

MSHCP CONSISTENCY ANALYSIS FOR PUBLIC SAFETY ENTERPRISE COMMUNICATION (PSEC) TOWER AT LAKE HEMET

Prepared August 8, 2011, by:

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Prepared for:

**Vikki Kuntz
Environmental Planner
Riverside County Economic Development Agency**



**MSHCP Consistency Analysis
Lake Hemet PSEC Tower**

PURPOSE/PROJECT SCOPE:

The purpose of this report is to provide analysis of all sensitive biological resources present on APN 568-060-011 in the Lake Hemet area of Riverside County and how the proposed project shall meet the requirements of the Western Riverside County Multiple Species Habitat Conservation Plan (WRCMSHCP). The Riverside County Economic Development Agency (EDA) is proposing construction of a Public Safety Enterprise Communication (PSEC) Tower on this parcel. Project impacts will include an approximately 2,500 square foot pad and connection to the power line along Hemet Lake Road. Currently per project exhibits, there are 3 possible alignments of the power connection and all three were considered for this survey. The project impact area is located in the northeastern corner of this parcel west of Highway 74 at the western end of Garner Valley. The parcel can also be described as being located within the Anza Quadrangle (Section 5, Township 6 South, Range 3 East).

This review includes an analysis of the Cell Criteria for the parcels under consideration and compliance with Sections 6.1.2, 6.1.3, 6.1.4 & 6.3.2 of the WRCMSHCP. This parcel is not within any WRCMSHCP Cell but is adjacent to existing conservation in National Forest lands to the north and west. Lake Hemet and the associated campground are located to the south across Lake Hemet Road and private land used for grazing cattle is located east of the site across Highway 74. This parcel is within the survey area for mountain yellow-legged frog, Johnston's rock cress, Munz's Mariposa lily and San Jacinto Mountain bedstraw.

INTRODUCTION & METHODOLOGY:

Prior to the site assessment, the Environmental Programs Division (EPD) of the Planning Department conducted a review of the WRCMSHCP required species surveys for this area, the California Natural Diversity Database (CNDDB) for sensitive species observed in the vicinity, project exhibits and aerial photos of the general area of the site. This site was visited by EPD biologist, Michael Richard at 9:00 AM on Tuesday, August 2, 2011. The entire potential impact area for the pad and all proposed alignments for power connections were closely examined for potential sensitive biological resources. Weather conditions during the site visit were hot and sunny with considerable humidity. During the course of the survey clouds built up over Garner Valley and wind speeds picked up from being nearly still at the start of the survey to constant breezes of 2-6 MPH. Temperature at the start of the survey was approximately 83° Fahrenheit and warmed up to 96° Fahrenheit at the end of the survey. Weather conditions were captured using a Kestrel 2500 Pocket Weather Meter. Michael Richard left the site at 12:30 PM.

SITE CONDITIONS:

The 36.17 acre parcel is located just north of Lake Hemet which is at the western end of Garner Valley in the San Jacinto Mountains. The proposed impact area is a generally uneven area located southeast of four existing water tanks. Soils on-site were observed to be coarse decomposed granitic material and identified as Oak Glen-Morical



complex alluvium on the Web Soil Survey. The proposed pad area is vegetated by chamise-manzanita chaparral scrub with an understory of non-native annual grasses. The remainder of the parcel is vegetated by yellow pine forest trees and chamise-redshank-manzanita chaparral and buckwheat scrub. There is an ephemeral drainage which meets the characteristics of a riverine system under Section 6.1.2 of the WRCMSHCP located north of the access road outside of any proposed project impacts. No sensitive species were observed within the proposed project area, although a bald eagle (*Haliaeetus leucocephalus*) and an osprey (*Pandion haliaetus*) were observed foraging for fish over Lake Hemet. There is no evidence that large raptors nest on this site.

An aerial view of the site, soil map and project exhibits are shown in Appendix A. Photos were taken of the proposed pad area, future location of potential power connections and along the access road and can be found in Appendix B. A comprehensive list of all species is included in Appendix C.

