

Margarita (MWD) Communication Site

Overview

The site is located on an east-facing slope overlooking Murrieta Creek and the Temecula Valley, and is located approximately 0.25 mile west of the Interstate 15 and State Route 79 interchange. Old Town Temecula lies approximately one mile north of the site. The proposed project would place a tower and equipment shelter at the site.

Table 1: Margarita (MWD) Communication Site

Latitude ¹	Longitude ¹	Elev ²	Address	T/R/S ³	APN ⁴	USGS Quadrangle
33°28'46.7"	117°08'46.2"	1,070	No address assigned	8S, 3W, Sec. 13 (Projected)	922-210-011	Temecula
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 within the right-of-way of the Metropolitan Water District (MWD) underground pipeline that supplies water to the greater San Diego metropolitan area. The site is located on an east-facing slope overlooking the Temecula Valley. Upslope from the site are numerous estate-style homes on large lots. Downslope from the site, Murrieta Creek parallels Interstate 15. The State Route 79 interchange is situated within 0.25 mile of the project site. Between the site and the freeway, Front Street serves as a frontage road. The road contains numerous commercial facilities, as well as a concrete plant. North and south of the site, the east-facing slope continues, comprised largely of open space.

Topography and Vegetation

The site is located on an east-facing slope overlooking Murrieta Creek and the Temecula Valley. The MWD right-of-way upon which the site is located is highly disturbed, and essentially forms an access road that runs up the side of the slope. The vegetation outside of this disturbed area is comprised of a coastal sage scrub plant community, including California buckwheat, white sage, deerweed, California sagebrush, and sticky monkey flower. A gully immediately south of the site contains sparse occurrences of arroyo willow, mule fat, and tree tobacco. An oak woodland occurs upslope of the site, and many coast live oak trees are found to the southwest.

Land Ownership and Applicable Habitat/Land Management Plan

The site is on land owned and operated by the MWD and is subject to the WRMSHCP. The site is located within an Existing Core Area in the “Southwest” Area Plan, SU1-Murrieta Creek Sub-unit, and falls within Criteria Cell 7355. Additionally, the site is located within a fee area under the

