

Avocado Flats Communication Site

Overview

The candidate area is located in Northern San Diego County, 0.65 mile south of the border of Riverside County and eight miles west of Interstate 15. Specifically, the candidate is 0.26 mile southwest of the intersection of Daily Road and Doville Ranch Road adjacent to an existing water tank facility. The proposed project will construct a tower and equipment shelter immediately adjacent to the water tank facility.

Table 1: Avocado Flats Communication Site

Latitude ¹	Longitude ¹	Elev ²	Address	T/R/S ³	APN ⁴	USGS Quadrangle
33°26'57.2"	117°16'21.0"	1,426	2683 Doville Ranch Road, Fallbrook CA 92028	8S 4W Sec. 26	101-280-20-00 (SD)	Fallbrook
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 adjacent to an existing water tank facility on lands managed by the Bureau of Land Management (BLM). The general setting of the candidate location is semirural with dirt road access to the site. South and west of the site is open space comprised of rolling, chaparral-covered hills. North and east of the site are scattered residences on multi-acre parcels. Active orchards, plant nurseries, and other rural uses occur throughout the area.

Topography and Vegetation

The area is composed of rolling, chaparral-covered hills. The site itself is highly disturbed and 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. Plant species include sugar bush, chamise, black sage, and California buckwheat.

Land Ownership and Applicable Habitat/Land Management Plan

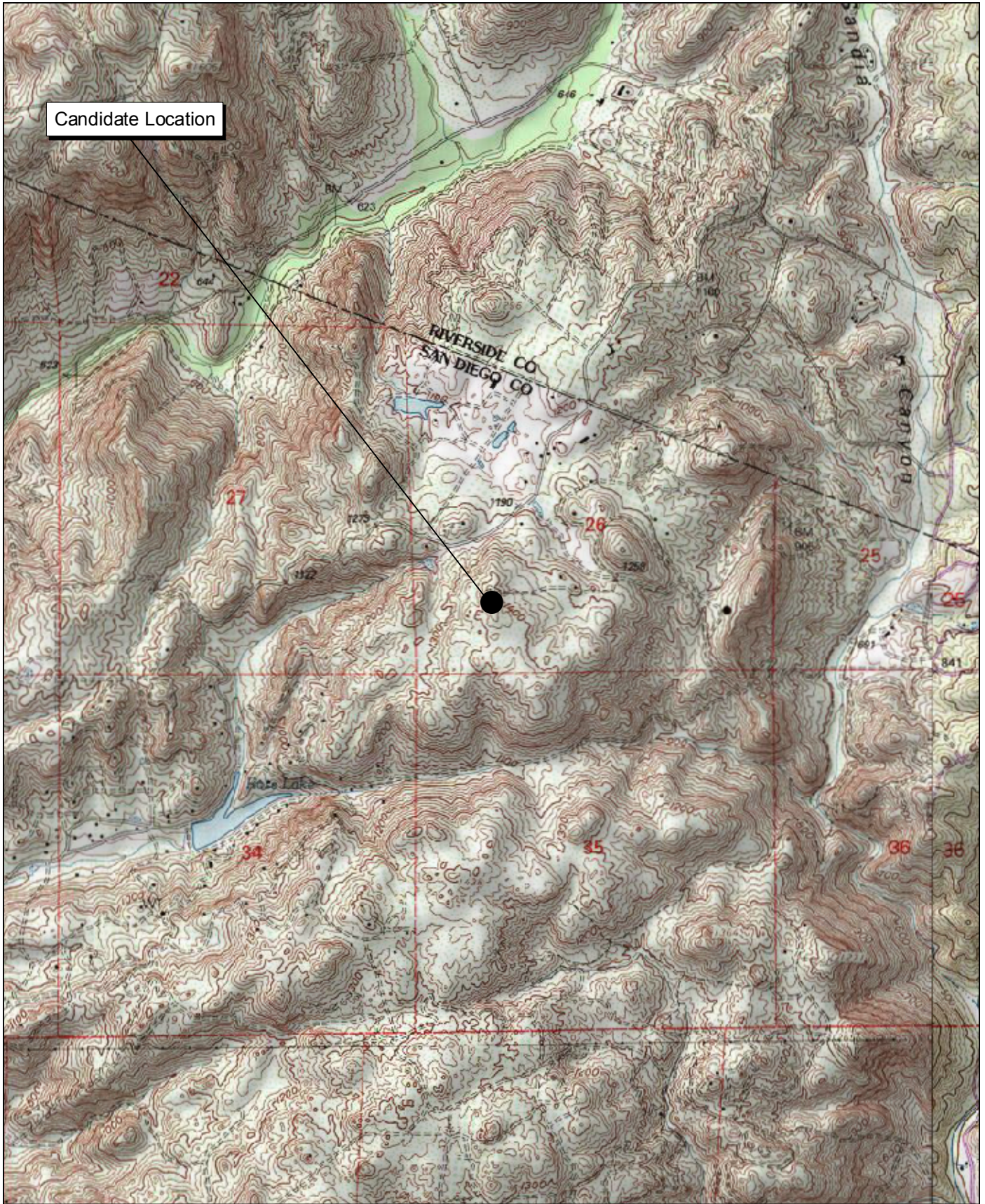
The site is located on federal land managed by the BLM. The site is managed by the South Coast/Palm Springs Field Office of the BLM and is subject to the South Coast Regional Management Plan (SCRMP).

Road Access

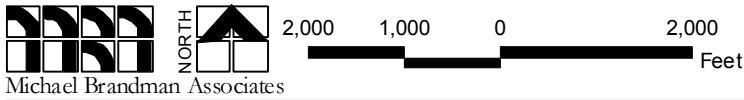
A dirt road accesses the site from Doville Ranch Road.

Commercial Power Access

Commercial power is available immediately adjacent to the property.



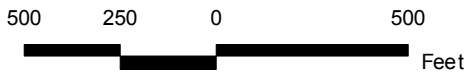
Source: USGS Fallbrook 7.5' Topographic Map.



Avocado Flats Communication Site Local Vicinity Topographic Map



Source: Riverside County NAIP, 2005.



Avocado Flats Communication Site Local Vicinity Aerial Map



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.





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

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Avocado Flats Candidate Photographs 5 to 8
PSEC Project