

Community Development Department
Planning Division
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W8

March 10, 2008

Ashley Mitchell
County of Riverside
Department of Facilities Management
PO Box 789
Riverside, CA 92502-0789

Re: Public Safety Enterprise Communication (PSEC) Project
Response to Notice of Preparation

Dear Ms. Mitchell:

The City of Moreno Valley has reviewed the February 25, 2008 Notice of Preparation (NOP) for the referenced project. Based upon the project information provided in the NOP, the proposed Timoteo site includes south-facing slopes of the Badlands, within full view from many vantage points in the immediate area, as well as more extended locations throughout the east end of the City. Even with a pad location north of the ridgeline, the proposed height, contrasting materials, and imposing scale of the proposed structure present the potential for visibility from multiple vantage points within the City. Based upon the general site location, it appears the related improvements may involve routes for access and utilities affecting lands that are within the city limits.

With this understanding of the project relationship to lands and resources within and adjoining the City of Moreno Valley, the following should be considered in preparing the forthcoming EIR:

1. The project description should clearly identify the pad location, access route and any associated utility improvements for this site. The project description should indicate whether utility service for this site will involve extension of electric service, use of solar panels, or use of a generator. Electrical lines should be installed underground.
2. The proposed site is located in the Badlands on the north edge of the City of Moreno Valley, within an area that is identified as a scenic resource. The surrounding area is planned for low density residential and open space uses. The site is also visible from more distant viewpoints that are also identified as scenic resources and from State Route 60 and Moreno Beach Drive, which are designated local scenic routes. Potential for compatibility and aesthetic impacts resulting from construction and operation of the proposed tower should be addressed in the forthcoming EIR.
3. Geology and Soils – the San Jacinto Fault Zone fault zone crosses the southwest corner of the site and the general project area is characterized by soils with poor soil stability and high erosion potential. The project description in the forthcoming EIR

should include any special site improvements or construction techniques that may be necessary to address soil conditions and seismic hazards. Impact analysis should include consideration of hazards to surrounding properties, improvements and residents due to the site's exposure to such hazards.

4. Hazards – the project site is in an area that has historically been subject to illegal dumping. Analysis should include consideration of any existing contamination and address the impacts of remediation activities, if necessary.
5. Hazards – the proposed site is located within a high fire hazard. The forthcoming EIR should address any aspects of the proposed improvements that may contribute to risk of wildfire.
6. Noise – analysis of construction period noise impacts should consider any access routes through residential areas within the City of Moreno Valley. Operation period noise should address impacts related to use of generators, if applicable for this site.
7. Traffic and Circulation – the EIR should characterize the nature and number of vehicle trips associated with both project construction and operation. Safety should also be addressed if access will be taken from Redlands Boulevard.

We look forward to the opportunity to review the draft Environmental Impact Report. If the County elects to produce the document on digital media, the City is amenable to reviewing the document in electronic format, and will request paper copies of relevant sections, if necessary.

Should you have any questions or concerns, please contact Kathleen Dale at (951) 413-3228.