MSHCP CELL CRITERIA:

This entire APN is not located within any WRCMSHCP Cell and as such no conservation is required on this parcel. No new conservation is specifically envisioned in the Garner Valley area under the WRCMSHCP, however this APN is adjacent to existing conservation to the north and west. Any potential Urban/Wildlands Interface Guidelines (UWIG) issues are addressed under Section 6.1.4 of this report.

SECTION 6.1.2 – Riverine/Riparian Areas:

One ephemeral drainage which meets the criteria of a riverine system under Section 6.1.2 of the WRCMSHCP occurs onsite north of the existing water tank access road. This drainage is outside any proposed impacts including the potential alignment of power lines. There are several minor natural seeps in various locations onsite with some associated wetland species, however none of these features are present in any potential impact area. Soils onsite are composed of coarse granitic material and lack the water holding capacity to support formation of vernal pools or potential fairy shrimp habitat within the survey area. If the final alignment of the power connection chosen is along the access road to the existing water tanks, the poles should be situated south of the existing road as the natural seeps occur north of the road. This analysis shall satisfy Section 6.1.2 of the WRCMSHCP.

SECTION 6.1.3 – Narrow Endemic Plant Species:

This APN is within the survey area for three narrow endemic plants; Johnston's rock cress (*Arabis johnstonii*), Munz's Mariposa lily (*Calochortus palmeri* var. *munzii*) and San Jacinto Mountain bedstraw (*Galium angustifolium* ssp. *jacinticum*). Johnston's rock cress is known to occur in the southeastern area of Garner Valley as well as along Desert Divide north of Garner Valley and this site in general has potential suitable habitat characteristics, however the potential impacts for this project occur in areas too densely vegetated by chaparral to provide habitat for Johnston's rock cress. Munz's Mariposa lily



is found in seasonally wet meadow areas of the San Jacinto Mountains. Lack of seasonally moist soils precludes habitat for Munz's Mariposa lily as this site is generally a hillslope with very well drained soils. San Jacinto Mountain bedstraw is known to occur within shady yellow pine forest areas generally on the west side of the San Jacinto Mountains. This site is located in the eastern San Jacinto Mountains although recently discovered populations southeast of Garner Valley and near Volcan Mountain in San Diego County have expanded the range of this species. This site is generally too sunny to provide habitat for San Jacinto Mountain bedstraw

It was determined that there is no suitable habitat on-site for any of these plant species within any of the proposed project impact areas and no further botanical surveys are required, although if the project design should change focused surveys for these plant species may be required. This analysis shall satisfy Section 6.1.3 of the WRCMSHCP.

SECTION 6.1.4 – Urban/Wildlands Interface Guidelines:

This APN is adjacent to existing conservation to the north and west and proper BMPs, including silt fences, must be utilized to prevent erosion from this construction onto other areas of the reserve. These BMPs should be set up and inspected by a qualified biologist prior to construction activities. Once the PSEC Tower is constructed impacts to adjacent conservation shall be minimal as these structures are largely a passive use and do not emit light or noise impacts. A preconstruction nesting bird survey must also be completed by a qualified biologist within 30 days prior to grading or any impacts to trees in order to satisfy the Migratory Bird Treaty Act (MBTA) if these activities occur between February 1 and August 31. This analysis shall satisfy Section 6.1.4 of the WRCMSHCP.

SECTION 6.3.2 – Other Species Surveys:

The APN is within the survey area for mountain yellow-legged frog (*Rana muscosa*). There is no habitat onsite for this species due to lack of a permanent water sources and there are no recorded observations of this species associated with Lake Hemet. No further surveys for this species are required. This analysis shall satisfy Section 6.3.2 of the WRCMSHCP.

