

**CULTURAL RESOURCES SURVEY REPORT - NEGATIVE FINDINGS,
BRIGHTWATER RANCH PROJECT,
LAKESIDE, SAN DIEGO COUNTY, CALIFORNIA
(PDS2003-3100-5306)**

Lead Agency:

**County of San Diego
Department of Planning and Land Use
Contact: Donna Beddow
5510 Overland Avenue, Suite 310
San Diego, California 92123**

Preparer:

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and

Kristina Davison



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Project Proponent:

**Sohail Bokhari
Pulte Homes
27101 Puerta Real, Suite 300
Mission Viejo, California 92691
(949) 330-8537**

October 2014

**Affinis Job No. 2580
HELIX Project No. PDC-16**

National Archaeological Data Base Information

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Client/Project
Proponent: Sohail Bokhari
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Report Date: October 2014

Type of Survey: Archaeological survey (report update)

New Sites: None

Updated Sites: None

USGS Quad: El Cajon

Acreage: 76.23 acres

Key Words: San Diego County, Lakeside, Cañada de los Coches, Rancho El Cajon; cismontane; negative archaeological survey; report update; Township 15 South, Range 1 East, unsectioned

RE: Brightwater Ranch Project, Lakeside, San Diego County, California
PDS2003-3100-5306
Cultural Resources – Negative Findings

To Whom It May Concern:

Please be advised that a survey has been conducted on the above referenced project. It has been determined that there are no cultural resources present within the proposed project area. The project has been plotted on the attached USGS 7.5 minute topographical map for your information.

County: San Diego

USGS 7.5' Quad: El Cajon **Date:** 1996

Section: unsectioned (El Cajon Rancho Land Grant) **Township:** 15 South **Range:** 1 East

Address: N/A

City: **State:** California

Thomas Brothers: 1232 C7

Other Locational Data: The project area is located in the Lakeside community of San Diego County. It is south of Los Coches Road and Los Coches Creek, and west of East Main Street (Business Route 8) and Interstate 8 (Figures 1 and 2). Wellington Hill Drive terminates at the northeastern side of the parcel, and the terminus of Jackson Hill Drive is located at the project's southwestern corner (Figures 2 and 3). The project is bordered on the south by the Terrace View Mobile Home Estates community.

Assessor Parcel Number(s): 397-180-13

UTM: 507 997 mE 3632 687 mN (approximate center)

Elevation: 650-970 feet AMSL (on USGS map)

Owner and Address: Sohail Bokhari
Pulte Homes
27101 Puerta Real, Suite 300
Mission Viejo, California 92691
(949) 330-8537

Survey Type: Intensive Pedestrian (report update)

Date of Survey: May 6, 2003

Field Crew (2003): Mary Robbins-Wade, Andrew Giletti, and Matt Murray

Date of Updated

Field Visit: April 9, 2014

Field Crew (2014): Andrew Giletti (Affinis) and Clarence Brown (Viejas Band of Kumeyaay Indians)

Description: The field survey was conducted using standard archaeological procedures and techniques. To the extent feasible, the property was walked in parallel transects spaced 10 m to 15 m apart. Much of the project area consists of steep slopes with dense vegetation, impenetrable in some places. This area was surveyed as much as possible, but 10-m transect intervals could not generally be followed, due to the thick vegetation and steep terrain. Any clearings, rodent back dirt piles, and paths were checked for archaeological material. Rock outcrops were examined for milling features or pictographs.

The off-site road, Jackson Ridge Parkway, is within a parcel that was surveyed for cultural resources in 2005. No cultural resources were identified within or adjacent to the proposed road alignment (Sivba and Gross 2006).

A field visit to the project site was conducted in April 2014 by Affinis field director Andrew Giletti and Clarence Brown of the Viejas Band of Kumeyaay Indians.

The project site consists of approximately 76.23 acres and includes Assessor's Parcel Number 397-180-13. The property is located in the Lakeside community north of I-8 and west of Los Coches Road off of Wellington Hills Drive. The project site contains split zoning. The eastern portion of the site is zoned RS (Single-Family Residential) and the western portion of the site is zoned RR (Rural Residential). The project proposes a 66-unit single-family residential subdivision on the RS zoned portion of the site. The remainder of the site will remain undeveloped with the exception of an existing water tank and associated maintenance road. The project is consistent with the existing RS zoning designation, which permits 10,000 square foot lots.