Sincerely,



Kathleen Dale
Associate Planner

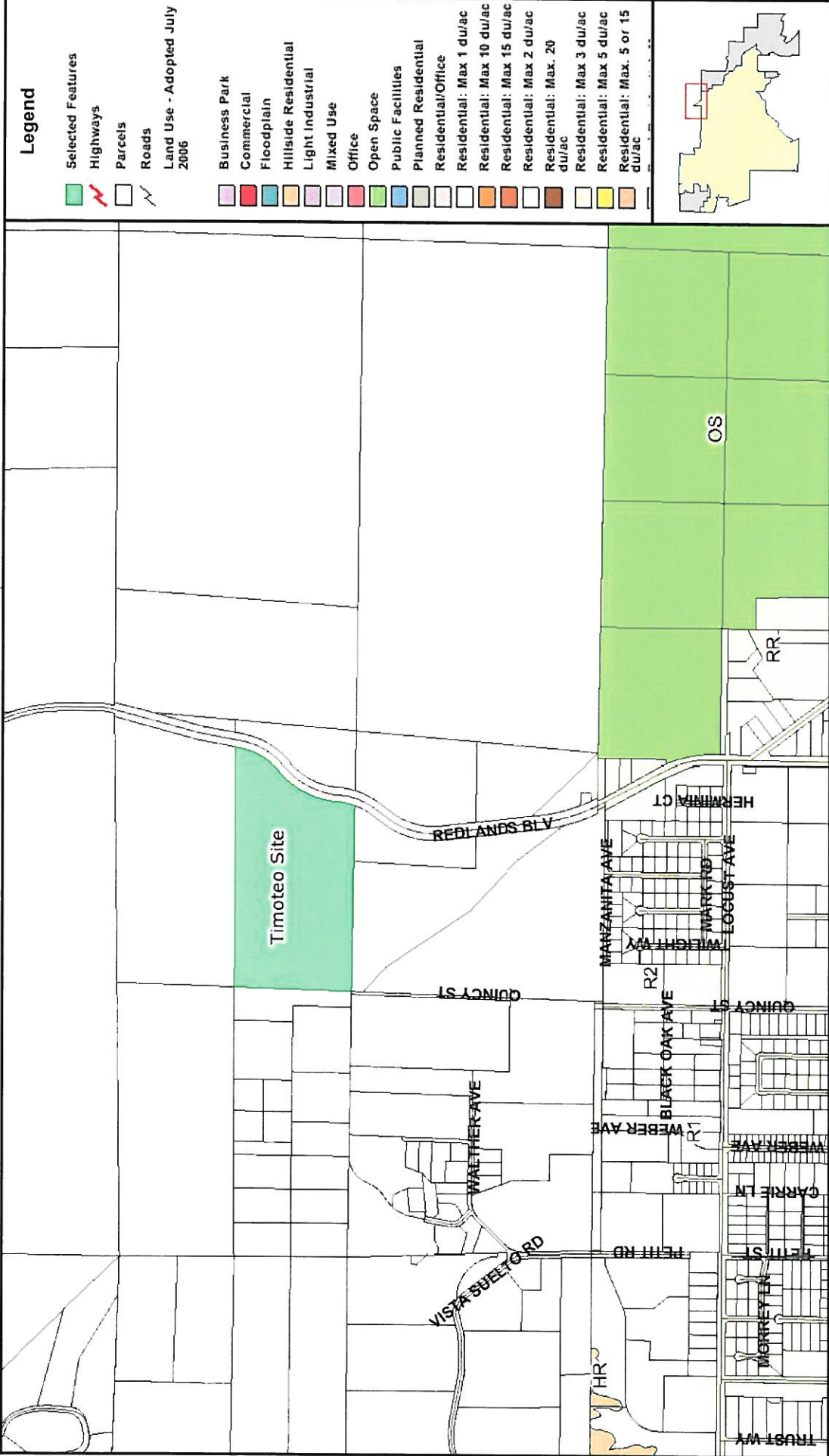


John C. Terell, AICP
Planning Official

enc: GIS Map titled "Context and City land use Designations
Moreno Valley General Plan Final EIR Figure 5.11-1 (Major Scenic Resources)
Moreno Valley General Plan Figure 7-2 (Major Scenic Resources)
Moreno Valley General Plan Final EIR page 2-13 (Aesthetics mitigation measures)
GIS Map titled "Fault Zone"