CONCLUSION:

This APN is not within any WRCMSHCP Cell and no conservation is envisioned for this parcel. There are no sensitive resources identified under Section 6.1.2 of the WRCMSHCP within the proposed project impact areas. No suitable habitat for mountain yellow-legged frog or any of the three narrow endemic plant species, Johnston's rock cress, Munz's Mariposa lily and San Jacinto Mountain bedstraw, occurs within the proposed project impact areas. No further surveys are required for these four species, as long as the proposed impact areas for this PSEC Tower remain the same. BMPs must be incorporated and inspected by a qualified biologist prior to construction activities and a

preconstruction survey for nesting birds must be conducted within 30 days prior to grading or any impacts to trees onsite if these activities occur between February 1 and August 31.

CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the information required for this biological evaluation and the statements provided are true and correct to the best of my knowledge and belief.

DATE: 8/9/11

SIGNED: Michael C. [Signature]

REFERENCES:

Clarke, Oscar F. 2007 *Flora of the Santa Ana River and Environs*. Heyday Books.
Berkeley, California

Dudek & Associates. 2003. Western Riverside County Multiple Species Habitat Conservation Plan

Hickman, J.C., ed 1993. The Jepson Manual: Higher Plants of California. University of California Press, Berkeley, CA

National Geographic Society. 1987 *National Geographic Society Field Guide to the Birds of North America*. 2nd Edition. National Geographic Society, Washington DC.

Robert, Fred M. Jr., White, Scott D., Sanders, Andrew C., Bramlet, David E., & Boyd, Steve
2004 *The Vascular Plants of Western Riverside County, California*. F.M. Roberts Publications. San Luis Rey, California

Stebbins, Robert C. 1985 *Petersen Field Guide to Western Reptiles and Amphibians*. Houghton-Mifflin Company. Boston, Massachusetts

Riverside County Information Technology. 2007 (aerial photos). Riverside County Land Information System

United States Department of Agriculture (USDA). 2009. Web Soil Survey

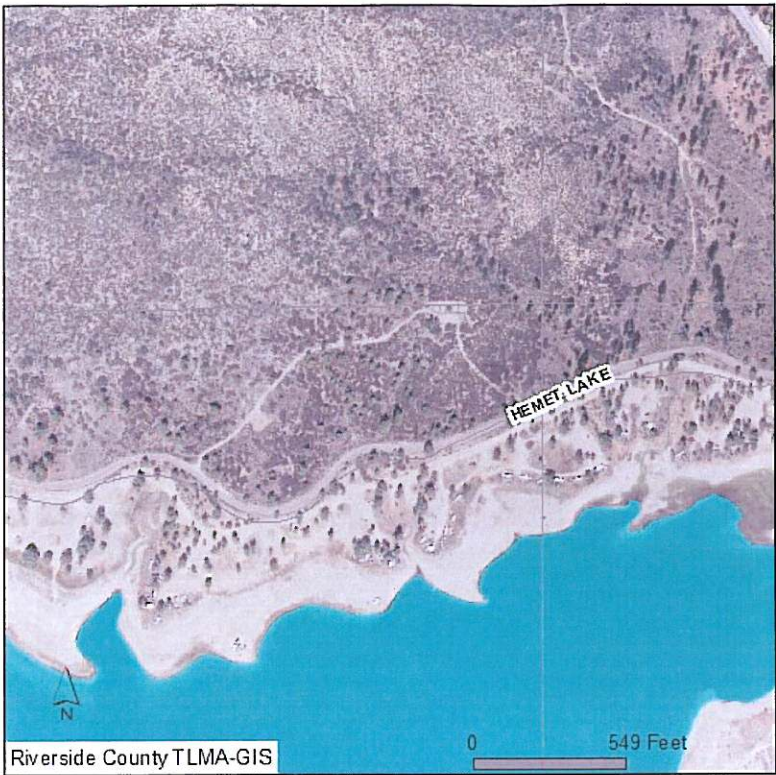
U.S. Department of the Interior, Geological Survey. 1997 Lake Elsinore, Riverside County, CA 7.5 minute USGS Quadrangle Map.



