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**Riverside Energy Resource Center Units 3&4
06-SPPE-1**

Data Request 55 & 56

BACKGROUND

Except for the 96-foot communications tower, the RERC 3&4 is a duplicate of a previous project located at the same site, the RERC 1&2. If built, RERC 3&4 will occupy 2.2 acres of the 16-acre site and consist of two generation units, each comprising two 80-foot-high exhaust stacks, two 43-foot-high combustion turbine generators, and one 40-foot-high cooling tower. In addition, a 96-foot-high communications tower will be built on site. The project will be surrounded by a 10-foot-high architectural block wall or non-reflective chain link fence, which is topped with one foot of barbed wire.

DATA REQUESTS

55. As pictured in KOP 1, Simulated Condition, the 96-foot communications tower appears to be a lattice type. Please verify the type of tower, lattice or monopole type, and the color. In addition, please indicate whether the tower will include any additional antennae or dishes, and, if so, please indicate their size and number. Please describe any supporting structures associated with the tower, including the color of the structure.
56. Please provide a character photo (existing view) of the project site looking east from the nearest residential area west of the site.

RESPONSE

55. The referenced 96-foot communications tower consists of a 81.5-foot tall triangular lattice type structure, medium gray in color with two antennae on top that will extend another 14.5-feet to reach the 96-foot total height. There will be no dishes attached to the tower but it will have a total of 6 vertical antennae attached for police and public utilities communications. Two antennae (17-feet in length) will be attached at a height of 51-feet, one (3-feet in length) at 71-feet, and three at 81.5-feet (one is 3-feet in length, and the other two are 14.5-feet in length that account for the maximum height of 96'-feet). The tower is anchored in a concrete base that will require no additional guying or support mechanisms. RPU permitting and design documents are also attached (Visual Resources Attachment 1-7).
56. In the application document Section 6.11.3.5 (Viewer Characteristics, Viewer Groups, Exposure and Sensitivity) describes the surrounding character and existing views toward the project site. Figure 6.11-1 is a key map that shows the locations of the photos 'A' through 'G' that characterize the views surrounding the project site. Specifically, Photo 'A'/Figure 6.11-1a shows the

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project area view looking east from a trail adjacent to the nearest residential area west of the site.

**Riverside Energy Resource Center Units 3&4
06-SPPE-1**

Data Request 57

BACKGROUND

The City of Riverside has adopted design review procedures (*Municipal Code* Chapter 19.710) as well as Industrial Zone regulations (*Municipal Code* Chapter 19.130), applicable to the design of both public buildings and grounds in industrial zones.

DATA REQUEST

57. Please describe how the project will be designed to meet these visual-related zoning regulations. Please factor the abutment of the city's wastewater treatment plant to the proposed project when addressing the project's visual conformance with the City's zoning regulations.

RESPONSE

57. See response to Data Request 39, which demonstrates that this project is exempt from such zoning regulations. However, even without such exemption, the project still complies with such zoning regulations. The project complies with all review standards and procedures required by the City's zoning and planning commission approval as put forth in the Riverside Municipal Code Chapter 19.710. Whereas the project is adjacent to similar industrial uses, is not a significant impact to public views, and is being built within an existing graded and landscaped site surrounded by a combination of block wall and non-reflective chain-link fencing, the project complies with the Design Review Standards as described in section 19.710.040. The project meets all of the Design Review Standards, but with particular relevance to the following guidelines: Item #2 – 'Buildings, structures and signs shall be properly related to their sites and consistent with the character of the neighborhood and surrounding sites, and shall not be detrimental to the orderly and harmonious development of their surroundings and of the City'; and Item #4 – 'Sites shall be developed to achieve a harmonious relationship with existing and proposed adjoining developments, avoiding both excessive variety and monotonous repetition, but allowing when feasible, similarity of style or originality of design'; and Item #5 – 'When feasible, electrical and similar mechanical equipment, and trash and storage areas shall be effectively screened from public view. The use of harmonious or related colors and materials shall be encouraged.'

The City's Industrial Zone regulations (*Municipal Code* Chapter 19.130) seek to establish and preserve 'the purpose of industrial zones to provide areas appropriate for a wide variety of industrial, manufacturing, and support uses that have the potential to provide jobs and generate tax revenue in Riverside'.

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The project is considered appropriately located and zoned because: the proposed project is an expansion within an existing and functioning industrial site, the site is compatible with surrounding uses and not adjacent to any residential uses, and the majority of the site's perimeter is adjacent to the particularly compatible uses of the Riverside Regional Water Quality Treatment Plant. The project meets the Industrial Zones Development Standards specifications for lot size, building height, setbacks, walls, lighting and grading. Refer to the letter from the City of Riverside attorney in Data Response 39 (Land Use Attachment 1).