Records Search: Records searches for the project area and a one-mile radius were obtained from the South Coastal Information Center (SCIC) at San Diego State University and from the San Diego Museum of Man as a part of the 2003 survey (Robbins-Wade 2006). The record search was updated in March 2014 as a part of the current report update. Record search maps are included in Confidential Appendix A. A total of 12 cultural resources are recorded within a one-mile radius of the project, but no resources are mapped as being within or adjacent to the project area. The sites within a one-mile radius of the survey area are summarized in Table 1.

Native American Consultation: The Native American Heritage Commission (NAHC) was contacted for a Sacred Lands File search, which "failed to indicate the presence of Native American traditional cultural places within the project site(s)" (see Confidential Appendix B). Notification letters were sent to all contacts listed by the NAHC. To date two written responses have been received. The Ewiiapaayp Band of Kumeyaay Indians replied that "the Tribe has no concerns" regarding the project area (March 25, 2014 e-mail, see Confidential Appendix B). The Ipay Nation of Santa Ysabel responded, "Please have a Kumeyaay monitor for all phases of work and ground disturbing activities related to this project. From the topo it looks like a promising area for resources" (March 28, 2014 e-mail, see Confidential Appendix B).

Clarence Brown, cultural monitor from the Viejas Band of Kumeyaay Indians visited the project site with Affinis field director Andrew Giletti in April 2014. Bernice Paipa of the Kumeyaay Cultural Repatriation Committee had planned to join the field visit as well, at the request of the Barona Group of the Capitan Grande. However, Ms. Paipa was unable to be present. Mr. Brown requested a copy of the site plan once it is available. Resurvey of the proposed development footprint may be requested, due to the lack of ground visibility at the time of the original survey.

Conclusions: The Brightwater Ranch project area was surveyed for cultural resources in May 2003 and the off-site roadway was surveyed in 2005; no resources were identified within or adjacent to the project (Robbins-Wade 2006; Sivba and Gross 2006). A field visit was conducted in April 2014 with a Native American (Kumeyaay) cultural monitor. An updated records search was conducted as part of the current study update. The NAHC was contacted for a new Sacred Lands File search, and contacts listed by the NAHC were notified of the project. Responses received from the Native American community are summarized above and included in Confidential Appendix B. No impacts to cultural resources are anticipated. However, ground visibility was quite poor during the survey, and the general area of the project is sensitive in terms of cultural resources. Based on this, as well as the comments received from the Kumeyaay community, a cultural resources monitoring program should be implemented. A qualified archaeological monitor and a Native American (Kumeyaay) cultural monitor shall be present for initial ground disturbing activity, including brushing/grubbing and grading/excavation in the upper few feet of soil. If cultural material is encountered, the monitors shall have the authority to temporarily halt or redirect ground disturbing activity while the finds are assessed. The monitoring program shall follow the County's standard cultural resources monitoring protocols.

Sincerely,



Cultural Resources

Affinis

Attachments:

- General Location Map
- USGS Topographical Map – El Cajon quadrangle
- Project Plan

Confidential Appendices:

- Records Search Map
- Native American Correspondence

References

Robbins-Wade, Mary

2006 *Archaeological Resources Survey, Los Coches Property, Lakeside, San Diego County, California. TM 5306; Account Number WN 7004; CP 15359.* Affinis, El Cajon. Report submitted to County of San Diego, Department of Planning and Land Use. Report on file at South Coastal Information Center, San Diego State University.

Sivba, Matt, and G. Timothy Gross

2006 *Cultural Resources Evaluation of the Settlers Point Property, County of San Diego, California.* Affinis, El Cajon. Report submitted to County of San Diego, Department of Planning and Land Use. Report on file at South Coastal Information Center, San Diego State University.

