
Quail Valley

The Quail Valley study area is located in the hills surrounding Railroad Canyon Reservoir, approximately 4 miles east of Lake Elsinore.

Existing Conditions

General Site Conditions

The study area is located on a ridge adjacent to an existing water tank facility. The elevation of the study area is approximately 1,609 feet above sea level. The soils present consist of Lodo rocky loam, based on the USDA soil survey. Land use in the vicinity consists of the water tank facility to the northwest, overhead utility lines, fencing, and associated areas of cleared vegetation to the west, a dirt access road and open space to the south, and open space with scattered rural residential units to the east. The study area is subject to disturbance associated with the access road and maintenance of the existing facilities.

No flat, open areas or otherwise suitable habitat was observed onsite during the survey and burrowing owl is not likely to occur on or in the vicinity of the study area. Therefore, no burrowing owl will be impacted by the development of the study area and no mitigation is recommended.

Vegetation

A portion of the study area is located on the existing access road, which is void of vegetation. The eastern portion of the study area is located within a coastal sage scrub plant community. The plant species observed include California buckwheat (*Eriogonum fasciculatum*), brittlebush (*Encelia farinosa*), and white sage (*Salvia apiana*).

Wildlife

Wildlife activity was low during the survey. Wildlife species observed include common raven (*Corvus corax*). Species expected to occur are those common in heavily disturbed coastal sage scrub areas, such as California towhee (*Pipilo crissalis*), side-blotched lizard (*Uta stansburiana*), and desert cottontail (*Sylvilagus audubonii*).

Sensitive Biological Resources

Sensitive Species

Federally and State Listed Species

Habitat for any State- or federally-listed threatened or endangered species not already covered by an existing HCP does not occur within the study area. Therefore, the development of the study area is not anticipated to impact any plant or animal species protected under CESA or FESA.

WRMSHCP

The study area is located within an area identified by the WRMSCHP as requiring a habitat assessment for burrowing owl (*Athene cunicularia*), a CSC covered by the WRMSHCP. However,

no suitable habitat for the species was observed on or adjacent to the study area and no impacts are anticipated.

The study area contains suitable habitat for Quino checkerspot butterfly (*Euphydryas editha quino*), a federally-listed endangered species covered by the WRMSHCP, coastal California gnatcatcher (*Polioptila californica californica*), a federally-listed threatened species covered by the WRMSHCP, California horned lark (*Eremophila alpestris actia*), Bell's sage sparrow (*Amphispiza belli belli*), northern red-diamond rattlesnake (*Crotalus ruber ruber*), San Diego black-tailed jackrabbit (*Lepus californicus bennettii*), and southern California rufous-crowned sparrow (*Aimophila ruficeps canescens*), all California CSC covered by the WRMSHCP. None of these species were observed within the study area. Impacts to these species' habitat have been adequately accounted for by the WRMSHCP and if the development of the study area is found consistent with the WRMSHCP, then further consideration of potential impacts will not be necessary. Coastal California gnatcatcher, California horned lark, and Bell's sage sparrow, however, are also protected under the MBTA and CDFG code and impacts to their nesting activities will still need to be avoided.

SKRHCP

The study area contains suitable habitat for Stephens' kangaroo rat (*Dipodomys stephensi*), a federally-listed endangered and State-listed threatened species, covered by the SKRHCP. The species was not observed within the study area. Impacts to the species' habitat have been adequately accounted for by the SKRHCP and if the SKRHCP fee is paid, then further consideration of potential impacts will not be necessary.

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 study area contains suitable nesting habitat for ground and shrub nesting birds, such as horned lark (*Eremophila alpestris*) and 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 sustained 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

WRMSHCP

The study area is privately owned and operated and is under the jurisdiction of the WRMSHCP. The study area is located within the “Sun City/Menifee Valley” Area Plan, but does not fall within a Criteria Cell. No impact to urban/wildland interface areas or riparian/riverine areas are anticipated.

SKRHCP

The study area is located within a fee area under the Western Riverside County SKRHCP.



