Central Avenue and the northbound off-

ramp of Riverside Freeway/State Route 91 (SR 91). The existing Magnolia Substation portion of the proposed Project has latitude/longitude corresponding to 33° 57'12.60" north and 117° 22'58.08" west. The Magnolia Substation site rests on the Riverside West Quadrangle (1981) 7.5-minute topographic quadrangle map and within Section 35 of Township 2 South, Range 5 West. The additional lands on which the conversion of the 4-12kV circuits and associated improvements will occur are located within the City of Riverside at varied locations within the vicinity of the Magnolia Substation.

PROJECT CONTACT: Fady Megala, RPU Project Manager-Utilities Senior Electrical Engineer
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PUBLIC REVIEW AND WRITTEN COMMENTS: The public review period for submitting written comments on the Mitigated Negative Declaration, pursuant to State CEQA Guidelines Section 15105, commences on December 2, 2013 and will close on January 2, 2014 at 5:00 p.m. If you have any questions regarding the Project or the Mitigated Negative Declaration, please contact Fady Megala via e-mail or phone, as indicated above.

Written comments should be addressed to: Fady Megala
Riverside Public Utilities
3750 University Avenue, 3rd Floor
Riverside, CA 92501

DOCUMENT AVAILABILITY: The Mitigated Negative Declaration is available for review at three City facility locations and on the internet:

The Public Utilities Department, located at the address above.

1. Marcy Library
6927 Magnolia Avenue
Riverside, CA 92506
(951) 826-2078
2. Downtown Library
3581 Mission Inn Ave
Riverside, CA 92501
(951) 826-5201
3. City's website at www.RiversidePublicUtilities.com/MPRP

This Notice of Intent to Adopt is also available in Spanish. Please call the Project phone line at 951-826-5833 and leave your name and address. A copy in Spanish will be mailed to you.

La intención de este aviso esta disponible en Español. Favor de llamar a la línea telefonica del proyecto al 951-826-5833 y deje su nombre y dirección. La version en Español se le enviará- por correo.