

Community Development
Department
Planning Division

W36

July 23, 2008

County of Riverside
Department of Facilities Management
ATTN: Ms. Ashley Mitchell
P.O. Box 789
Riverside, CA 92502-0789

Comment 15

RE: DRAFT PROGRAM ENVIRONMENTAL IMPACT REPORT – PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT

Dear Ms. Mitchell,

Thank you for the opportunity to comment on the above-noted project, a Draft Program Environmental Impact Report (DPEIR) for the Public Safety Enterprise Communication (PSEC) Project that intends to expand the County’s existing radio network for fire and law enforcement agencies, from an existing 20 sites to 70 sites Countywide. The project includes, on one of the 70 sites, an approximately 80-foot tall tower (Arlington) within the City of Riverside, near the intersection of Hole Avenue and County Circle Drive. The tower will be located within a major County administrative complex.

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15-1

The City supports the County’s proposed expansion of the existing radio tower network for fire and law enforcement agencies. After reviewing the DEIR, the Planning Division offers the following comments for your review and consideration:

- City Planning staff applauds the County’s effort to design the proposed tower in a manner that allows for the future collocation of additional communications equipment and is appreciative of the availability of the proposed tower for use by other governmental agencies, including the City of Riverside. **15-2**
- So as to ensure the safety of airport/aircraft operations given the proposed tower’s location and height, Planning staff, in consultation with the City’s airport staff, recommends that a Notice of Construction or Alteration (Form 7460) be submitted to the Federal Aviation Administration for review. **15-3**
- The project DEIR (Appendix A: Candidate Site Descriptions – Arlington) identifies a residential dwelling approximately one-hundred (100) feet east of the proposed tower. Pursuant to the Department of Housing and Urban Development – Federal Housing Administration (FHA), if a “...property is within 300 feet of a stationary, storage tank **15-4**


containing more than 1,000 gallons of flammable or explosive material, the site is ineligible” for a FHA sponsored loan (FHA Loan Handbook, 4150.2 Chapter 2-11, Subsection M – Stationary Storage Tanks). Planning staff recommends that appropriate steps be taken by the County to notify the respective property owner of such a limitation.

15-4
(cont.)

Planning staff appreciates your continued collaboration and looks forward to continue working with you. Please forward copies of all revised plans, staff reports, and environmental documents, as they pertain to this project for review. Should you have any questions regarding this letter, please contact Moises A. Lopez, Associate Planner, at (951) 826-5264 or by e-mail at mlopez@riversideca.gov.

15-5

Sincerely,



Ken Gutierrez, AICP
Planning Director

cc: Ronald Loveridge, Mayor
Riverside City Council Members
Brad Hudson, City Manager
Michael Beck, Assistant City Manager
Tom DeSantis, Assistant City Manager
Scott Barber, Community Development Director
Mark S. Ripley, Airport Director
Steven Reneker, Chief Information Officer
Tedd Laycock, City of Riverside Fire Chief
Russ Leach, City of Riverside Chief of Police
Steve Frasher, Chief's Adjutant / Public Info Officer
Anthony Coletta, Emergency Services Manager
Michael Brandman Associates, 621 E. Carnegie Drive – Suite 100, San Bernardino, CA
92408

08 JUL 24 PM 12:08

City of Riverside Community Development Department (July 23, 2008)

Response to Comment 15-1

The County appreciates the City's interest in the project. The proposed project is intended to benefit all residents of the County, including the County's emergency service cooperators (i.e. the City of Riverside) and residents that live in incorporated areas that are served by those cooperators.

Response to Comment 15-2

The County looks forward to continued cooperation with the City. Collocation of communication equipment with its cooperators is an important element of the PSEC project, and the County hopes that the project will benefit all of the residents of the County, including those that live and work in incorporated portions of the County.

Response to Comment 15-3

The County is aware of FAA requirements regarding sites within areas frequented by aircraft. The County is committed to abiding by all appropriate FAA regulations, where applicable.

Response to Comment 15-4

The City's recommendations in this regard will be taken under consideration by the County as it moves forward with the project.

Response to Comment 15-5

The County appreciates the City's continued cooperation on this important project.

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City of Temecula

Planning Department

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July 23, 2008

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

Comment 16

Subject: Response to Draft Program Environmental Impact Report for the PSEC Project

Dear Ms. Mitchell:

Thank you for the opportunity to comment on the Public Safety Enterprise Communications Program EIR. Our comments are specific in nature and address the redundant candidate sites know as "Margarita MWD and SDSU"; one of these sites will be chosen as the permanent tower site pending further evaluation. The Margarita MWD site is located within the City of Temecula in an area designated by the General Plan as "Public Views of Significant Natural Features" Policy 5.1 of the General Plan Community Design Element calls for the City of Temecula to "Work with the County of Riverside to protect the surrounding hillside areas form inappropriate grading and development that affects the visual backdrop of the valley".