PSEC Timoteo Site

Context and City Land Use Designations



City of Moreno Valley
 14177 Frederick Street
 Moreno Valley, CA 92553

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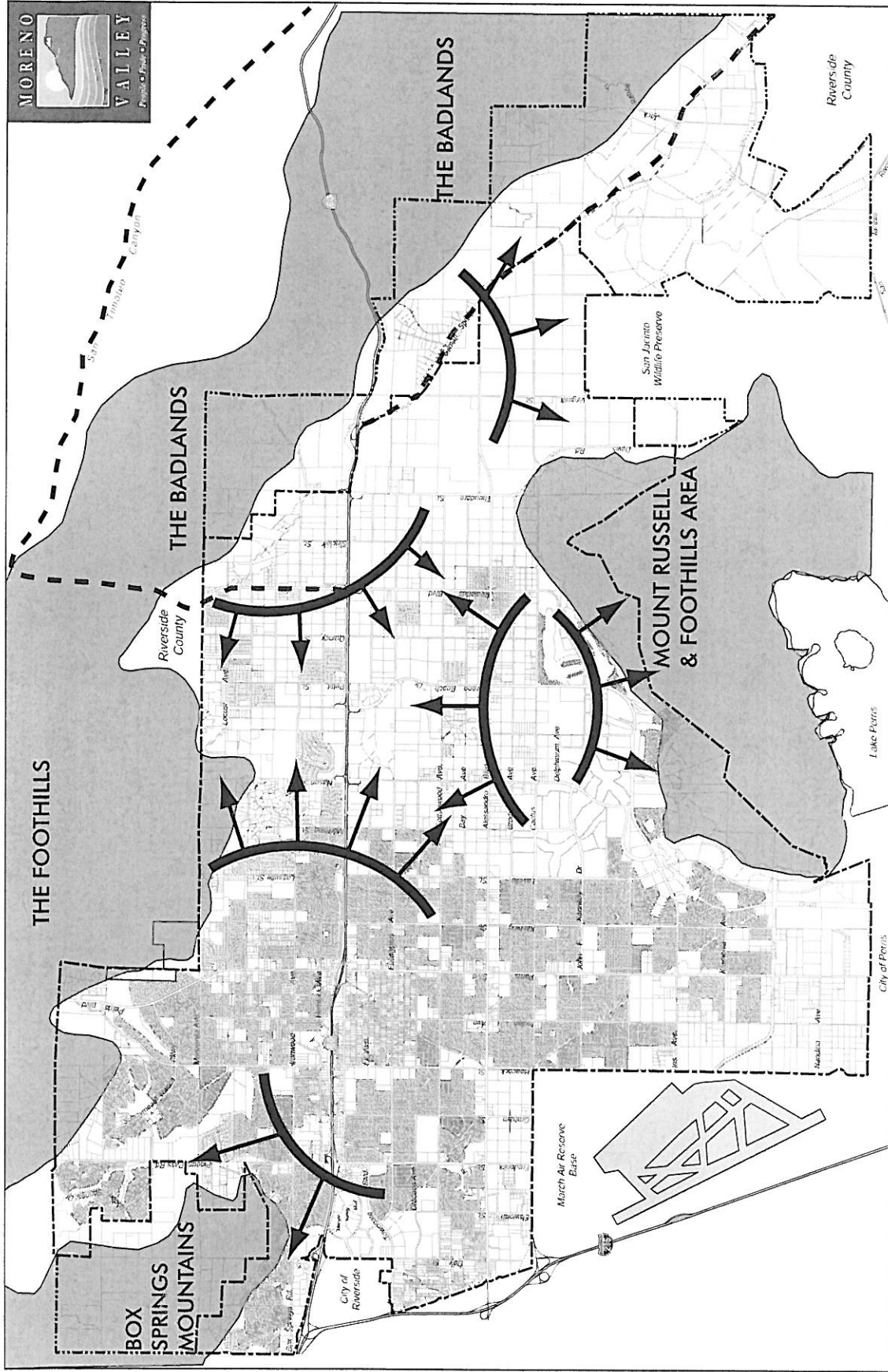
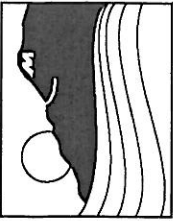


Figure 5.11-1
Major Scenic Resources
 City of Moreno Valley
 July 2006

Sources: County of Riverside GIS; City of Moreno Valley, USGS
 0 2,500 5,000 10,000 ft
 Moreno Valley General Plan
 Final Program EIR

