APPENDIX 3.1.2-1

Drainage Study

CEQA Drainage Study

OTAY RANCH
VILLAGE 14 and PLANNING AREAS 16/19

County of San Diego, California

Preparation/Revision Date:
February 5, 2018

Prepared for:

Jackson- Pendo Development Company
2245 San Diego Avenue, Suite 223
San Diego, CA 92110

Declaration of Responsible Charge

I hereby declare that I am the engineer of work for this project, that I have exercised responsible charge over the design of the project as defined in section 6703 of the business and professions code, and that the design is consistent with current standards.

I understand that the check of project drawings and specifications by the County of San Diego is confined to a review only and does not relieve me, as engineer of work, of my responsibilities for project design.

Engineer of Work
Hunsaker & Associates San Diego, Inc.
9707 Waples Street
San Diego, CA 92121
Phone: (858)558-4500
Fax: (858)558-1414
Web: www.HunsakerSD.com

Alisa S. Vialpando 2/2/18

Alisa S. Vialpando, R.C.E. 47945 Date
Vice President

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CHAPTER 1 - EXECUTIVE SUMMARY

1.1 Introduction

OVERVIEW & BACKGROUND

The Proposed Project (defined below) is part of the overall Otay Ranch, an approximately 23,000-acre master-planned community in southern San Diego County designed as a series of villages and planning areas. The Proposed Project addressed by this technical report is located within a portion of Otay Ranch Village 14 and Planning Areas 16/19 in the Proctor Valley area of Otay Ranch as shown on Figure 1.

The underlying purpose of the Proposed Project is to implement the adopted Otay Ranch General Development Plan/Subregional Plan, Volume II (County of San Diego 1993), ("Otay Ranch GDP/SRP") and complete the planned development within Jackson Pendo Development Company's ("Applicant") ownership of Village 14 and Planning Areas 16/19. The Otay Ranch GDP/SRP is a component part of the County General Plan (County of San Diego 2011) and allows for a total of 2,123 homes in Otay Ranch Village 14 and Planning Areas 16/19. The Proposed Project's 1,119 homes represent a portion of the total 2,123 homes originally authorized in the Otay Ranch GDP/SRP.

The Proposed Project is designed to be consistent with the Otay Ranch GDP/SRP's Village Character Policy "to serve as a transitional area between urban densities to the west and Jamul to the east". The Proposed Project is therefore designed to provide a transitional village between the densities and character of eastern Chula Vista and the more rural community of Jamul. The Proposed Project proposes 1,119[1] homes of which 994[1] are in Village 14 and 125 homes in Planning Areas 16/19 as shown in Table 1 Site Utilization Plan Summary.

The following describes the major components and characteristics of the Proposed Project.

DEFINITIONS

""County" Defined: The "County" is the County of San Diego jurisdiction.

"Project Area" Defined: The "Project Area" is the Applicant's ownership within Otay Ranch Village 14 and Planning Areas 16/19 in addition to certain off-site areas for infrastructure as depicted in Figure 1. The Project Area covers approximately 1,283.6 acres owned by the Applicant and approximately 85.4 acres of Off-site improvements described below, for a total of 1,369 acres.

"Proposed Project" Defined: The "Proposed Project" is the Applicant's ownership as depicted in Figure 1. The specific plan for the Proposed Project is titled "Otay Ranch

[1] Includes 97 residential units allocated to school site at 10 DU per Acre per Otay Ranch GDP/SRP policies in the event the school is not constructed. Each technical report evaluates the Proposed Project's impact assuming the more conservative land use, (i.e. the greater impact), as either an elementary school or as underlying allocated residential units. Footnote will not be repeated.

NOT TO SCALE

Figure 1
Regional Location Map

Table 1
Village 14 and Planning Areas 16/19
Site Utilization Plan Summary
January 9, 2018

Description	Village 14		Planning Area 16/19		Total Proposed Project	
	Gross Acres *(1,2)*	Target Units *(3)*	Gross Acres *(4,5)*	Target Units	Gross Acres	Target Units
Residential Subtotal	344.2	897.0	363.6	125	707.7	1,022
Residential Use on School Site (9.7 acres) *(3)*		97				97
Non-Residential Uses						
Mixed Use *(6)*	1.7				1.7	
Public Parks	13.8		1.4		15.2	
Private Parks/Recreation *(2)*	4.5				4.5	
Public Safety Site	2.3				2.3	
Elementary School Site *(3)*	9.7				9.7	
Open Space	27.6		2.1		29.7	
Conserved Open Space	36.9		35.5		72.4	
Otay Ranch RMP Preserve	270.2		156.5		426.7	
Circulation	12.7		0.8		13.6	
Non-Residential Uses Subtotal	379.5	-	196.3		575.8	-
Total Proposed Project	**723.7**	**994**	**559.8**	**125**	**1283.5**	**1,119**

Notes

(1) Residential gross acres in Village 14 includes 96.0 acres of related internal slopes, fuel modification and/or preserve edge.