16-1

Given the aesthetic impacts of the proposed 75 foot Margarita MWD tower and the microwave dishes, we would argue for the selection of the alternative SDSU site. The Draft EIR notes that the SDSU site has an existing tower while the MWD site is relatively undisturbed save for a large access road and excavation scar. We realize that there is no effective mitigation to disguise a tower but locating next to an existing tower is somewhat more aesthetically acceptable.

The City of Temecula would like to be notified of any public hearing or informational forums related to this project so that we might have an opportunity to present testimony or comments.

16-2

Sincerely,

Debbie Ubnoske
Director of Planning

Cc: City Council
Shawn Nelson, City Manager
Robert C. Johnson, Assistant City Manager
Aaron Adams, Assistant City Manager

08 JUL 24 PM 12:07

City of Temecula Planning Department (July 23, 2008)

Response to Comment 16-1

Final selection of the Margarita site remains undetermined. A series of site constraints are present at both of the candidate locations (Margarita MWD and Margarita SDSU). The SDSU site is the preferred location, but access to the site is problematic and involves a variety of issues that have yet to be resolved. The MWD site presents challenges in regards to MWD's 96-inch water line that runs near the proposed site. The site also presents potential impacts to aesthetics, as pointed out in the Draft EIR and the City's comments, as well as potential impacts to cultural resources.

Given these constraints, it is likely that the County may need to alter its proposed location at the MWD site. The County is involved in discussions with MWD to find a location that will not impact their pipeline operations. This revised location may lessen or even eliminate the impacts to aesthetics and cultural resources that are likely to arise if the tower is developed at the currently proposed location.

As noted in the Draft EIR, this issue remains unresolved. The County is aware that relocation of the site will require additional analysis under CEQA, either in the form of an addendum to the Program EIR, or through the completion of an Initial Study/Mitigated Negative Declaration tiered off of the Program EIR.

Response to Comment 16-2

The County appreciates the City's interest in the Margarita site. The County is committed to implementing the project in the most sensitive manner feasible while still meeting the objectives of the project and the public's need for a reliable emergency services communication network. The City's continued involvement and input is welcomed as this project moves forward.

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July 23, 2008

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

Comment 17

Re: Public Safety Enterprise Communication (PSEC) Project
Comments on Draft Environmental Impact Report (SCH No. 2008021126)

Dear Ms. Mitchell:

The City of Moreno Valley has reviewed the referenced Draft Environmental Impact Report (DEIR). As indicated in our March 10, 2008 letter in response to the Notice of Preparation, the proposed Timoteo site presents the potential for impacts upon or within the City of Moreno Valley. With the added disclosure in the DEIR (page 1-2) that this programmatic EIR may be used to clear future, as yet unidentified sites, the City of Moreno Valley's comments on the DEIR also address these future projects.

17-1

Timoteo Site

Our comments on the NOP requested additional information regarding the scope and location of the proposed improvements at this site. After reviewing the DEIR, the following deficiencies with the project description and analysis have been identified and must be addressed in the Final EIR.

Comment 1, Project Description. The DEIR identifies the proposed tower location, but provides no information regarding substantial additional improvements required to provide access and power to the site. There is no information regarding the proposed width and surface finish of the access road and no discussion of the significant grading that would likely be required in the severe terrain at this location. Information is similarly lacking as to proposed electrical service improvements. The document is unclear as to whether beacon lights will be required and does not address the nature of fuel modification treatments that will be required at this location within a Very High Fire Hazard Area. Finally, the text at page 1-50 indicates the proposed tower heights may change. These deficiencies and uncertainties in the project description do not provide a sufficient understanding of the proposed improvements to allow for meaningful analysis. Neither reviewers nor the decision-makers are presented with enough information to clearly understand the nature of the proposed improvements or the potential impacts. Preferably, these details should be disclosed at this time and the required analyses provided in a recirculated, revised Draft EIR. If the disclosure and analysis are to be deferred, the EIR

17-2

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should include a clear commitment to public review of a subsequent document once the more detailed information and analysis is available.

**17-2
(cont.)**

Comment 2, Project Description. The Project Description identifies tower site dimensions as 65 feet by 65 feet (Section 3.5-1, page 3-3); however, the air quality analysis is based upon a site area of 100 feet by 100 feet (Appendix F, Section 4.1, page 34). This discrepancy should be clarified, with disclosure of any necessary adjustments to the impacts and significance conclusions.

17-3

Comment 3, Aesthetics. The project description (page 3-24) indicates use of white metal roofing for equipment shelters. While this treatment is beneficial for energy efficiency, it would represent a sharp contrast to the existing natural setting at the Timoteo site. The EIR should address potential visibility of the roof.

17-4

Comment 4, Aesthetics. The description of site visibility (Table 4.1-1, page 4.1-12) seems to consider vantage points from the north and east, ignoring the substantial views and potentially affected public to the south of the site. Please see Comment 8, below.