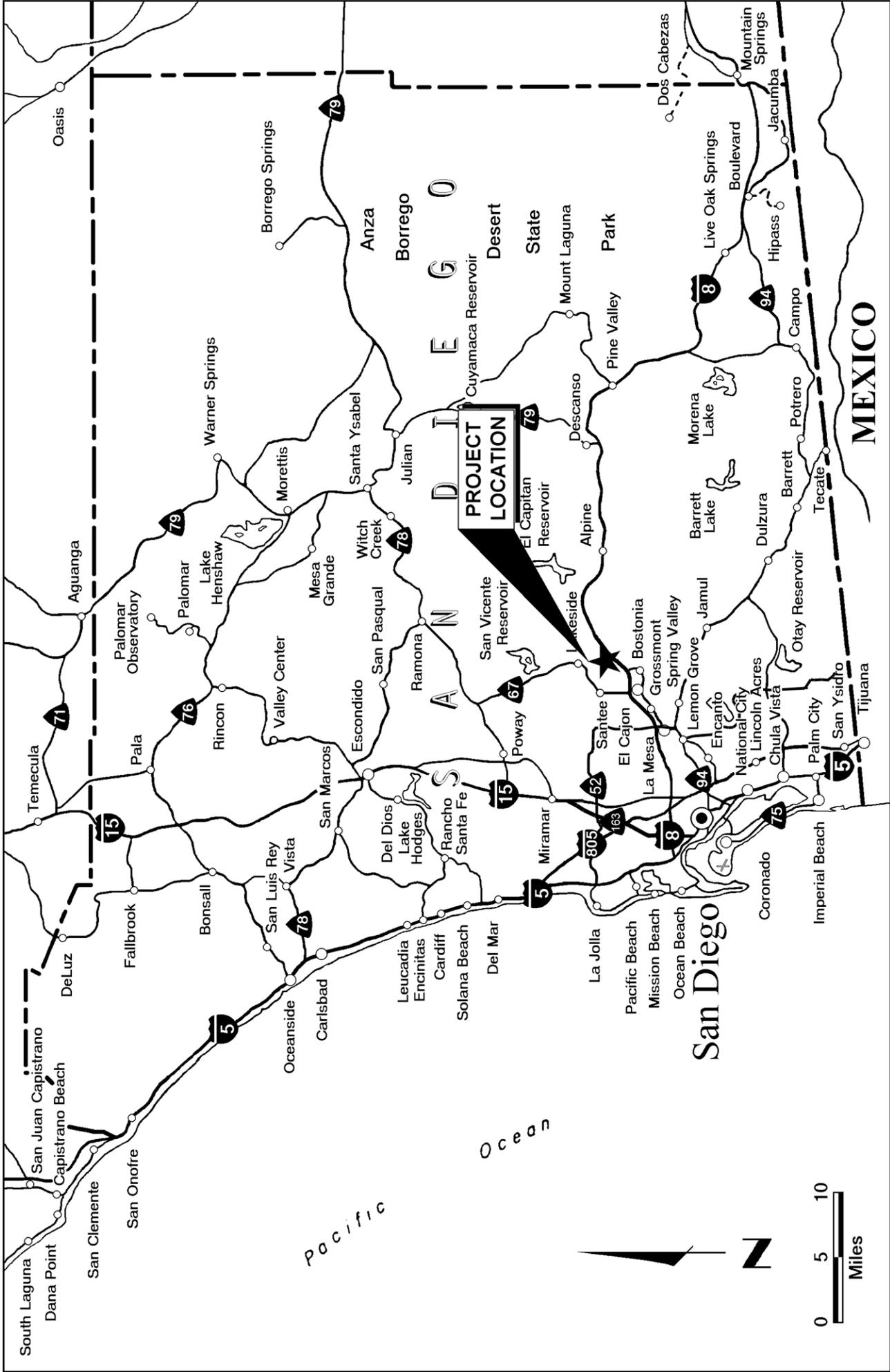
Site Number	Site Type	Site Dimensions	Site Recorder/ Date (report reference, when available)
CA-SDI-142	Site record missing from South Coastal Information Center since 4/22/1999. Only the site location is available	--	--
CA-SDI-143	Bedrock milling (mortars), mano fragments, fire affected rock, Native American ceramics, bone (unlisted class)	Not given	J. Lipetzky 1972; Treganza (n.d.)
CA-SDI-5046	Bedrock milling features; additional ceramic sherds and one flake recorded later. Two STPs were dug at each location of the new finds, no subsurface deposits were found within that area	50 m x 200 m (10,000 m ²)	L. Roth 1991 (Roth 1991 – <i>Cultural Resources Survey for Proposed Road Widening of Los Coches Road</i>); Oetting 1979
CA-SDI-6883	Historic structures one adobe structure and two wood-frame structures. Adobe structure was built around 1931. One of the wood-frame houses was reportedly trucked in from an unknown location	150 m x 200 m	L. Roth (n.d.); R. Pettus 1979 (R. Pettus – <i>A Cultural Resources Survey of Portions of the Las Chollas, South Las Chollas, Los Coches, Forester, and Loma Alta Stream Basins in San Diego County</i>)
CA-SDI-9238	Bedrock milling feature probably associated with CA-SDI-5046. Site has been graded away, and no cultural material remained at the time of last survey	10 m x 5 m (50 m ²)	A. Pigniolo 2007 (Pigniolo, Kwiatkowski, and Lauko 2007 – <i>Negative Cultural Resources Survey Report Letter</i>)