(2) Village 14 has 5.0 acres of private pocket parks included in the residential acreage; therefore the subtotal including PPP is 9.5 acres.

(3) Units allocated to school site at 10 DU/ac per the Otay Ranch GDP/SRP policies. Should school site not be needed, 97 units may be built. Should the school site be needed, the Total Target Units is 897 in Village 14 and 1,022 total.

(4) Residential gross acres in Planning Area 16/19 includes 14.1 acres of related private lift and pump stations.

(5) Residential gross acres in Planning Area 16/19 includes 127.1 acres of limited development area (LDA). See Table 4 for details.

(6) Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

(7) 85.4 acres of offsite impacts are in excluded from the acreage above. See Table 5 for details.

Village 14 and Planning Areas 16/19 Specific Plan." The Proposed Project includes a Specific Plan, General Plan Amendments, EIR, Rezone, Tentative Map, and an Otay Ranch RMP Amendment. The Proposed Project is further defined in Section 1.0 of the EIR which is incorporated herein by reference. Except for the off-sites described below, the Proposed Project specifically excludes the State of California's ownership in Village 14 and Planning Areas 16, which remains approved for development per the County's General Plan and the Otay Ranch GDP/SRP. The underlying County General Plan and Otay Ranch GDP/SRP land uses on the State's property will remain unchanged. In addition, the "Inverted L" is excluded from this analysis as it is not owned by the Applicant and is in the City of Chula Vista, (the property is owned by Otay Water District and the United States Fish and Wildlife Service).

"Otay Ranch Village 14" Defined: "Otay Ranch Village 14" or "Village 14" as referred to herein is a discrete subset of the Proposed Project and reflects approximately 723.7 acres of the Applicant's ownership located exclusively within Village 14 as depicted in Figure 2. Approximately 994 homes are planned around a Village Core in this area, as shown in Table 2 Village 14 Site Utilization Plan Detail.

"Otay Ranch Planning Areas 16/19" Defined: "Otay Ranch Planning Areas 16/19" or "Planning Areas 16/19" is a discrete subset of the Proposed Project and reflects approximately 559.8 acres of the Applicant's ownership located exclusively within Planning Areas 16/19 as depicted in Figure 2. Approximately 125 homes are planned on one-acre and three-acre average lots in this area, as shown in Table 3 Planning Area 16/19 Site Utilization Plan Detail. 127.1 acres of Limited Development Area ("LDA"), defined below, is further described in Table 4 LDA Detail.

Limited Development Area ("LDA") Defined: LDA is a defined land use designation in the Otay Ranch GDP/SRP. "An open space easement will cover the areas designated as 'Limited Development Area'…These areas will be left as natural open space with the exception that roads and utilities are anticipated to cross or lie within these areas…LDAs may be included within private lots but would have the following set of restrictions. Removal of native vegetation would be prohibited except as necessary for construction of roads and utilities. There would be no buildings or other structure, agriculture, landscaping, livestock, grazing, horses, trash disposal of fences allowed within these areas." Fuel modification is allowed in the LDA as "brushing for fire control zones would conform to the local fire district regulations". A total of 127.1 acres of LDA in Planning Areas 16/19 is further described in Table 4 LDA Detail. There is no LDA in Village 14.

"Otay Ranch RMP" and "MSCP Preserve" Defined: The Otay Ranch Resource Management Plan (RMP) provides for the conservation, funding and management of the entire 11,375-acre Otay Ranch RMP Preserve. The MSCP County Subarea Plan Implementing Agreement describes the County's required contribution to the MSCP Preserve. The Implementing Agreement states that the required mitigation for Otay Ranch includes "protection of the areas identified as preserved in the boundaries of the Otay Ranch project including approximately 11,375 acres" of the Otay Ranch RMP Preserve. Therefore, the Otay Ranch RMP Preserve is a subset of the MSCP Preserve.