17-5

Comment 5, Aesthetics. The statement that the site is not visible from Redlands Boulevard (Table 4.1-2, page 4.1-27) seems contradictory with the information presented in Photograph 6 in the Candidate Site Description for this site. Redlands Boulevard is clearly visible in the view looking from the site. This discrepancy should be addressed with disclosure of any necessary adjustments to the impacts and significance conclusions..

17-6

Comment 6, Aesthetics. The discussion of aesthetic impacts at page 3-14 refers to basic types of aesthetic treatments that may be considered, but there is no commitment to evaluate or implement these approaches in the proposed mitigation measures. This discrepancy should be addressed, with disclosure of any necessary adjustments to the impacts and significance conclusions.

17-7

Comment 7, Aesthetics. At page 3-24, the DEIR indicates the Timoteo final road design will be in accordance with the mitigation measures; however there are no mitigation measures relevant to the potentially significant aesthetic impacts included in the mitigation summary (Table 1-4). There is also no commitment to subsequent documentation for this important aspect of the project that is not addressed in the DEIR as circulated. If disclosure of the nature of the proposed improvements and analysis of the associated impacts are to be deferred, the EIR should include a clear commitment to public review of a subsequent document once the more detailed information and analysis is available.

17-8

Comment 8, Aesthetics. The conclusion that impacts at this site are less than significant (Table 4.1-2, page 4.1-27) is not supported by substantial evidence in the record and does not reflect the totality of improvements at this location (i.e., the deferred road and power improvements and the extensive grading that will certainly be required). The indicated 2300 foot elevation for the tower (Appendix A, Timoteo Candidate Site Description, page 1) is above the ridgeline elevations for the foothills to the south of the site (elevations typically between 2240 to 2260) that are the dominant vista from within the City of Moreno Valley. The proposed 100-foot-tall tower may, in fact, be visible above the existing ridgeline. This potential impact should be

17-9

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addressed in the EIR, or the County should provide a firm commitment to processing of a subsequent environmental document with further public review.

**17-9
(cont.)**

Comment 9, Aesthetics. The simple discounting of any feasible mitigation for aesthetic impacts (Table 1-4, page 1-51) is contrary to CEQA practice to first avoid and minimize, and then, mitigate impacts (CEQA Guideline Section 15021). Avoidance and minimization techniques should be addressed in the EIR, for both the identified sites and the further analysis/future sites. It seems that simple mitigation measures are also available—for instance, painting tower elements a color that is compatible with dominant colors in the surroundings.

17-10

Comment 10, Biological Resources. The Timoteo site is located on conserved lands owned by the County conservation authority. The EIR should disclose any restrictions of the existing conservation status of the site, describe the conservation objectives for the applicable Western Riverside Multiple Species Habitat Conservation Plan (MSHCP) cell(s), and address any other MSHCP conservation objectives applicable to this site.

17-11

Comment 11, Biological Resources. The information presented in the main text and the appendices of the DEIR suggest that analysis was limited to the proposed tower location and a 50-foot buffer around the tower site (see General Habitat Assessment, Appendix A, Box Springs Site, Local Vicinity Area Map). Omission of the related access and electrical service improvements ignores an important aspect of the proposed project and potential impacts at this site. Impacts of the complete improvements at this site should be addressed in the EIR, or the County should provide a firm commitment to processing of a subsequent environmental document with further public review.

17-12

Comment 12, Biological Resources. The very brief acknowledgement of the applicable MSHCP criteria cell and survey requirements fall far short of the consistency analysis that is required to be addressed in conjunction with CEQA and project approval processes. The DEIR is also silent to the Joint Project Review process required for projects within the MSHCP Criteria Area. The consistency determination should be addressed in the EIR, or the County should provide a firm commitment to processing of a subsequent environmental document with further public review.

17-13

Comment 13, Biological Resources. The DEIR concludes there would be no impacts to jurisdictional waters at this location. While this may be the case for the tower site, review of aerial photographs and the USGS topographic map suggest that access and/or electrical service improvements may impact jurisdictional resources that may also be subject to the Riverine/Riparian policies under the MSHCP. Potential impacts in this regard should be addressed in the EIR, or the County should provide a firm commitment to processing of a subsequent environmental document with further public review.

17-14

Comment 14, Geology and Soils. The Timoteo site is characterized by highly unstable soil conditions (Badland) and is in proximity to known faults. The knowledge of these existing conditions warrants detailed analysis at this time. The conditions potentially affecting this site are beyond the normal circumstances that are addressed by standard practices referenced in the DEIR and may require special considerations in site design that would be evident in the physical appearance of the improvements. If the required investigations, analysis and project

17-15

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description refinements are deferred, the County should provide a firm commitment to processing of a subsequent environmental document with further public review.