Table 1. Previously Recorded Sites within One-Mile Radius

Site Number	Site Type	Site Dimensions	Site Recorder/ Date (report reference, when available)
CA-SDI-12310	Bedrock milling feature, flaked stone debitage, Tizon Brown Ware sherds. STPs revealed subsurface concentrations near milling features close to the creek (max. 80 cm); most of the site has no subsurface	115 m x 85 m (7,675 m ²)	M. Robbins-Wade, L. Jacobson, B. Heyne, R. Alter, R. Collett, L. Tift, J. Whitehouse 1991 (Alter, Robbins-Wade, Gross 1991 – <i>Survey and Assessment of Historic and Archaeological Resources: Ha-Hana Road Property, Lakeside, San Diego County, California.</i>)
CA-SDI-12311H	Historic structures: two small houses and associated area. Houses built in 1908; reportedly tenants at the time had come across buried trash deposits	120 m x 75 m (7,065 m ²)	M. Robbins-Wade, L. Jacobson, B. Heyne 1991 (Alter, Robbins-Wade, Gross 1991 – <i>Survey and Assessment of Historic and Archaeological Resources: Ha-Hana Road Property, Lakeside, San Diego County, California.</i>)
CA-SDI-13189	Bedrock milling features (somewhat disturbed – graffiti), two bifacial manos	100 m x 20 m (2,000 m ²)	I. Strudwick, N. Rhodes, K. Rhodes 1993 (<i>Historical/Archaeological Survey Report for the Proposed East County Square Development, East San Diego County, California</i>)
CA-SDI-16886	Historic structures related to a former chicken ranch dating to between the late 1940s and late 1950s	None given	P. McGinnis 2004
P-37-017584	“Lomacita Terrace Home”: historic structure. Modified Mission Revival, estimated construction date of 1926	.8 acre	R. Brandes 1985

