

Quail Valley Communication Site

Overview

The site is located atop a ridge adjacent to a water tank and an existing cellular communication tower overlooking the community of Canyon Lake, approximately 3 miles northeast of the Interstate 15 and Railroad Canyon Road interchange. The proposed project would place a tower and equipment shelter at the site.

Table 1: Quail Valley Communication Site

Latitude ¹	Longitude ¹	Elev ²	Address	T/R/S ³	APN ⁴	USGS Quadrangle
33°41'23.9"	117°15'27.3"	1,609	29613 Barry Court, Quail Valley, CA 92587	5S, 4W, Sec. 35	351-111-002 and 351-111-003	Lake Elsinore
1 – All coordinates utilize NAD83 datum 2 – All elevations in feet above mean sea level 3 – Township/Range/Section (San Bernardino Base Meridian)				4 – All Assessors Parcel Numbers are located in Riverside County, unless noted: OC = Orange County; SD = San Diego County; SB = San Bernardino County		

Surrounding Land Uses

The site is located atop a ridge overlooking the community of Canyon Lake. Medium-density residential development lies at the western base of the ridge, and low-density development is located at the eastern base. A water tank operated by the Elsinore Valley Municipal Water District lies approximately 150 feet from the proposed site, as does an existing cellular communication tower disguised as a pine tree.

Topography and Vegetation

The site is located on a ridge, the top of which has been highly disturbed by an access road leading to the water tank and cellular communication facility. The area surrounding the site is located within a coastal sage scrub plant community. The plant species in the surrounding area include California buckwheat, brittlebush, and white sage.

Land Ownership and Applicable Habitat/Land Management Plan

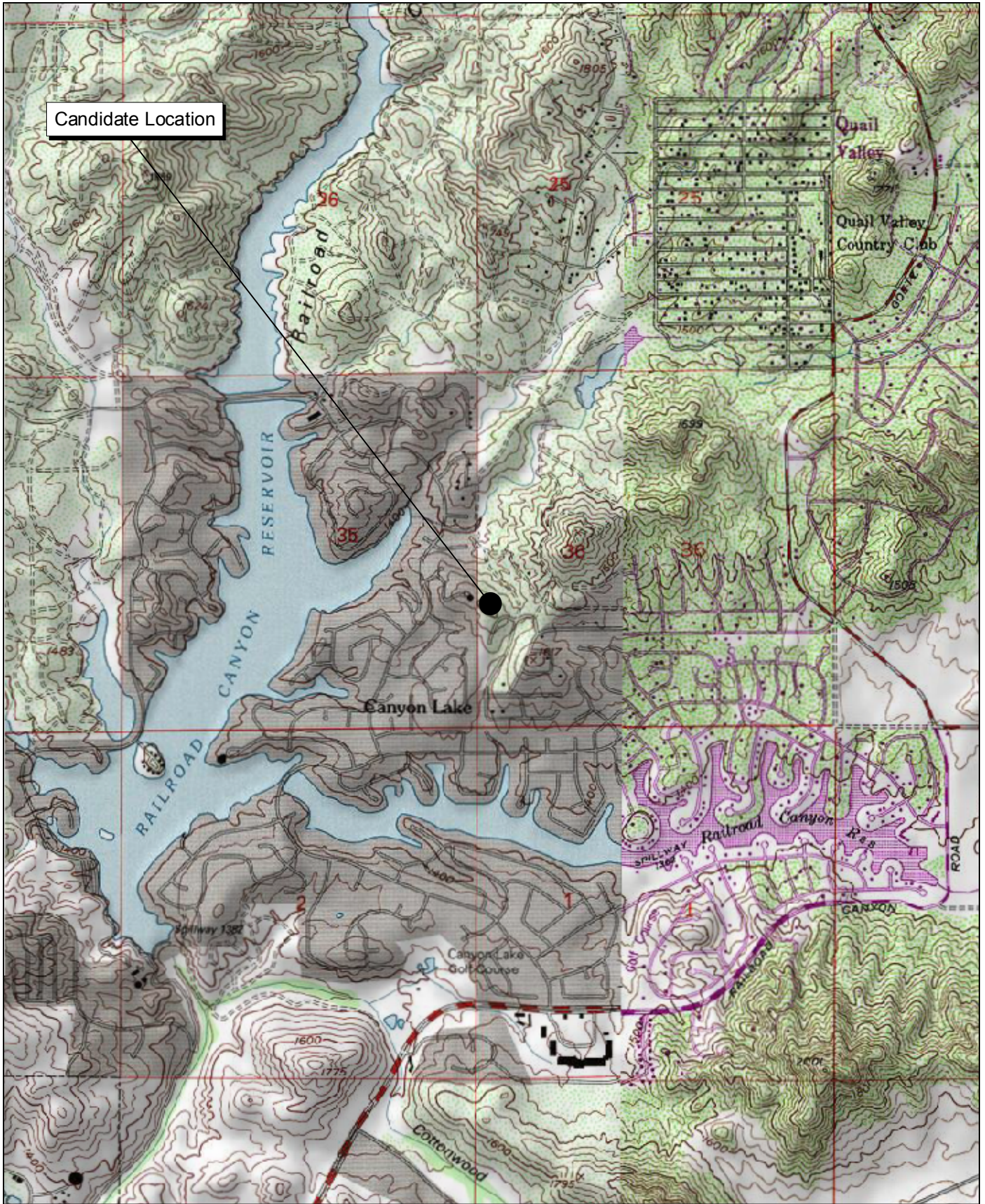
The site is privately owned and operated and is under the jurisdiction of the WRMSHCP. The site is located within the “Sun City/Meniffee Valley” Area Plan, but does not fall within a Criteria Cell. Additionally, the site is located within a fee area under the Western Riverside County SKRHCP.

Road Access

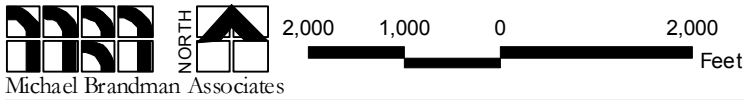
A dirt access road located at the base of the hill branches from Cross Hill Drive and leads directly to the site.

Commercial Power Access

Commercial power is available at the existing cellular communication facility, immediately adjacent to the site.



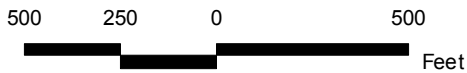
Source: USGS Lake Elsinore 7.5' Topographic Map.



Quail Valley Communication Site Local Vicinity Topographic Map



Source: Riverside County NAIP, 2005.



Quail Valley Communication Site Local Vicinity Aerial Map



Photograph 1: View toward Quail Valley candidate location, facing northeast.



Photograph 2: View toward Quail Valley candidate location, facing northwest.



Photograph 3: View toward Quail Valley candidate location, facing southeast.



Photograph 4: View toward Quail Valley candidate location, facing southwest.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

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Quail Valley Candidate Photographs 1 to 4 PSEC Project



Photograph 5: View from Quail Valley candidate location, facing west.



Photograph 6: View from Quail Valley candidate location, facing east.



Photograph 7: View from Quail Valley candidate location, facing north.



Photograph 8: View from Quail Valley candidate location, facing south.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

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Quail Valley Candidate Photographs 5 to 8
PSEC Project