**17-15
(cont.)**

Comment 15, Land Use. The DEIR is silent to evaluation of consistency with the County General Plan, and with aspects of the City of Moreno Valley General Plan that were raised in the City's comment letter on the NOP. Notwithstanding the claim that the County enjoys "sovereign immunity" from provisions of other agencies' plans (Section 4.9.4, page 4-9.8), the EIR should be revised to identify the applicable Riverside County General Plan land use and zoning designations for each location and to address the following Riverside County General Plan policies:

- LU11.1 – defines policies to be considered when projects are located in an area that contains natural slopes, canyons or other significant elevation changes, including minimizing alteration of natural landforms, minimizing hazards from erosion and slope failures, and restricting development on ridgelines
- LU 13.1 and 13.3 – regarding development in the viewshed of scenic corridors
- LU 20.1 and 20.2 – regarding development within the Open Space-Rural designation
- LU 25.5 – requires consideration of surroundings and visual impacts of public facilities
- S 2.1 – requires geologic studies for critical structures within 0.5 miles of earthquake faults
- S 2.4 – requires investigation of liquefaction hazard in area of susceptible sediments for critical facility projects
- RCBAP 11.1 – protects scenic highways from change that would diminish aesthetic values
- RCBAP 13.1 – protects visual and biological resources in the Reche Canyon/Badlands area
- RCBAP 20.1 – requires adherence to policies related to hillside development, slope, and slope instability hazards

17-16

Alternatives

Comment 16. The DEIR relies on the site selection process conducted in identifying the candidate sites as the alternatives analysis. On its face, this approach does not constitute a valid CEQA alternatives analysis and as presented, the extremely condensed nature of the site selection information is meaningless. CEQA Guidelines Section 15126.6 directs that alternatives analysis is to be focused upon options that would reduce the significant impacts of a proposed project. The EIR must be revised to include a meaningful alternatives analysis, or to include a commitment to meaningful alternatives analysis as part of subsequent documents, that will be made available for public review. Considering the potentially substantial nature of the as yet undefined impacts associated with the access and electrical service improvements for the Timoteo site, the Alternatives Analysis should be presented in a subsequent document, with further public review.

17-17

Comment 17. For the Timoteo site that is of concern to the City, the location of the 11 alternate sites should be disclosed to provide the reviewer with the minimum amount of information needed to evaluate and consider the County's conclusion. Please also provide more descriptive detail regarding the "line of sight" criteria (Section 6.1.4, page 6-2), with specific identification of

17-18

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the associated siting constraints for this location (e.g, which neighboring sites must be in line-of-sight and what transmitter elevation is required to accomplish this).

17-18
(cont.)

Programmatic Format/Deferred Analysis

Comment 18. The DEIR (Section 1.7.1, page 1-49) refers to the programmatic nature of the analysis and the intent for subsequent analysis of several sites for which design has not been finalized, including the Timoteo site. The intent of the term "subsequent" is not clearly defined. At page 3-25, the discussion of electric power improvements simply notes that additional survey work will be required and that any improvements will be required to abide by the mitigation measures (which include none related to the aesthetic impacts that are the primary issue with an above-ground pole line in the natural setting at the Timoteo site). The DEIR also makes repeated reference to performance criteria that will be applied to future improvements and sites (for instance see page 3-24 under Road Access); however, we could not find any performance criteria in the DEIR. The County must commit to circulated subsequent reviews, to ensure the opportunity for further public review of the potentially significant consequences of the as yet unidentified improvements. Considering the highly visible nature of the Timoteo site and the sharp contrast to existing conditions, the subsequent analysis should incorporate use of photosimulations or similar techniques to illustrate the impacts of the proposed improvements.

17-19

Future Sites

Comment 19. The DIER (pages 1-2 and 2-3) indicates that the programmatic analysis and mitigation framework may be utilized to clear additional sites that are not identified in the document and that these future clearances may be conducted as an addendum process with no further public review. The programmatic structure of the DEIR as presented is essentially a screening analysis and regulatory summary. Use of the broad mitigation framework as presented without further public review in a subsequent document would circumvent the basic purpose of the CEQA process. The County must provide a firm commitment to processing of a subsequent environmental documents with further public review. The City requests notification of any future actions or subsequent documents involving tower sites or related improvements within the City of Moreno Valley corporate limits or sphere, or that may be visible from the City's corporate limit or sphere.

17-20

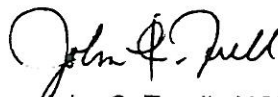
We look forward to the opportunity to review your response to these comments in the revised DEIR or Final EIR. Should you have any questions or concerns, please contact Kathleen Dale at (951) 413-3228.

17-21

Sincerely,



Kathleen Dale
Associate Planner



John C. Terell, AICP
Planning Official

08 JUL 24 PM 4:06

City of Moreno Valley Community Development Department (July 23, 2008)

Response to Comment 17-1

The County appreciates the City's interest in this project. The County is committed to implementing the project in the most sensitive manner feasible while still meeting the objectives of the project and the public's need for a reliable emergency services communication network. The proposed project is intended to benefit all residents of the County, including the County's emergency service cooperators and incorporated jurisdictions, such as the City of Moreno Valley, where the County is contracted to provide fire protection and law enforcement services.