Table 1. Previously Recorded Sites within One-Mile Radius

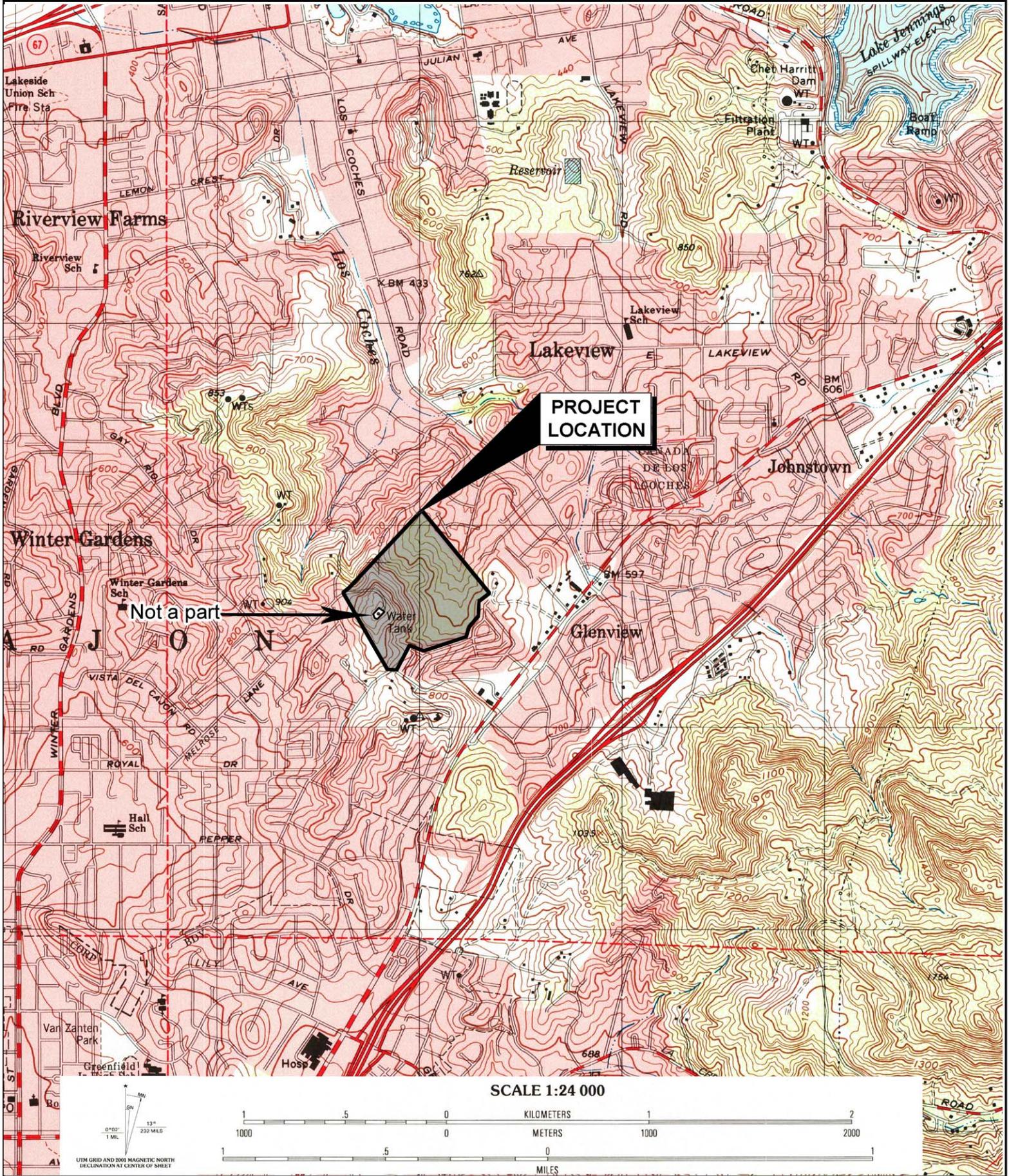
Site Number	Site Type	Site Dimensions	Site Recorder/ Date (report reference, when available)
P-37-029508	Historic farm/ranch – dairy complex built between 1929 and 1949	Not given	T. Cooley and J. Patterson 2008 (Jordan and Cooley 2008 – <i>Cultural Resources Phase I Survey and Inventory of the Lakeside Linkage Open Space Preserve, San Diego County, California.</i>)
P-37-030923	Isolate – Side-notched projectile point base. Site record notes that it may not be in primary deposition due to vegetation clearing in the area (2009)	Isolate	K. Crafts and K. Tsunoda 2009 (Tsunoda 2009 – <i>Archaeological Survey Report for the Sprague Biological Mitigation Parcels, Lakeside, California.</i>)



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Regional Location in San Diego County

Figure 1



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Project Location on USGS 7.5' El Cajon Quadrangle

Figure 2

TENTATIVE MAP FOR: COUNTY OF SAN DIEGO TRACT NO. 5306RPL2 "BRIGHTWATER RANCH"