The portion of the Proposed Project's land use designated as Otay Ranch RMP Preserve, while considered a part of the MSCP County Subarea Plan Preserve, is

unique to Otay Ranch because it specifically mitigates for direct and cumulative impacts associated with implementation of the Otay Ranch GDP/SRP. The Proposed Project includes 426.7 acres of Otay Ranch RMP Preserve, of which 270.2 acres are in Village 14 and 156.5 acres are in Planning Areas 16/19.

"Preserve Conveyance Obligation" Defined: To satisfy assemblage of the 11,375-acre Otay Ranch RMP Preserve ranch-wide, a "Preserve Conveyance Obligation" was prescribed in the Otay Ranch RMP. The Preserve Conveyance Obligation is 1.188 acre of Otay Ranch RMP (Preserve conveyed per 1 acre of development, as further defined in the adopted Otay Ranch RMP. This obligation, which is the primary basis of Proposed Project's required mitigation, may be achieved through conveyance of either the Applicant's RMP Preserve ownership or through off-site acquisition within the 11,375 acres Otay Ranch RMP Preserve.

"Conserved Open Space" Defined: "Conserved Open Space" refers to those areas with an Otay Ranch GDP/SRP land use designation other than Otay Ranch RMP Preserve that will be preserved on site and which will either be added to the Otay Ranch RMP Preserve (through a future RMP Amendment), managed under a separate Resource Management Plan, or utilized to mitigate impacts to the City of San Diego MSCP Cornerstone Lands. The approximately 72.4 acres of Conserved Open Space is comprised of 31.9 acres within the 127.1 acres of LDA and 3.6 acres of residential land use designation in Planning Area 16/19 plus 36.9 acres of residential land use designation within Village 14. The Conserved Open Space areas are located adjacent to Otay Ranch RMP Preserve and will be conserved by recording aa biological open space easement over the land.

"Development Footprint" Defined: The Development Footprint includes areas where there will either be permanent or temporary ground disturbance. The Development Footprint includes: all on-site development; Off-site improvements; graded LDA; and impacts resulting from infrastructure and other allowable uses within the MSCP Preserve per Section 1.9.3 of the MSCP County Subarea Plan.

"Off-site Improvements" Defined: "Off-site Improvements" total approximately 85.4 acres of both temporary and permanent impacts as shown in Table 5 Off-Site Improvements and include the following: Proctor Valley Road, including related wet and dry utilities, drainage facilities and trails; access roads in Planning Area 16; an off-site sewer pump station in the southern reach of Proctor Valley Road and off-site sewer facilities to connect to the Salt Creek Interceptor as planned since 1994.

Proctor Valley Road improvements include: South Proctor Valley Road (0.25 mile in the City of Chula Vista land and 0.2 acres privately owned in the County); South and Central Proctor Valley Road (1.5 miles in City of San Diego Cornerstone land); Central Proctor Valley Road (0.4 mile in CDFW Otay Ranch Village 14 land); and North Proctor Valley Road (0.75 mile in CDFW Otay Ranch land between Village 14 and Planning Area 16/19).

Proctor Valley Road Central and South are proposed to be improved and classified as a two-lane-with-median light collector with a width ranging from 68 to 74 feet, plus an additional 20-foot-wide fuel modification/construction easement on each side. Proctor Valley Road north is a two-lane interim road with a paved width of 28 feet in a 40-foot-side right-of-way. Improvements in Proctor Valley Road would include

those typically in roadways, including wet and dry utilities, a sewer pump station, drainage, landscape, culverts, and trails. Proctor Valley Road is an approved County General Plan mobility element road and an approved facility in the MSCP County Subarea Plan.

In addition, there are three public off-site roads within Planning Area 16. These roads are located primarily within CDFW managed lands and are approved in the Otay Ranch GDP/SRP as facilities within designated development or LDA land use, (and are also approved facilities per the MSCP County Subarea Plan Section 1.9.3.3). Improvements in these off-site roads would include those typically in roadways, including wet and dry utilities, drainage, landscape, culverts, and trails.