Most of the City's comments concern the Timoteo site, which is located north of the City within unincorporated Riverside County. This site is vital to meeting the County's obligation to provide emergency services to the public as it will provide voice and data coverage to the Badlands area, particularly Redlands Boulevard. Radio coverage along Redlands Boulevard is currently unreliable or nonexistent. This heavily-traveled roadway is relatively hazardous and therefore requires frequent responses by emergency service personnel. The area is also prone to regular wildfire events, and firefighters responding to incidents in the Badlands area are currently unable to communicate effectively. Providing coverage to this area is a top priority of the PSEC project. As many residents of Moreno Valley use Redlands Boulevard on a regular basis, and since the Badlands area directly abuts portions of the City's northern boundary, the City and its residents will directly benefit from the Timoteo site.

Due to the broken terrain of the Badlands, providing adequate radio coverage is exceptionally challenging. Other constraints include access and construction issues, acquisition challenges, and environmental factors. The County evaluated 11 different candidate locations before selecting the proposed site. This is far more than any of the other 47 tower sites proposed for the PSEC project. The Timoteo site presents unique challenges that will require cooperation from all interested parties if adequate emergency services are to be provided to the public not only in this part of the County but within the City of Moreno Valley itself.

Response to Comment 17-2

The City should be aware that this Draft EIR is a programmatic document that is intended to assess project implementation on a fairly broad scale. It is also intended to allow for project-level and site-specific analysis where adequate information is available. Nearly all of the proposed sites within the Draft EIR were able to be evaluated at a site-specific level, and all aspects of site development were thoroughly analyzed in the EIR for these sites. Several of the sites, however, presented unique constraints or other developmental challenges that precluded an all-inclusive evaluation that assessed all aspects of project implementation (i.e. access roads and power provisions). Some of these issues may take many months or even years to resolve, and the entire project of 48 sites would be delayed due to unresolved issues at a handful of the sites. During this delay, the public would continue to be served by inadequate emergency services communication coverage in many portions of the County. Rather than delay the entire project, the County determined that a programmatic evaluation approach,

with clearly defined performance criteria for subsequent assessment, be undertaken to allow the project to move forward. Provisions within the CEQA Guidelines, specifically Section 15168(c), provides for this flexibility.

The Timoteo site is one of those sites that will require subsequent analysis, and this fact is clearly identified in the Draft EIR (see pages 1-24 through 1-26, and 3-25 through 3-26, and the Timoteo site description in Appendix A, which discusses road and power requirements at this site). Section 1.7.1, “Issues to be Resolved” on page 1-49 discusses these issues particularly as they pertain to the Timoteo site. On that page, the Draft EIR states:

Nearly all of the sites have existing road access as well as availability of commercial power immediately adjacent. Some of the sites, however, will require the construction of new roads and/or powerlines. The designs for these improvements have not been finalized. Specific sites where these issues remain unresolved include Black Eagle, Black Jack, Estelle Mountain, Paradise, Spring Hill, and Timoteo. Additional information on these issues can be found in the individual site descriptions included in Appendix A of the DEIR. The intention at this point will be for those sites to undergo subsequent environmental review once these items have been finalized. The proposed actions would be subject to the mitigation measures and the performance criteria presented in the DEIR, or as determined in the subsequent environmental document if it is determined that construction of roads or power lines may result in environmental impacts not foreseen in the DEIR.

As can be gathered from the above text, it is the County’s intention to conduct subsequent CEQA review within the context of the Program EIR and as per Section 15168 of the CEQA Guidelines for all future development that was not specifically assessed in the EIR. Mitigation requiring this additional analysis is presented in the EIR (see mitigation measures relating to biological resources, cultural resources, etc.). The EIR and the requirements of CEQA relating to Program EIRs presents specific direction regarding this subsequent analysis, and it is expected that separate Initial Studies will be required for those several sites that may require further assessment. Given the unique challenges presented at the Timoteo site, this site will undoubtedly be one of those sites. The County is committed to adequate analysis and public review for all aspects of this project, and will abide by all of the requirements of CEQA for those few sites that may require additional work outside of what was assessed in the Draft EIR. The County invites participation by the City or any other agency, organization, or individual that wishes to participate in this process. As was stated earlier, providing coverage in this part of the County presents unique challenges that will require cooperation from all interested parties if adequate emergency services are to be provided to the public not only in this part of the County but within the City of Moreno Valley itself.

Response to Comment 17-3

The air quality analysis assessed a slightly larger area to provide for a worst-case analysis of potential impacts during the construction phase of the project. If anything, project impacts in regards to air quality will likely be less than that identified in the air quality analysis.

Response to Comment 17-4

Equipment shelters will have flat roofs, and therefore the roofs will not be visible unless viewed from above. Since the shelters will typically be located on topographic highpoints, it would be extremely unlikely that any viewer (except perhaps a person viewing the site from an aircraft) would be able to place him or herself in a position where they would be able to see the roofs. Therefore, the roofs will not be visible and there will be no aesthetic impact in this regard.