MORENO VALLEY



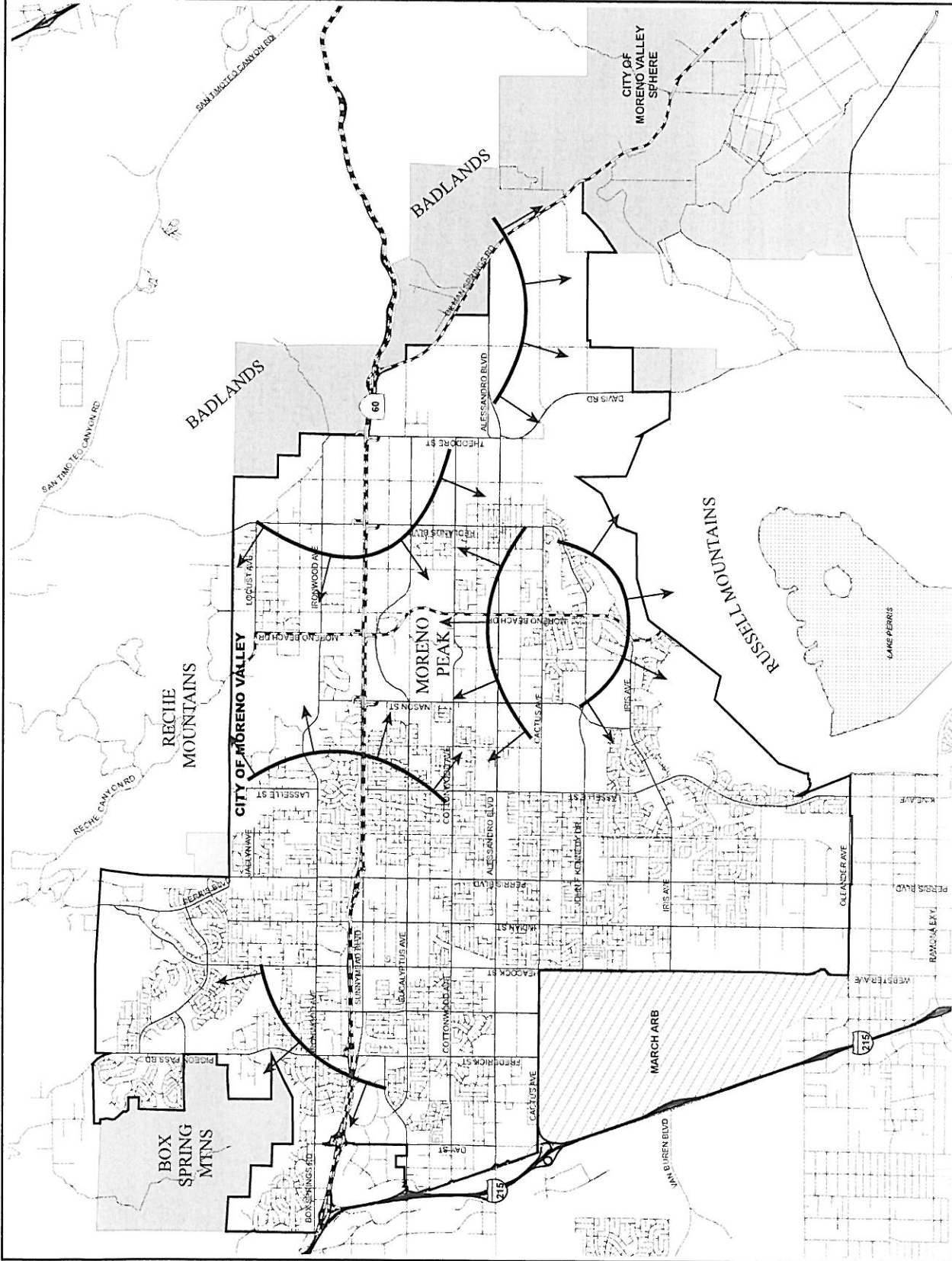
**FIGURE 7-2
MAJOR SCENIC
RESOURCES**

- Streets
- Major Streets
- Highways
- - - Scenic Route
- Moreno Valley
- Moreno Valley Sphere
- March ARB
- Waterbodies
- ↔ View Corridor



Date: July 11, 2006
 State Plane NAD83 Zone 6
 File: G:\arcmap\planning\gen_plan_updates\mj_scenic.mxd