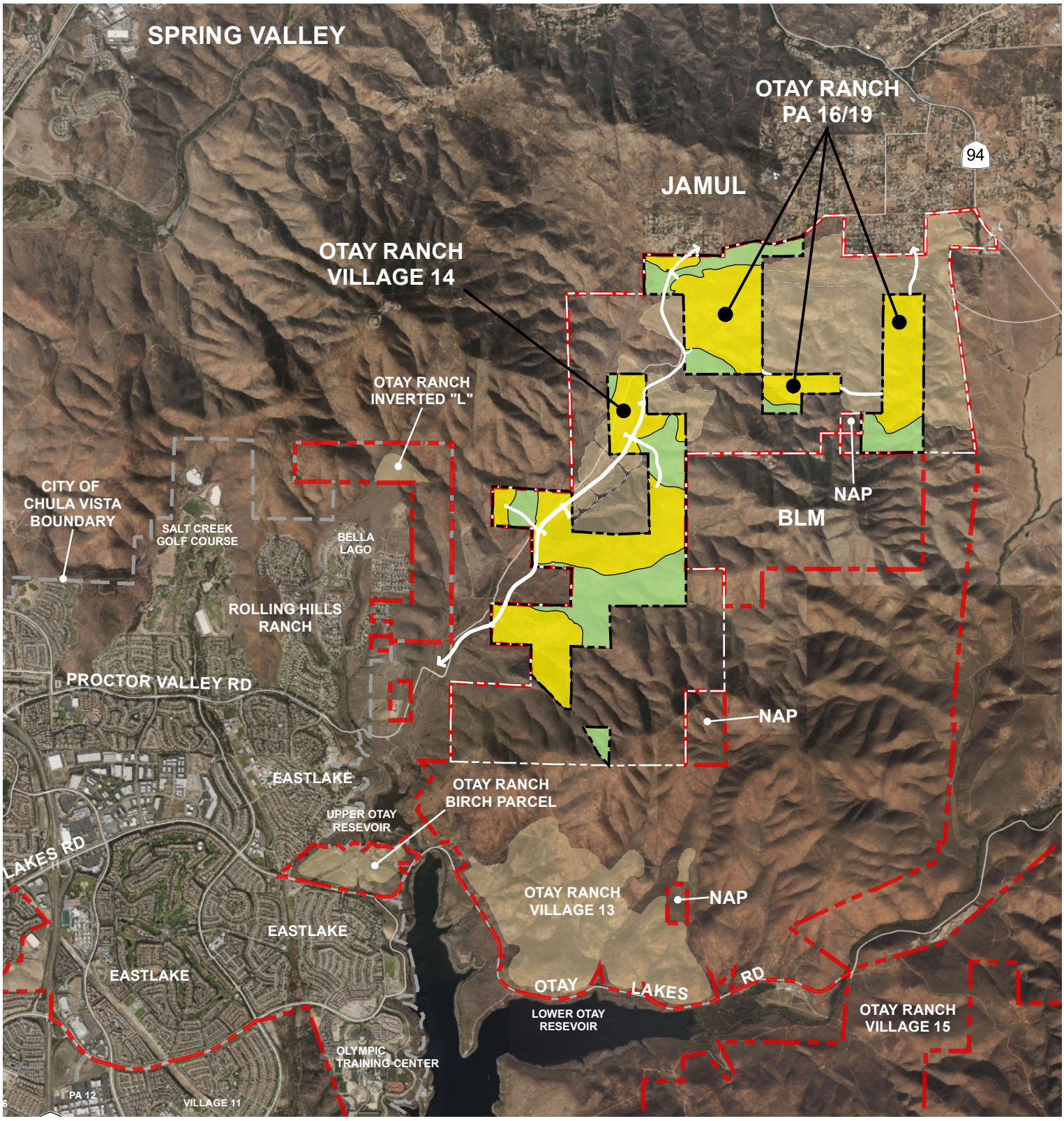
PROPOSED SPECIFIC PLAN

The adopted Otay Ranch GDP/SRP requires the preparation of a Specific Plan, which includes a Site Utilization Plan to describe the land uses for the Proposed Project. Figures 2 and 3 depict the proposed Site Utilization Plan. Tables 1-5 quantify the proposed land uses.