Response to Comment 17-5

Due to the site's position within the Badlands, it is unlikely that a significant portion of the tower will be visible from the residential areas south of the project site. At most, residents in these areas will likely only see the top of the tower above the ridgelines of the Badlands. Persons viewing the site from further south would likely see more of the tower, but the tower would be sufficiently distanced from the viewer to render the disruption to the viewshed as negligible.

The criteria in this instance is not whether the tower will be visible from portions of the City. The criteria is whether or not the change in views is significant. Owing to the site's location and its distance from areas where it could be seen, it is the County's assertion that the change in views are not significant.

Response to Comment 17-6

The EIR does not say that the site is not visible from Redlands Boulevard. It states that it is "situated in such a manner that it will be largely obscured by the surrounding hills and will *for the most part* (emphasis added) not be visible from Redlands Boulevard or the surrounding area." This statement is accurate. Persons traveling north on Redlands Boulevard will be able to see the tower for several seconds as they pass southeast of the site. By any reasonable measure, this does not constitute a significant impact. The description in the EIR and the significance conclusion is accurate and does not require adjustment.

The City may be interested to know that an earlier candidate (Candidate J) was rejected from further consideration because it was highly visible from Redlands Boulevard, and persons traveling the roadway would have had the tower in view for most of their journey through the Badlands. Instead, the proposed site was selected because it could meet the County's coverage needs while minimizing aesthetic impacts to the greatest extent feasible. Despite the City's assertions, the County has made great effort to minimize the aesthetic impacts of the proposed project while balancing the public's need for an effective and reliable communication network that meets the needs of emergency service providers and the residents of the County.

Response to Comment 17-7

Project design features that are described in the project description are not mitigation and are not presented as such. Mitigation is properly defined as measures that the project proponent intends to implement beyond that which is already proposed or required. To attempt to pass a design feature or a standard condition as mitigation is meaningless and insincere. For that reason, the design features presented on page 3-14 are specifically not presented as mitigation. The County is committed to implementing the project in the most sensitive manner feasible while still meeting the objectives of the project and the public's need for a reliable emergency services communication network.

Response to Comment 17-8

As stated earlier in Response to Comment 17-2, the Draft EIR is a programmatic document that will require further analysis for future impacts that may not have been considered in the programmatic document. The EIR and the requirements of CEQA relating to Program EIRs presents specific direction regarding this subsequent analysis, and it is expected that a separate Initial Study will be required for the Timoteo site. The County is committed to adequate analysis and public review for all aspects of this project, and will abide by all of the requirements of CEQA for any site that may require additional work outside of what was assessed in the Draft EIR.

Response to Comment 17-9

See Response to Comments 17-5 and 17-8.

Response to Comment 17-10

The County remains open to any suggestions regarding aesthetic treatments, but at this time does not present any treatment as mitigation simply because the feasibility of adequate implementation remains unknown. As was stated in the Draft EIR in several sections (i.e., pages 3-13, 4.1-2, and 4.1-29), the County has expended significant resources through consultants and discussions with product vendors to investigate other alternatives to lessen the aesthetic impact of the project. At this time those alternatives are not viable, and the EIR provides extensive discussion as to why existing stealth treatments are not feasible. The "simple" treatments suggested by the City, such as painting the towers to match their surroundings, present their own problems. Painted towers, for instance, can contaminate the surrounding area as paint chips off during weathering, creating "dead zones" around the towers. In areas where this treatment has been applied to electrical power lines, etc., significant contamination and harm to wildlife has occurred, and most land management agencies now prohibit the practice (USFS, etc.). For this reason, the industry has adopted the standard of plain galvanized steel for lattice-type towers. Over time this material weathers to a grayish sky-colored hue, requires minimal maintenance, and creates no contamination impacts.

Response to Comment 17-11

The County is in consultation with the RCA regarding use of their lands and has to date enjoyed full cooperation from the agency. The RCA is aware of the critical nature of this project and has been assisting the County with project development and processing through the MSHCP for the approximately 25 sites that are located within the boundaries of the MSHCP. The regulatory

framework of the MSHCP is fully outlined in the Draft EIR (see pages 4.4-1, 4.4-31 through 4.4-38, and 4.4-46 through 4.4-48). Mitigation measures related to MSHCP compliance are provided as Mitigations Measures BR-5a, BR-5b, and BR-5c. The Timoteo site is also located within the fee area for the Stephen's Kangaroo Rat HCP, and the applicable regulatory framework and requirements for that HCP is discussed on pages 4.4-7 and 4.4-25. Mitigation related to the HCP is provided as Mitigation Measure BR-5g. The Draft EIR provides a complete discussion of both plans and how requirements within those plans apply to the Timoteo site and any other proposed site that falls within the boundaries of the plans. Reiteration of those requirements in this response is not necessary.