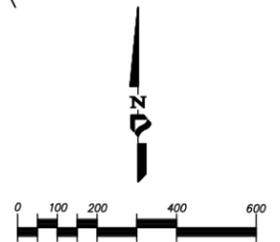
NO.	BEARING	LENGTH(F)
L1	N48°45'43"E	255.53'
L2	N57°32'40"W	98.19'
L3	N32°27'19"E	541.00'
L4	N61°16'58"W	15.00'
L5	N70°55'11"W	205.02'
L6	N71°44'09"E	224.46'
L7	N54°19'01"E	26.02'
L8	N68°32'24"E	111.40'
L9	N71°44'09"E	234.59'
L10	N53°05'49"E	14.47'
L11	N50°15'48"E	54.47'
L12	N53°05'49"E	79.60'
L13	N16°21'29"E	399.18'
L14	N39°02'00"E	130.28'
L15	N47°12'38"E	107.66'
L16	N30°56'04"W	42.50'

ZONING BOX

USE REGULATIONS	EXISTING	EXISTING
ANIMAL REGS	J	Q
DENSITY	-	-
LOT SIZE	1 AC	10,000 SF
BUILDING TYPE	C	C
MAXIMUM FLOOR AREA	-	-
FLOOR AREA RATIO	-	-
HEIGHT	G	G
LOT COVERAGE	-	-
SETBACK	B	H
OPEN SPACE	-	-
SPECIAL AREA REGS	-	-

SHEET INDEX

SHEET 1 - TITLE SHEET
SHEET 2 - EASEMENT NOTES, CROSS-SECTIONS
SHEETS 3 THRU 6 - TENTATIVE MAPS



LEGAL DESCRIPTION

THAT PORTION OF LOT 15 IN BLOCK 17 OF THE SUBDIVISION OF THE "S" TRACT OF RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, RECORDS OF SAID COUNTY, TOGETHER WITH THOSE PORTIONS OF LOT 5 IN BLOCK 33 OF SAID SUBDIVISION OF THE S TRACT AND THOSE PORTIONS OF THE UNNAMED ROAD BETWEEN SAID BLOCKS 17 AND 33 AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CENTERLINE OF THE 100.00 FOOT WIDE STATE HIGHWAY (US 80) AT ENGINEER'S STATION 230+11.07 AS SHOWN ON RECORD OF SURVEY NO. 1563. THENCE ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 NORTH 37°43'53" WEST, A DISTANCE OF 1,279.25 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 47°12'53" WEST - A DISTANCE OF 107.66 FEET; THENCE SOUTH 39°02'15" WEST, A DISTANCE OF 130.28 FEET; THENCE SOUTH 16°21'44" WEST, A DISTANCE OF 399.18 FEET; THENCE SOUTH 53°06'04" WEST, A DISTANCE OF 79.60 FEET; THENCE SOUTH 50°16'03" WEST, A DISTANCE OF 54.47 FEET; THENCE SOUTH 53°06'04" WEST, A DISTANCE OF 14.47 FEET; THENCE SOUTH 71°44'24" WEST, A DISTANCE OF 234.59 FEET; THENCE SOUTH 68°32'39" WEST, A DISTANCE OF 111.40 FEET; THENCE SOUTH 54°19'16" WEST, A DISTANCE OF 28.02 FEET; THENCE SOUTH 71°44'24" WEST, A DISTANCE OF 224.46 FEET; THENCE NORTH 70°54'58" WEST, A DISTANCE OF 205.02 FEET; THENCE NORTH 61°16'43" WEST, A DISTANCE OF 15.04 FEET; THENCE SOUTH 32°27'19" WEST, A DISTANCE OF 541.12 FEET; THENCE NORTH 57°32'40" WEST, A DISTANCE OF 95.09 FEET; THENCE SOUTH 48°45'43" WEST, A DISTANCE OF 255.53 FEET TO THE INTERSECTION WITH THE SOUTHWESTERLY LINE OF THAT PORTION OF THE HEREIN BEFORE MENTIONED UNNAMED ROAD; THENCE NORTH 30°56'04" WEST ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 42.50 FEET TO THE SOUTHEAST CORNER OF SAID CASTA DEL SOL; THENCE ALONG THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 15585 FILED IN THE OFFICE OF SAID COUNTY RECORDER FEBRUARY 23, 1989 AND ALONG THE SOUTHEASTERLY LINE OF LOS COCHES ESTATES, ACCORDING TO MAP THEREOF NO. 8546, FILED IN THE OFFICE OF SAID COUNTY RECORDER APRIL 20, 1977 NORTH 24°59'02" WEST, A DISTANCE OF 1,457.56 FEET TO THE MOST NORTHERLY CORNER OF SAID CASTA DEL SOL; THENCE ALONG THE SOUTHEASTERLY LINE OF PARCEL MAP NO. 15585 FILED IN THE OFFICE OF SAID COUNTY RECORDER FEBRUARY 23, 1989 AND ALONG THE SOUTHEASTERLY LINE OF LOS COCHES ESTATES, ACCORDING TO MAP THEREOF NO. 8198, FILED IN THE OFFICE OF SAID COUNTY RECORDER NOVEMBER 12, 1975 NORTH 45°15'33" EAST, A DISTANCE OF 1,873.57 FEET TO THE MOST NORTHERLY CORNER OF SAID LOT 15 IN BLOCK 17; THENCE ALONG THE SOUTHWESTERLY LINE OF COUNTY OF SAN DIEGO TRACT NO. 3747, MAP NO. 9524, FILED IN THE OFFICE OF SAID COUNTY RECORDER JANUARY 15, 1980 AND ALONG THE NORTHEASTERLY LINE OF SAID LOT 15 SOUTH 37°43'53" EAST, A DISTANCE OF 1,679.49 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPTING THEREFROM ALL THAT PORTION OF LOT 15 IN BLOCK 17 OF THE SUBDIVISION OF THE "S" TRACT OF THE RANCHO EL CAJON, IN THE COUNTY OF SAN DIEGO, STATE OF CALIFORNIA, ACCORDING TO MAP THEREOF IN BOOK 170, PAGE 71 OF DEEDS, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF PARCEL 1 AS DESCRIBED IN COUNTY DOCUMENT DATED FEBRUARY 6, 1990 AND RECORDED MARCH 27, 1990 AS INSTRUMENT NO. 1990-160944, OF OFFICIAL RECORDS OF SAN DIEGO COUNTY, STATE OF CALIFORNIA.