Approximately 994 homes are planned in Village 14, set in three distinct areas (referred to herein as the South, Central and North Village 14). 878 of these homes will be single-family homes located in gated enclaves and 116 will be detached courtyard homes. Twelve neighborhoods are planned with approximate densities ranging from 0.2 to 10.0 dwelling units per acre. Otay Ranch Village 14 is planned around a “Village Core”, centrally located in the heart of the village. The Village Core is comprised of a 9.7-acre elementary school; a 7.2-acre Village Green (public park); a 1.7-acre Mixed Use Site with up to 10,000 square feet of commercial/retail uses; and a 2.3-acre public safety site for a fire station and satellite sheriff’s facility. Additional public and private parks, swim clubs, trails and recreational facilities will be situated throughout South, Central and North Village 14. See Table 2 for detailed land uses in Village 14.

In addition to the homes in Village 14, there are 13 one-acre average sized estate lots proposed in Planning Area 19 and 112 three-acre average sized ranchettes proposed in Planning Area 16. Planning Area 16/19 neighborhoods will not be gated. The Limited Development Area may include public infrastructure, and/or be conserved within private lots with a conservation easement. See Tables 3 and 4 for detailed land uses in Planning Area 16/19.

The Proposed Project’s Specific Plan is designed around an active lifestyle and wellness recreation theme and includes a park and recreation system including four public parks totaling approximately 15.2 acres. The remaining private recreation facilities include three private swim clubs, and numerous pocket parks totaling approximately 9.5 acres. An approximately 4.5 mile, 10-foot wide decomposed granite Community Pathway is proposed along Proctor Valley Road from Chula Vista to Jamul. The Proposed Project includes approximately 27.6 acres of open space, (exclusive of the 110.1 acres of open space included in the residential gross acres),127.1 acres of LDA and 426.7 acres of Otay Ranch RMP Preserve within the Applicant’s ownership. Of note, there is approximately 72.4 acres of Conserved



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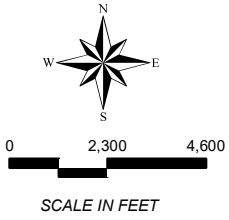


LEGEND

- OTAY RANCH GDP/SRP BOUNDARY
- PROPOSED SPECIFIC PLAN BOUNDARY
- OTAY V14 & PA16/19 VILLAGE BOUNDARY
- MUNICIPAL BOUNDARY
- V14 & PA16/19 DEVELOPMENT AREAS
- V14 & PA16/19 MSCP OPEN SPACE
- OTHER APPROVED DEVELOPMENT