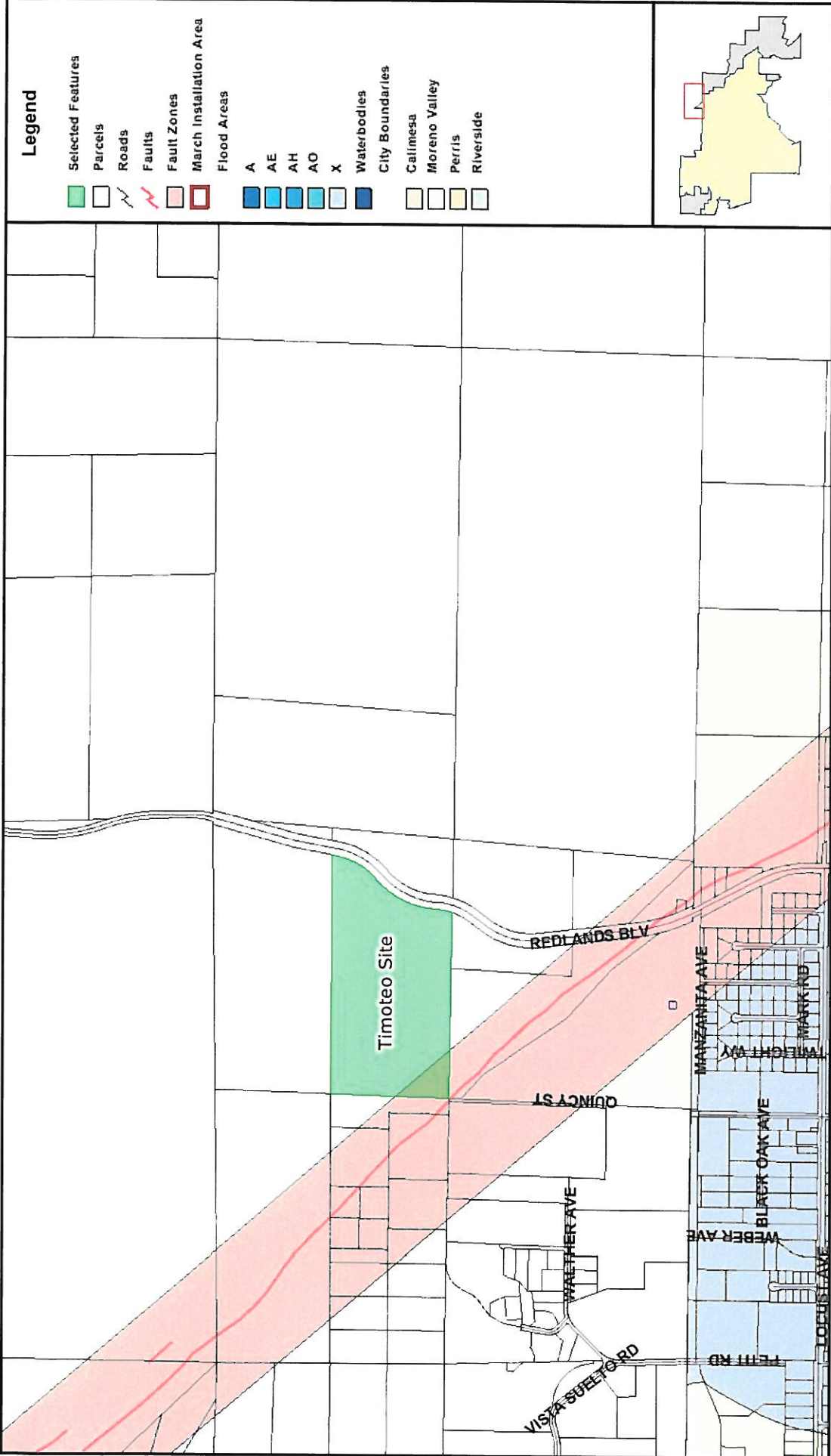
GEOGRAPHIC INFORMATION SYSTEMS
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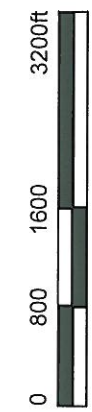
**TABLE 2-2
ENVIRONMENTAL IMPACTS AND MITIGATION MEASURES**

POTENTIAL IMPACTS	MITIGATION MEASURES	LEVEL OF SIGNIFICANCE AFTER MITIGATION
5.11 AESTHETICS		
<p>A significant impact to aesthetics may occur under all of the proposed alternatives.</p>	<p>A1. Enforce the Municipal Code requirements and use Specific Plans to ensure that all development within the City of Moreno Valley is of high quality, yields a pleasant living and working environment for existing and future residents and attracts business as the result of consistent exemplary design (Objective 2-10).</p> <p>A2. The City shall require new electrical and communication lines to be placed underground (Policy 7.7.1).</p> <p>A3. The City shall implement reasonable controls on the size, number and design of signs to minimize degradation of visual quality (Policy 7.7.2).</p> <p>A4. Gilman Springs Road, Moreno Beach Drive, and State Route 60 shall be designated as local scenic roads (Policy 7.7.3).</p> <p>A5. The City shall require development along scenic roadways to be visually attractive and to allow for scenic views of the surrounding mountains and Mystic Lake (Policy 7.7.4).</p> <p>A6. Minimize the visibility of wireless communication facilities by the public. Encourage "stealth" designs and encourage new antennas to be located on existing poles, buildings and other structures (Policy 7.7.5).</p>	<p>Less than significant.</p>
5.12 POPULATION AND HOUSING		
<p>No significant impact to population and housing has been identified for any of the proposed alternatives.</p>	<p>No mitigation measures are needed.</p>	<p>Not significant.</p>

PSEC Timoteo Site Fault Zone



Legend	
	Selected Features
	Parcels
	Roads
	Faults
	Fault Zones
	March Installation Area
	Flood Areas
	A
	AE
	AH
	AO
	X
	Waterbodies
	City Boundaries
	Calimesa
	Moreno Valley
	Perris
	Riverside



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