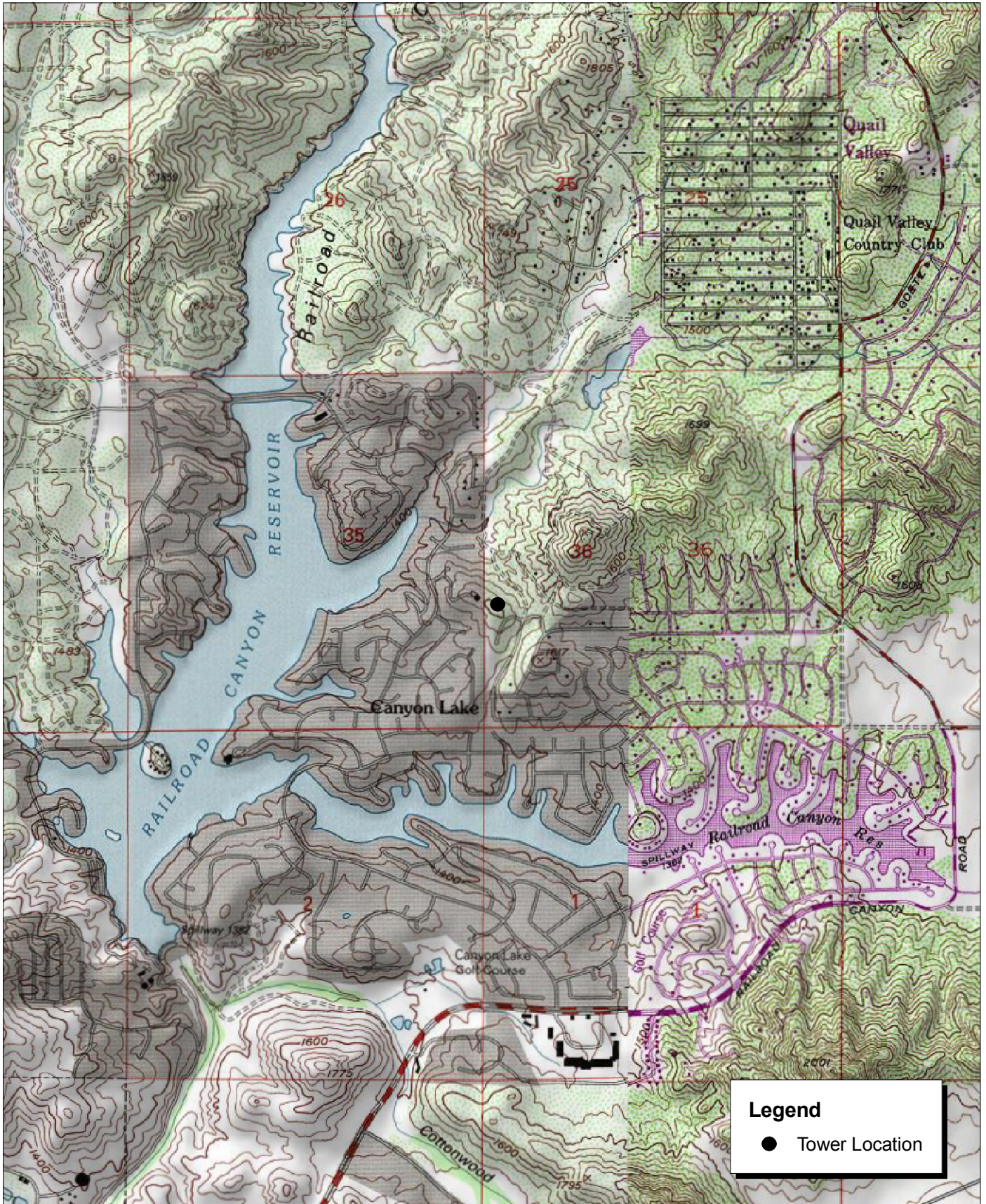
Source: USDA Soils Data (NRCS).





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Quail Valley Communication Site Local Vicinity Map

COUNTY OF RIVERSIDE
 PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT



Source: USGS Lake Elsinore 7.5' Topographic Map.


 NORTH 
 2,000 1,000 0 2,000 Feet

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Quail Valley Communication Site Local Vicinity Topographic Map



Source: USDA Soils Data (NRCS).



Quail Valley Communication Site USDA Soils 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.



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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.



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Quail Valley Candidate Photographs 5 to 8
PSEC Project

Quail Valley**Western Riverside County Multiple Species Habitat Conservation Plan (MSHCP)**

APN	Cell	Cell Group	Acres	Area Plan	Sub Unit
351111002	Not A Part	Independent	0.28	Sun City / Menifee Valley	Not a Part
351111003	Not A Part	Independent	0.25	Sun City / Menifee Valley	Not a Part

HABITAT ASSESSMENTS

Habitat assessment shall be required and should address at a minimum potential habitat for the following species:

APN	Amphibia Species	Burrowing Owl	Criteria Area Species	Mammalian Species	Narrow Endemic Plant Species	Special Linkage Area
351111002	NO	YES	NO	NO	NO	NO
351111003	NO	YES	NO	NO	NO	NO

Burrowing Owl

Burrowing owl.

If potential habitat for these species is determined to be located on the property, focused surveys may be required during the appropriate season.

Background

The final MSHCP was approved by the County Board of Supervisors on June 17, 2003. The federal and state permits were issued on June 22, 2004 and implementation of the MSHCP began on June 23, 2004.

For more information concerning the MSHCP, contact your local city or the

County of Riverside for the unincorporated areas. Additionally, the Western Riverside County Regional Conservation Authority (RCA), which oversees all the cities and County implementation of the MSHCP, can be reached at:

Western Riverside County Regional Conservation Authority
4080 Lemon Street, 12th Floor
Riverside, CA 92502-1604

Phone: 951-955-9700

Fax: 951-955-8873

www.wrc-rca.org