APPENDIX A – MAPS & PROJECT EXHIBITS

RIVERSIDE COUNTY INTEGRATED PROJECT (RCIP)
PROPOSED MULTIPLE SPECIES HABITAT CONSERVATION PLAN(MSHCP)
ONLINE CUSTOM REPORTING

RIVERSIDE COUNTY GIS



CRITERIA CELLS

- WRCMSHCP BOUNDARY
- PARCEL
- 36

 CRITERIA CELL NUMBER
- CRITERIA CELL
- WATER BODIES

REPORT PRINTED ON...08/9/2011



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A A A

[Area of Interest \(AOI\)](#)

[Soil Map](#)

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Map Unit Legend

San Bernardino National Forest Area, California (CA777)

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
DaF	Pacifico-Wapi families complex, 30 to 50 percent slopes	11.8	16.2%
OmD	Oak glen-rush families complex, 2 to 15 percent slopes	17.1	23.5%
SoDE	Oak Glen-Morical, very deep families complex, 2 to 30 percent slopes	27.0	37.0%
W	Water areas	17.1	23.4%
Totals for Area of Interest		72.9	100.0%

Soil Map



Warning: Soil Map may not be valid at this scale.

You have zoomed in beyond the scale at which the soil map for this area is intended to be used. Mapping of soils is done at a particular scale. The soil surveys that comprise your AOI were mapped at 1:24,000. The design of map units and the level of detail shown in the resulting soil map are dependent on that map scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.



**COUNTY OF RIVERSIDE
PSEC**

LAKE HEMET C

SITE ID #: TBD

LAND STORAGE TANKS, HEMET LAKE ROAD, MOUNTAIN CENTER, CA 92561



CLAIMS PREPARED BY:

1141 W. SATTELLE AVE., SUITE 100, CHANDLER, CA 95008
 MONDAY THROUGH FRIDAY 9AM-5PM

MOTOROLA INC.
6450 SEQUENCE DR
SAN DIEGO, CA 92121



7155 ALESSANDRO BLVD. STE. A
RIVERSIDE CA 92506

PROJECT INFORMATION

COUNTY OF
RIVERSIDE

LAKE HEMET C

[illegible]

7435

**CALIFORNIA PE
WET STAMP TO
FOLLOW UPON
APPROVAL**

SHEET TITLE

TITLE SHEET
MAPS &
GENERAL
INFORMATION

SHEET NUMBER -

十一

SHEET INDEX

SECTION	DESCRIPTION
1-1	THE SITE, MAPS & GENERAL INFORMATION
1-2	CONSTRUCTION NOTES
1-3	ASBESTOS/LEAD & MITIGATION ASSESSING
1-4	MITIGATION ASSESSING
1-5	SITE & ACCESS DRIVEWAY
ARCHITECTURAL	
A-1	SITE PLAN
A-2	ENHANCED SITE PLAN
A-3	FOUNDATION SITE PLAN
A-4	NORTH & SOUTH ELEVATIONS
A-5	EAST & WEST ELEVATIONS
A-6	ARCHITECTURAL DETAILS
A-7	ARCHITECTURAL DETAILS
A-8	ARCHITECTURAL DETAILS
A-9	ARCHITECTURAL DETAILS
A-10	ARCHITECTURAL DETAILS
A-11	SPECIAL PROTECTION SCHEDULE
A-12	MITIGATION NOTES
A-13	DESIGN CONTROL & DRAWING NOTES
ELECTRICAL	
E-1	OVERALL DIAGRAM
ENGINEERING	
E-2	ENGINEERING PLAN
E-3	SHEET 1 OF 2
E-4	SHEET 2 OF 2
ENVIRONMENTAL	
ENV-1	ENVIRONMENTAL PLAN
ENV-2	ENVIRONMENTAL DETAILS

GENERAL CONTRACTOR NOTES

DO NOT SCALE DRAWINGS IF NOT FULL-SIZE (24x36)
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING CONDITIONS AND CONDITIONS ON
THE JOB SITE AND SHALL SUBMIT WITHIN THE ARCHITECT IN WRITING OF ANY
DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

