Actual Powerline Impact - TRTP

Project Segment 8A Corridor

August 19, 2011
Approximate Loss in Property Values

1. Adjacent to ROW (20%-30%) - $14M – $21M (150 units)
2. Impacted neighborhood (10%-15%) - $70M – $105M (1,500 units)
3. Adjacent neighborhood (5%-10%) - $35M – $70M (1,500 units)
4. Remainder of Chino Hills (3%-5%) - $1.5B – $2.5B (19,000 units)

- Total property value loss - $1.6B to $2.9B
- Total property taxes loss - $16M – $29M (annually)
- Total property taxes loss over a ten year period - $160M – $290M (excludes inflation/escalation, ergo net present value)
Impacted Area
View looking East

- View from Terrace Drive
View looking East
Southeast View (from Terrace Drive)

- Note school sign
View looking north (from Pipeline)
View looking northeast (Corner of Pipeline and Chino Hills Parkway)
View looking southeast (from Payton)
View looking east (from Carbon Canyon)
View looking northwest (corner of Pipeline and Payton)
View looking west (corner of Eucalyptus and Payton)
View looking west (corner of Eucalyptus and Galloping Hills)
Various close ups
What the heck (WTH)?
What the heck (WTH) part II?