Response to Comment 17-12

As stated earlier in Response to Comments 17-2 and 17-8, the Draft EIR is a programmatic document that will require further analysis for future impacts that may not have been considered in the programmatic document. The EIR and the requirements of CEQA relating to Program EIRs presents specific direction regarding this subsequent analysis, and it is expected that a separate Initial Study tiered off of the Program EIR will be required for the Timoteo site. Expanded biological and cultural resource surveys will also be required for any project-related activities outside of the area originally surveyed. Mitigation measures requiring additional biological resource surveys for any area not surveyed in the original habitat assessment is provided as Mitigation Measure BR-1c, which reads as follows, with certain portions bolded for emphasis:

*If any construction related to the proposed project, **such as access roads**, is anticipated to occur outside of the area surveyed for the June 3, 2008 Habitat Assessment Report, then additional habitat assessments shall be conducted by a qualified biologist prior to development to evaluate potential impacts. If these expanded surveys find that sensitive biological resources are present in the area to be impacted, then appropriate measures consistent with applicable laws and policies in effect at the time of the survey shall be undertaken to avoid or mitigate identified impacts. If the expanded surveys do not find sensitive biological resources in the area to be impacted, then development may then commence unimpeded within the parameters of applicable laws and policies governing such development.*

A similar mitigation measure is provided in the Draft EIR for cultural resources (see Mitigation Measure CR-1a). The County is fully aware that follow-up surveys will need to take place for additional areas that may be impacted during access road improvements and/or power line installation, and has made firm commitments throughout the Draft EIR to assure that this additional analysis takes place.

Response to Comment 17-13

Please note Mitigation Measure BR-5a which details requirements related to necessary consistency analysis and other aspects of MSHCP authorization. The measures state conclusively that development of any site within the MSHCP area must be found consistent by the RCA. The County

has made a firm commitment to following the requirements of the MSHCP and has been working with the RCA in regards to processing for each of the sites that fall within the MSHCP boundaries.

Response to Comment 17-14

The follow-up biological resource surveys mandated in Mitigation Measure BR-1c include as standard protocol a jurisdictional assessment component. If access roads or power line runs have the potential to impact jurisdiction features or riverine/riparian habitats, these impacts must be avoided or mitigated as per existing law and regulation.

Response to Comment 17-15

The County is aware of the geotechnical constraints that may be present at the Timoteo site and in other portions of the County. As per standard engineering protocols, extensive geotechnical analysis will be undertaken at each site prior to development. This analysis will include soil borings and other tests to determine physical properties of the sites. These findings will be used to define specific engineering and construction requirements at each site. These requirements are typically confined to areas of foundation design that do not have an effect upon the physical appearance of the tower structure. Rather, the design criteria may be implemented through deeper excavations, deeper foundations, special soil treatments, or specially reinforced concrete in the tower footings. As with any project, all designs must be approved by appropriate building and design authorities prior to development.

Response to Comment 17-16

The proposed Timoteo site is not located within the City of Moreno Valley's boundaries, nor is it within the City's Sphere of Influence. A determination of project consistency with the City's General Plan is not necessary since the project site is not within an area that is under the jurisdiction of the General Plan.

In regards to the County of Riverside's General Plan, on page 4.9-8 the Draft EIR provides a general discussion of General Plan intents and policies regarding the provision of fire and law enforcement services. Provision of these core services is a basic function of County government and all aspects of the proposed project are consistent with the County's mandate to provide those services.

Response to Comment 17-17

The Draft EIR does not rely on the site selection process or the discussion of the over 150 candidate locations assessed for this project as the sole basis for its alternatives analysis. If the City had read further, it would have seen that the Draft EIR presented a full range of alternatives that were analyzed to determine if they could lessen the project's environmental impacts. The Alternate Locations Alternative was only one component of the County's analysis. The Draft EIR also assessed an alternative based on alternative technologies, another on utilization of the existing cellular telephone network, another which looked at the possibility of using fewer but taller towers, and still another based on the possibility of using smaller towers in greater quantities to achieve project objectives. The alternatives analysis presented in the Draft EIR was thorough and complete.

Response to Comment 17-18

The County would be pleased to meet with the City of Moreno Valley to discuss the 11 candidate locations that were assessed for the Timoteo site. A number of the candidates were located on lands where the owner was not willing to sell or lease their property. Others were rejected on aesthetic grounds. By far the most important constraint facing the provision of emergency communications in the Badlands region is difficulty in achieving coverage in areas where the need for coverage is identified as critical. Redlands Boulevard through the Badlands is an area where current coverage is lacking and is critically needed. As stated in the Draft EIR, the physical characteristics of radio science place specific physical constraints on where a facility can be located while still meeting service needs. Critical areas will simply not be covered if a tower is not located where it can transmit a signal to the desired area. The proposed Timoteo site meets the coverage needs of the project and presents the best balance in terms of minimizing environmental impacts while still meeting project objectives.

