

---

## Avocado Flats

---

The Avocado Flats study area is located in San Diego County, approximately 8 miles west of the City of Temecula.

### Existing Conditions

#### General Site Conditions

The study area is adjacent to a water tank facility on the top of a hill that is otherwise surrounded by open space. The elevation of the study area is approximately 1,426 feet above sea level. Based on the USDA soil survey, the study area contains Cienega very rocky coarse sandy loam soils; however, the soils are covered by a layer of imported gravel. The adjacent land uses are characterized predominantly by open space, with occasional low-density residential development and agricultural use. A large portion of the study area is covered by construction debris. The study area is subject to disturbance associated with construction and maintenance of the water tank facility.

#### Vegetation

The study area is void of vegetation, with the exception of various seedlings scattered across the disturbed area. The sparse vegetation that occurs is recruited from the adjacent coastal sage scrub plant community. The plant species observed include sugar bush (*Rhus ovata*), chamise (*Adenostoma fasciculatum*), black sage (*Salvia mellifera*), and California buckwheat (*Eriogonum fasciculatum*).

#### Wildlife

Wildlife activity was low during the survey. Wildlife species observed include side-blotched lizard (*Uta stansburiana*). Species expected to occur are those common in open areas adjacent to coastal sage scrub and chaparral habitats, such as California towhee (*Pipilo crissalis*), western fence lizard (*Sceloporus occidentalis*), and black-tailed jackrabbit (*Lepus californicus*).

### Sensitive Biological Resources

#### Sensitive Species

##### Federally and State Listed Species

No habitat for any state- or federally-listed threatened or endangered species occurs within the study area. The area adjacent to the study area contains suitable habitat for coastal California gnatcatcher (*Polioptila californica californica*), a federally-listed threatened species. The species has potential to be indirectly impacted by development of the study area.

#### CNPS Listed Species

The study area contains suitable habitat for San Miguel savory (*Satureja chandleri*) and Parry's tetradleum (*Tetradleum dioicus*), both CNPS List 1B.2 species, and Payson's jewel-flower (*Caulanthus simulans*), CNPS List 4.2 species. Plant species identified as sensitive only by CNPS are not protected by any State or federal laws or policies.

### ***Other Sensitive Species***

No suitable habitat for sensitive species not specifically protected under any other policy occurs on the study area.

### ***Critical Habitat***

The study area is not located within any USFWS-designated Critical Habitat.

### ***Nesting Birds***

No nests or nesting activities were observed during the survey; however, the vegetation adjacent to the study area contains suitable nesting habitat for shrub nesting avian species, such as California towhee.

### ***California Desert Native Plant Act***

No plant species protected under the CDNPA were observed within the study area and no impacts associated with the development of the study area are anticipated to occur.

### ***Jurisdictional Waters***

No drainage features, wetlands, vernal pools, or suitable habitat for sensitive fairy shrimp species occur on or in the vicinity of the study area. No waters or wetlands potentially under the jurisdiction of the State or the United States will be impacted by the development of the study area.

### ***Wildlife Corridors and Movement***

Given the limited size and minimal disturbance associated with the development of the study area, no impacts to any wildlife corridors or wildlife movement patterns are anticipated.

### ***Applicable HCP or Land Use Management Plan***

The study area is located on federal land managed by the Bureau of Land Management (BLM) and is subject to the South Coast Regional Management Plan (SCRMP). Approval by the BLM must be obtained prior to construction.

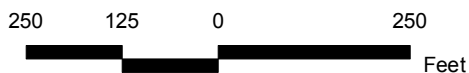


Source: Riverside County NAIP, 2005.



Michael Brandman Associates

27490003 • 04/2008 | avocado\_flats\_aerial.mxd



## Avocado Flats Communication Site Local Vicinity Aerial Map

COUNTY OF RIVERSIDE  
PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT



Source: USGS Fallbrook 7.5' Topographic Map.



Michael Brandman Associates

27490003 • 04/2008 | avocado\_flats.mxd



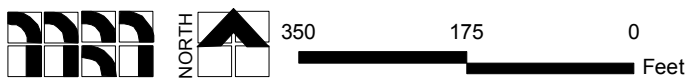
## Avocado Flats Communication Site Local Vicinity Topographic Map

COUNTY OF RIVERSIDE  
PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT





Source: USDA Soils Data (NRCS).



Michael Brandman Associates  
27490003 • 04/2008 | avocado\_flats\_soils.mxd

## Avocado Flats Communication Site USDA Soils Map

COUNTY OF RIVERSIDE  
PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT



Photograph 1: View toward Avocado Flats candidate location, facing northwest.



Photograph 2: View toward Avocado Flats candidate location, facing southeast.



Photograph 3: View toward Avocado Flats candidate location, facing southwest.



Photograph 4: View toward Avocado Flats candidate location, facing southwest.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

27490003 • 02/2008 | Avocado Flats\_Photo1.doc

## Avocado Flats Candidate Photographs 1 to 4 PSEC Project





Photograph 5: View from Avocado Flats candidate location, facing southwest.



Photograph 6: View from Avocado Flats candidate location, facing south.



Photograph 7: View from Avocado Flats candidate location, facing east.



Photograph 8: View from Avocado Flats candidate location, facing northwest.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

27490003 • 02/2008 | Avocado Flats\_Photo2.doc

## Avocado Flats Candidate Photographs 5 to 8 PSEC Project