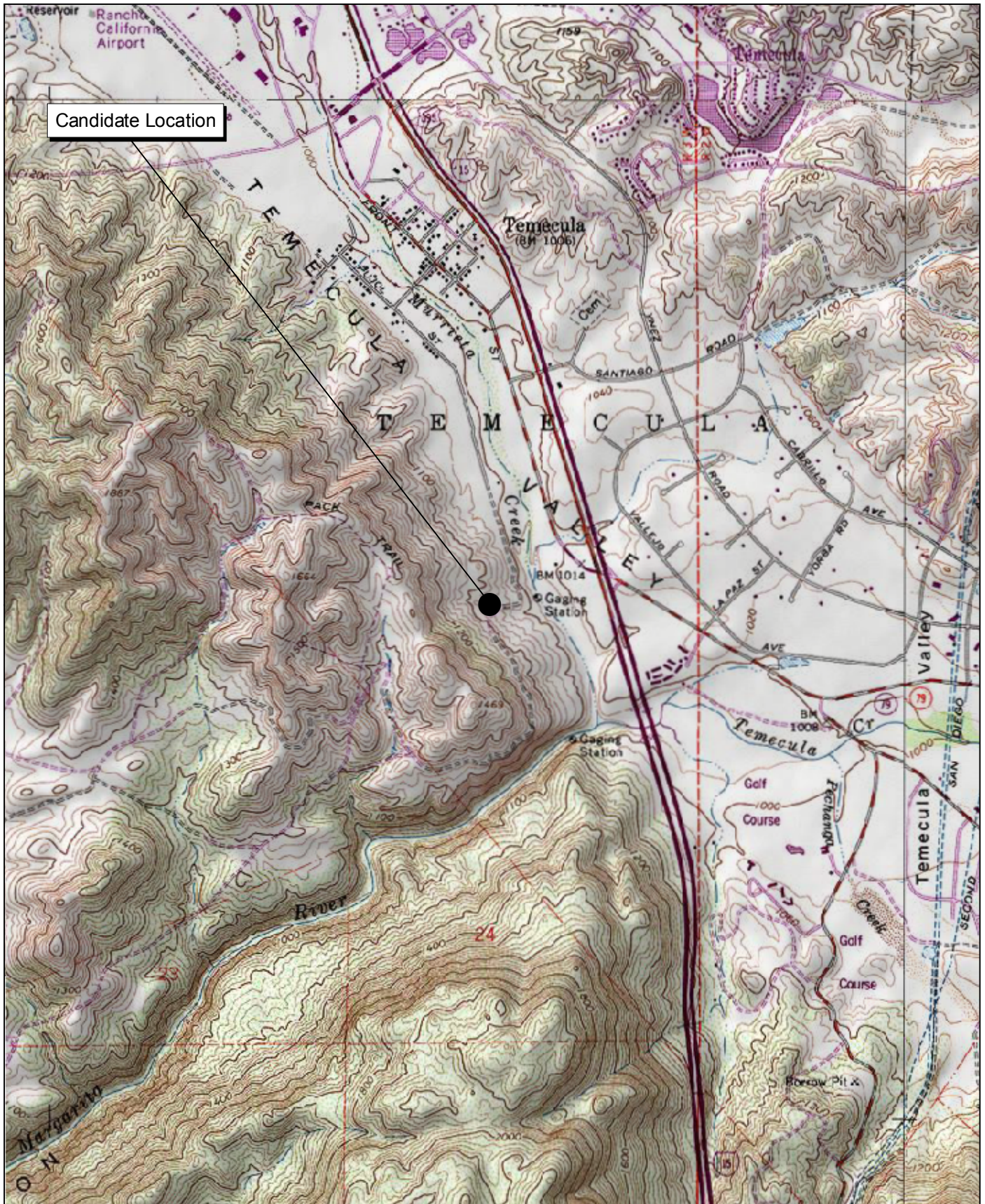
Western Riverside County SKRHCP and within Critical Habitat for coastal California gnatcatcher as designated by the USFWS.

Road Access

The MWD maintains an access road along their right-of-way, and this road can be used to access the site.

Commercial Power Access

Commercial power is available from a pole line that runs approximately south of the site.



Source: USGS Temecula 7.5' Topographic Map.



Michael Brandman Associates

27490003 • 04/2008 | margarita.mxd



Margarita MWD Communication Site Local Vicinity Topographic Map

COUNTY OF RIVERSIDE
PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT

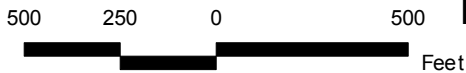


Source: Riverside County NAIP, 2005.



Michael Brandman Associates

27490003 • 04/2008 | margarita_aerial.mxd



Margarita MWD Communication Site Local Vicinity Aerial Map

COUNTY OF RIVERSIDE
PUBLIC SAFETY ENTERPRISE COMMUNICATION PROJECT



Photograph 1: Overview of Margarita candidate location, facing west.



Photograph 2: View toward Margarita candidate location, facing south.



Photograph 3: Overview of Margarita candidate location, facing east.



Photograph 4: Overview of Margarita candidate location, facing north.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

274900030 • 04/2008 | Margarita_Photo1.doc

Margarita (MWD) Candidate Photographs 1 to 4
PSEC Project



Photograph 5: View from Margarita candidate location, facing north.



Photograph 6: View from Margarita candidate location, facing southwest.



Photograph 7: View from Margarita candidate location, facing east.



Photograph 8: View from Margarita candidate location, facing northwest.

Source: Michael Brandman Associates, 2008.



Michael Brandman Associates

274900030 • 04/2008 | Margarita_Photo2.doc

Margarita (MWD) Candidate Photographs 5 to 8
PSEC Project