SAID LEGAL DESCRIPTION IS SHOWN AS PARCEL "C" IN CONDITIONAL CERTIFICATE OF COMPLIANCE RECORDED NOVEMBER 23, 2011 AS INSTRUMENT NO. 2011-0629450, OFFICIAL RECORDS

BENCH MARK

THE BASIS OF ELEVATIONS FOR THE LOS COCHES SURVEY IS A COUNTY OF SAN DIEGO BRASS DISC IN WELL MONUMENT, BENCHMARK DESIGNATION NO. EC 156, HAVING AN ELEVATION OF 655.92' NGVD 29.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS THE CALIFORNIA COORDINATE SYSTEM ZONE 6, EPOCH 1981.35 GRID BEARING BETWEEN STATION "RUCCO" AND STATION "151WCCS1", (BOTH HAVING A CALIFORNIA COORDINATE VALUE OF FIRST ORDER ACCURACY OR BETTER) AS SAID STATIONS ARE PUBLISHED IN THE SAN DIEGO HORIZONTAL CONTROL BOOK.

I.E., N 37°19' 31" W

QUOTED BEARINGS FROM REFERENCE MAPS OR DEEDS MAY OR MAY NOT BE IN TERMS OF SAID SYSTEM.

THE COMBINED SCALE FACTOR AT STATION "RUCCO" IS 0.99995347. GRID DISTANCE = GROUND DISTANCE x COMBINED SCALE FACTOR.