VICINITY MAP



LOCATION MAP



DRIVING DIRECTIONS

FROM REVEREND, LANE 1-215 SOUTH TONGUES TRAILHEAD AND EXIT HWY 74, MAKE A RIGHT ON HWY 74 AND HEAD EAST TOWARD HEART. MAKE A RIGHT ON LANE WEST DRIVE AND TAKE LOCAL ROAD. MAKE A RIGHT ON A GRAVEL ACCESS DRIFT ROAD TOWARD WATER TANK COMPOUND. APPROX AT SITE: LANE ENTRANCE LANE, LANE HEART ROAD, MOUNTAIN



CONSULTING TEAM

[illegible]

APPLICABLE NOTES & STANDARDS

[illegible]

PROJECT SUMMARY

SITE ADDRESS: WATER STORAGE TOWER, LAKE EIGHT ROAD
ASTORIA, OREGON, U.S.A. 97103

OWNER:
CITY OF ASTORIA
5113 14TH STREET
ASTORIA, OREGON 97103
PHONE (503)-325-3233

DESIGNER:
JOSEPH, LEASE, ADAMS
1830 SW 31 - 24, AVE
JACKSONVILLE, FLORIDA 32205

ARCHITECT:
COUNTY OF BREVARD
1000 N. W. 10TH STREET
PO BOX 1000
PO BOX 1, FT. ST. JAMES, FL 32008

ENGINEER:
SOLARWAVE GROUP
2000 N. W. 10TH STREET
PO BOX 1
FT. ST. JAMES, FL 32008

CONSTRUCTION FIRM:
X-0

WIND SPEED:
75 MPH

UTILITY PROVIDER

POWER. COMPANY: ANZA CO-OP
CONTACT: JIM HENDERSON
PHONE: 831-783-4333
FAX: 831-783-6344
EMAIL: TALLP@ANZACOOP.ORG

PROJECT DESCRIPTION

PROPOSED 36"X11' CHAIN LINK FENCE & CHD WALL COMPOUND WITHIN 60'X10' LEASE AREA PROPOSED COMPOUND CONSISTING OF A 100'-0" SELF SUPPORTING TOWER (NOT INCLUDING APPURTENANCES), A PIANO 4-BAY CABINET WITHIN COMPOUND, RIG & 800' PULL-IN HOODING SLING & 240' CABLE CLOSING

GEODETTIC COORDINATES

LATITUDE: 33° 45' 18.37" NORTH (NAD 83)
 LONGITUDE: 118° 41' 6.43" WEST (NAD 83)
 ELEVATION: 4429.5' AMSL.