In regards to “line of sight” criteria, it is important to recognize that a radio network is a connected system of transmitters and receivers that rely upon each other to convey signals to other parts of the network. Signals are transmitted between towers via microwave dishes that require direct line of sight to communicate. Communication facilities cannot operate in a solo configuration unless every user on the system can be served by one tower. In an area as vast as the County, one tower is simply not feasible to provide communications to the entire County. In addition, an emergency services communication system must be equipped with some level of redundancy to allow for outages, maintenance, and other service interruptions.

The City has asked for clarification on the “line of sight” requirement discussed on page 6-2 of the Draft EIR. An example would be a law enforcement officer responding to a traffic stop along Redlands Boulevard. Were the officer to require backup assistance, for example, the officer would transmit from his/her patrol car or handheld unit directly to the Timoteo tower. That signal would then be relayed via microwave to the County’s Box Springs site and from there would be relayed to one of several dispatch facilities in the area. The Timoteo site provides a line of sight connection to Box Springs and thus to dispatch, where backup assistance would be called up to provide assistance to the officer in need. Without the Timoteo site, there is no line of sight to dispatch and thus the backup assistance cannot be summoned. Again, redundancy is critical, and the Timoteo site would also require line of sight to other towers in the network through which the signal could be sent to dispatch. Specific engineering aspects of the project in regards to transmitter height and interconnectivity are dependant upon location and specific constraints imposed on system design by the properties and limitations of radio science. Obviously, these design determinations are technical in nature and are not easily understood by the layperson. If the City desires more information on this aspect of the project than is presented here, the PSEC team would be pleased to provide any information the City might require.

Response to Comment 17-19

This comment has already been adequately addressed in previous responses, most notably in Responses to Comments 17-2, 17-8, 17-10, and 17-12. Mitigation measures proposed in relation to future work and future surveys contain specific directions and performance measures within them to ensure that all applicable requirements are met. The County is fully aware that follow-up surveys will need to take place for additional areas that may be impacted during access road improvements and/or power line installation, and has made firm commitments throughout the Draft EIR to assure that this additional analysis takes place.

Response to Comment 17-20

This comment has already been adequately addressed above in Response to Comment 17-19.

Response to Comment 17-21

The County appreciates the City's interest in this project. The provision of adequate emergency services to the residents of Riverside County, and the need for enhancements to the safety and effectiveness of the County's emergency service providers is of critical importance. The County appreciates the City's cooperation and assistance in this regard.

From: Ebarra, David
Sent: Wed 6/25/2008 2:56 PM
To: EIR
Cc: Force, James
Subject: Box Springs Mountain Site

Comment 18

My name is David Ebarra. I work for the City of Moreno Valley Telecommunications. In reading the attached section, what exactly is meant by replacing the tower and shelter? Does it involve demolishing the old building and tower or building a new tower and shelter on a different location on Box Springs Mountain? If the latter is the case what would be the deposition of the old tower and shelter.

http://psec.co.riverside.ca.us/docs/eir/Appendix_A/Box%20Springs.pdf

I can be reached at the following telephone numbers.

David Ebarra
Telecommunications
City of Moreno Valley
14177 Frederick St.
Moreno Valley, Ca 92552

V: 951-413-3413
C: 951-529-8485
F: 951-413-3429

18-1

City of Moreno Valley Telecommunications Services (June 25, 2008)

Response to Comment 18-1

The new Box Springs facility will be built adjacent to the existing County site. The County intends to retain the existing tower and shelter. Since the Box Springs site is an important hub in the County's communication system, the existing tower and shelter may be used as a redundant facility at the Box Springs location.

Collocation of communication equipment with the County's governmental cooperators is an important element of the PSEC project. There may be opportunities for other governmental entities, including the City of Moreno Valley, to collocate equipment at PSEC sites. The County hopes that the project will benefit all of the residents of the County, including those that live and work in incorporated portions of the County.

EDGEMONT COMMUNITY SERVICES DISTRICT

POST OFFICE BOX 867
RIVERSIDE, CALIFORNIA 92502

W4

June 11, 2008

County of Riverside
Department of Facilities Management
P.O. Box 789
Riverside, CA 92502-0789

Comment 19

To Whom It May Concern:

The address for Edgemont Community Services District has changed.

Old Address:
Edgemont Community Services District
P.O. Box 2024
Riverside, California 92516-2024

NEW Address:
Edgemont Community Services District
P.O. Box 867
Riverside, California 92502

If you have any questions, you can reach me at (951)784-2632. Thank you for assistance with this change.

19-1

Sincerely,

Jessica Pfalmer
Jessica Pfalmer

EDGEMONT COMMUNITY SERVICES DISTRICT
POST OFFICE BOX 867
RIVERSIDE, CALIFORNIA 92502
TEL: (951) 784-2632

WWW.EDGEMONTCSDISTRICT.COM

Edgemont Community Services District (June 11, 2008)

Response to Comment 19-1

The comment is informational in nature and does not require a response. The County appreciates the District's interest in this project.