OWNERS / APPLICANTS

PulteGroup Inc./CENTEX HOMES
27101 PUERTA REAL, SUITE 300
MISSION VIEJO, CALIFORNIA 92691
TEL: (949) 330-8537

ENGINEER OF WORK

PROJECT DESIGN CONSULTANTS
701 'B' STREET, SUITE 800
SAN DIEGO, CA 92101

SOHAIL BOKHARI

DATE

GREGORY M. SHIELDS
RCE 42951

DATE

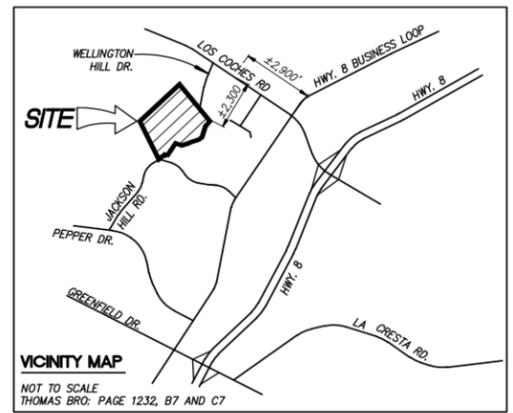


GREGORY M. SHIELDS R.C.E. 42951 EXP. 03-31-16

**TENTATIVE MAP FOR:
COUNTY OF SAN DIEGO TRACT NO. 5306RPL2
LOG. NO. 03-14-007
"BRIGHTWATER RANCH"
SHEET 1 of 6**

PROJECT DESIGN CONSULTANTS
Planning | Landscape Architecture | Engineering | Survey

701 B Street, Suite 800
San Diego, CA 92101
619.235.6471 Tel
619.234.0349 Fax



NOTES

- TOTAL SITE ACREAGE: 76.23 ACRES
- ASSESSOR'S PARCEL NUMBER(S): 397-180-13
- REGIONAL CATEGORY - VILLAGE AND SEMI-RURAL
- TOTAL NUMBER OF SUBDIVISION LOTS:
66 - RESIDENTIAL
2 - H.O.A. MAINTAINED
1 - OPEN SPACE
- MINIMUM LOT SIZE: 10,000 SF
- EXIST. COMMUNITY PLAN DESIGNATION: VR 4.3 AND SR4
- EXISTING ZONING: RS AND RR
- PROPOSED USE: SINGLE FAMILY DETACHED RESIDENTIAL AND OPEN SPACE
- COMMUNITY PLAN: LAKESIDE
- GENERAL PLAN: VR4.3 AND SR4 (PER AUGUST 2011 GENERAL PLAN)
- SPECIAL ASSESSMENT ACT PROCEEDINGS ARE NOT PROPOSED
- THE SUB DIVIDER WILL PAY PARK FEES IN LIEU OF DEDICATION LAND
- TOPOGRAPHY SHOWN ON THIS SURVEY IS BASE UPON AN AERIAL SURVEY BY PROJECT DESIGN CONSULTANTS ON NOVEMBER 17, 2004 AND SUPPLEMENTED BY A FIELD SURVEY IN JANUARY, 2012
- UTILITIES: WATER - HELIX WATER DISTRICT
SEWER - SAN DIEGO COUNTY SANITATION DISTRICT
FIRE - LAKESIDE FIRE DISTRICT
SCHOOLS - LA MESA-SPRING VALLEY / GROSSMONT UNION HIGH
GAS / ELECTRIC - SAN DIEGO GAS & ELECTRIC
- APPROXIMATE GRADING QUANTITIES:
EXCAVATION: 155,550 CY
EMBANKMENT: 155,550 CY
NET: 0 CY IMPORT
- STREET LIGHTS TO BE INSTALLED ACCORDING TO COUNTY STANDARDS
- SOLAR ACCESS STATEMENT: ALL LOTS WITHIN THIS SUBDIVISION HAVE A MINIMUM OF 100 SQ. FT. OF SOLAR ACCESS FOR EACH FUTURE DWELLINGS/UNITS ALLOWED BY SUBDIVISION.
- ALL INTERNAL STREETS WILL BE PUBLIC RESIDENTIAL STREETS
- LOT 69 IS OPEN SPACE LOT
- GRADING AND IMPROVEMENTS SHALL BE DONE IN ACCORDANCE WITH COUNTY STANDARDS.
- NO BUILDING SITES SHOWN ON THIS MAP ARE SUBJECT TO 100 YEAR FLOOD INUNDATION.
- TAX RATE AREA: 59081
- SEE SHEET 2 TO FOR LIST OF EASEMENTS/ENCUMBRANCES

2ND SUBMITTAL XX/XX/2014

PROJECT DESIGN CONSULTANTS
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Affinis
810 Jamacha Road
Suite 206
El Cajon CA, 92019

Project Plans

Figure 3

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