MOTOROLA INC.
 6400 SOUTHERN DR
 SAN DIEGO, CA 92121

PS&E
 ENGINEERING & SURVEYING
 7115 ALEXANDER BLVD STE A
 FORT MEADE, CA 92006

PLANS PREPARED BY

 1100 W. BAYVIEW AVE. SUITE 200, FORT MEADE, CA 92006

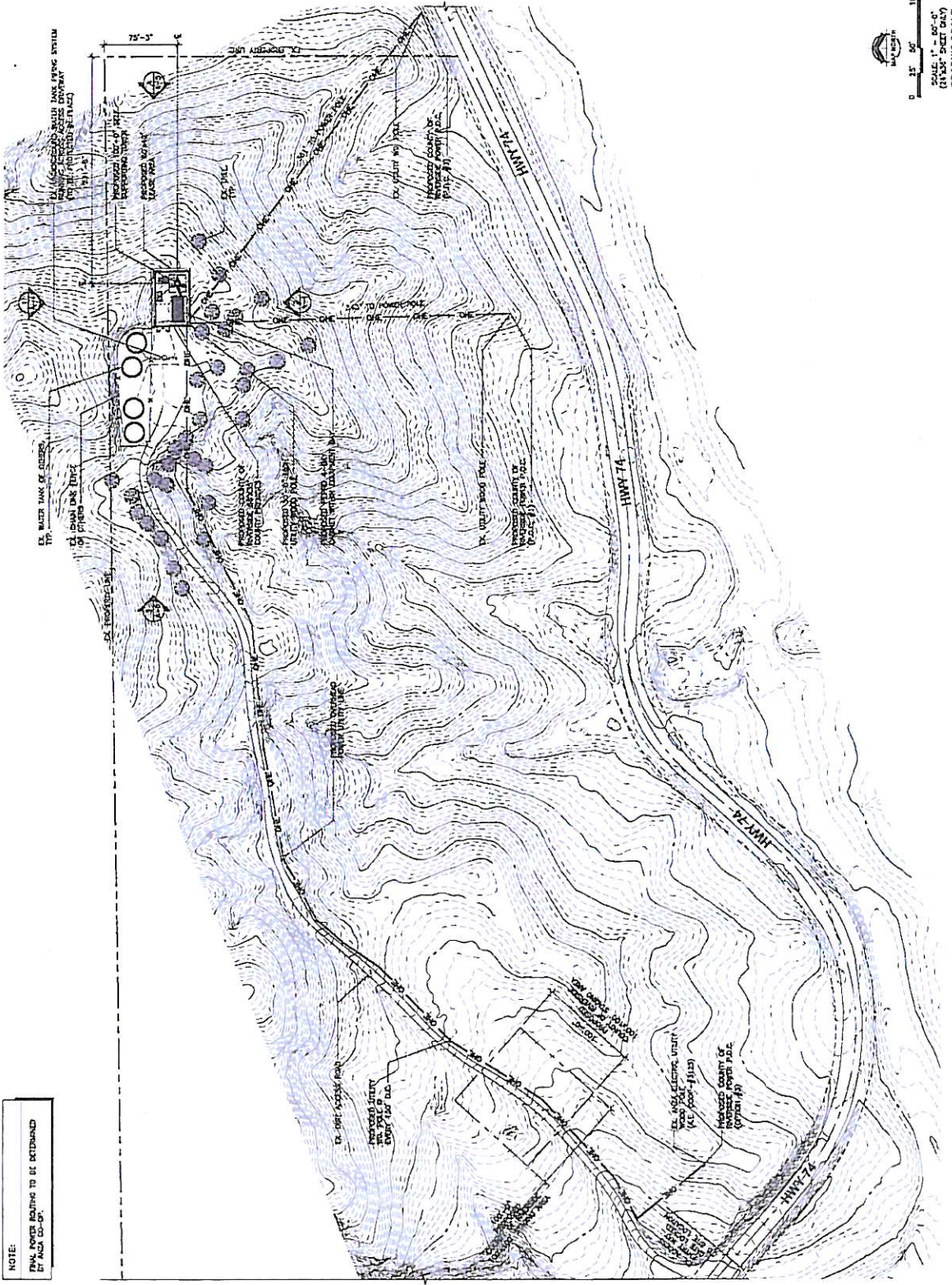
COUNTY OF RIVERSIDE
LAKE HEMET C

NO	DATE	DESCRIPTION	BY
1	09/20/10	PRELIMINARY CD	AU
2	11/16/10	COUNT COMMENTS	SC

CALIFORNIA PE
WET STAMP TO
FOLLOW UPON
APPROVAL

SITE PLAN

A-1



APPENDIX B – SITE PHOTOS



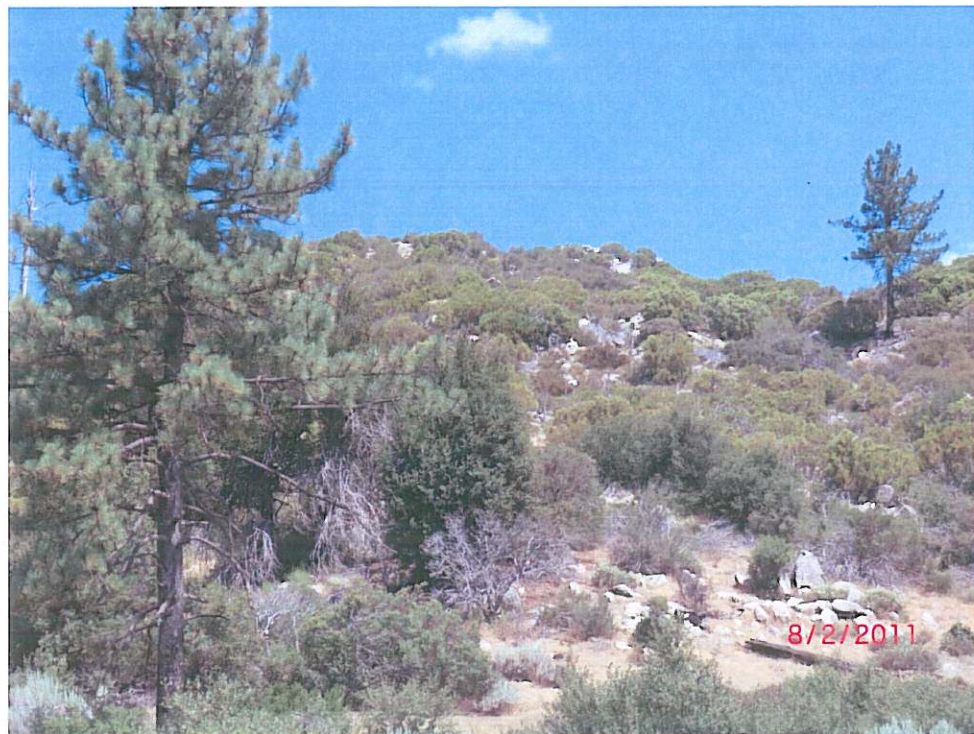
General pad impact area looking east.



Existing water tanks and disturbed area west of proposed pad.



Approximate area of two eastern proposed power connections looking southeast (downslope) toward Lake Hemet and associated campground.



Looking north into existing National Forest land.



Looking southwest down the access road.



General chamise-red shank-manzanita chaparral and yellow pine forest habitats in the site vicinity.

APPENDIX C – SPECIES COMPENDIUM

PLANTS

Achillea millefolium
Achnatherum occidentale
Adenostoma fasciculatum
Ambrosia acanthicarpa
Arctostaphylos glandulosa
Brassica nigra
Bromus diandrus
Bromus rubens
Carex athrostachya
Cirsium vulgare
Deinandra paniculata
Dudleya saxosa
Epilobium densiflorum
Eriogonum fasciculatum
Lotus scoparius
Opuntia strigil
Phacelia cicutaria
Pinus coulteri
Pinus ponderosa
Polypogon monspeliensis
Quercus agrifolia
Tringa totanus
Yucca whipplei

Yarrow
Western needlegrass
Chamise
Annual bur ragweed
Manzanita
Black mustard
Ripgut brome
Red brome
Slender leaved sedge
Bull thistle
Paniculate tarplant
Panamint live forever
Spike primrose
California buckwheat
Deerweed
Prickly pear
Catepillar phacelia
Coulter pine
Ponderosa pine
Rabbitsfoot grass
Live oak
Redshank
Yucca

ANIMALS

Birds

Buteo jamaicensis
Carpodacus mexicanus
Cathartes aura
Colaptes auratus
Corvus brachyrhynchos
Cyanocitta stelleri
Falco peregrinus
Haliaeetus leucocephalus
Melanerpes formicivorus
Pandion haliaetus
Poecile gambeli
Turdus migratoris

Red-tailed hawk
House finch
Turkey vulture
Northern flicker
American crow
Stellar's jay
Peregrine falcon
Bald eagle
Acorn woodpecker
Osprey
Mountain chickadee
Robin

Invertebrates*Apis (sp.)**Odonata (sp.)**Ornithoptera (sp.)*

Bee

Dragonfly

Swallowtail butterfly

Mammals*Canis latrans**Sciurus griseus*

Coyote (scat)

Gray squirrel

Reptiles*Sceloporus occidentalis**Sceloporus orcutti*

Western fence lizard

Granite spiny lizard