Figure 2
Otay Ranch Village 14 and Planning Area 16/19 and Surrounding Land Uses

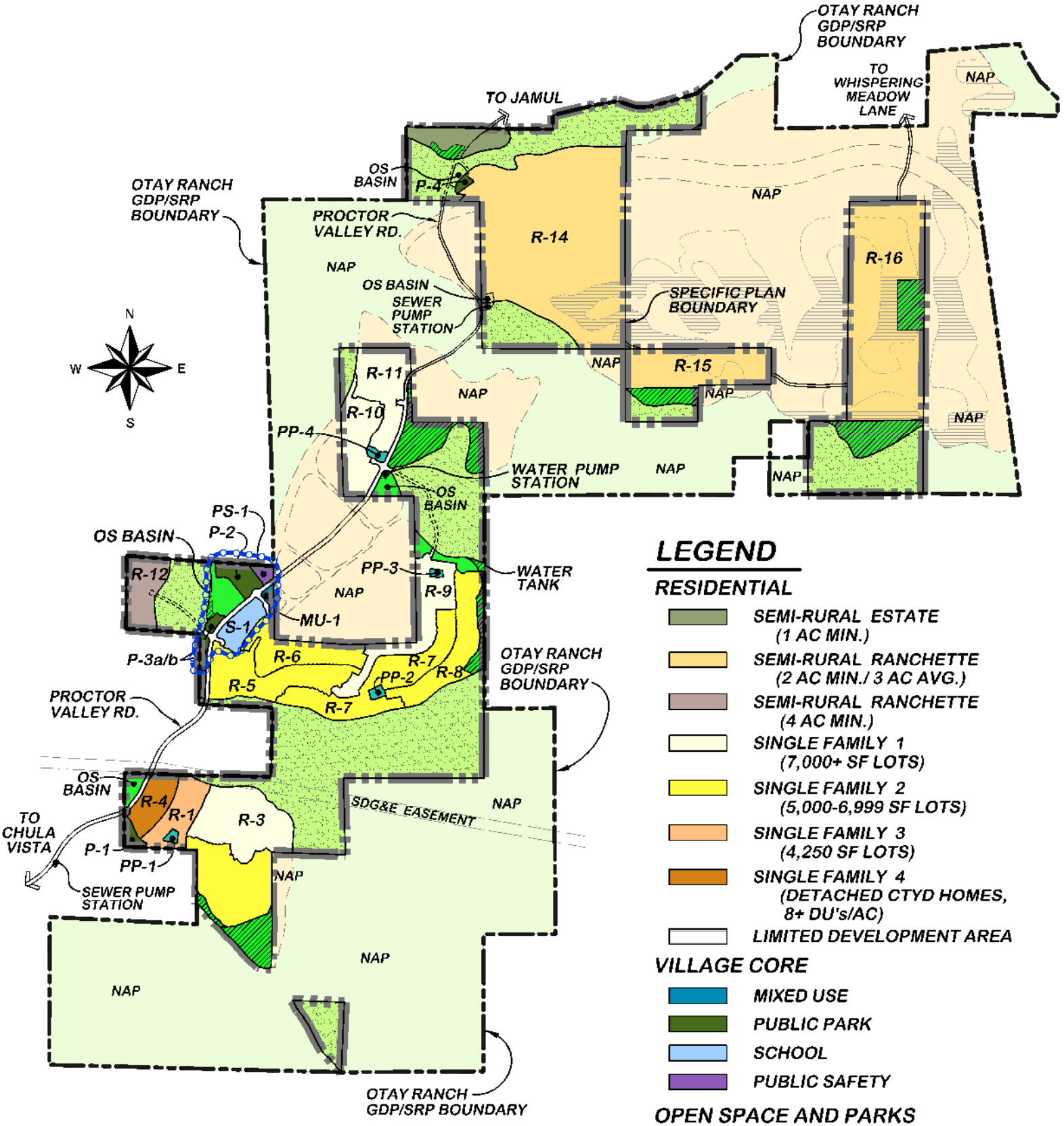


Figure 3

08-21-17 **Otay Ranch Village 14 and Planning Area 16/19 Site Utilization Plan**

Table 2
Village 14
Site Utilization Plan Detail
January 9, 2018

Description		Gross Acres (1,2)	Target Units	Density
Single Family Residential				
R-1	50*85	18.0	81	4.5
R-2	60*100	38.5	82	2.1
R-3	71*100	41.1	73	1.8
R-4	Courtyard	13.8	116	8.4
R-5	50*100	35.0	103	2.9
R-6	60*100	25.7	71	2.8
R-7	60*85	40.7	108	2.7
R-8	60*100	28.7	75	2.6
R-9	75*100	30.0	74	2.5
R-10	70*85	25.1	49	1.9
R-11	80*100	28.6	61	2.1
R-12	4 ac min	18.9	4	0.2
Single Family Residential Subtotal		**344.2**	**897**	**2.6**
Residential Use on School Site (9.7 acres) *(3)*			97	
Non-Residential Uses				
Mixed Use *(4)*	MU - C	1.7		
Public Parks				
P-1	South Park	2.9		
P-2	Village Green Park	7.2		
P-3	Scenic Park	3.7		
Public Parks Subtotal		13.8		
Private Parks & Recreation				
PP-1	South	1.0		
PP-2	Central	1.2		
PP-3	Private Park	0.7		
PP-4	North	1.5		
PPP *(4)*	Various	0.0		
Private Parks/Recreation Subtotal		4.5		
Public Safety Site		2.3		
Elementary School Site *(3)*		9.7		
Open Space		27.6		
Conserved Open Space		36.9		
Otay Ranch RMP Preserve		270.2		
Circulation - Arterial		12.7		
Non-Residential Uses Subtotal		**379.5**		
Village 14 Subtotal		**723.7**	**994**	**1.4**

Notes

(1) Residential gross acres includes 96.0 acres of related internal slopes, fuel modification and/or preserve edge open space lots.

(2) Village 14 has 5.0 acres of private pocket parks included in the residential acreage; therefore the subtotal including PPP is 9.5 acres.

(3) Units allocated to school site at 10 DU/ac per the Otay Ranch GDP/SRP policies. Should school site not be needed, 97 units may be built. Should the school site be needed, the Total Target Units is 897.

(4) Village 14 Mixed Use acreage includes 10,000 sf of commercial use.

(5) Off-site impacts are in excluded from the acreage above. See Table 5 for details.

Table 3
Planning Areas 16/19
Site Utilization Plan Detail
January 9, 2018

Description		Gross Acres (1,2)	Target Units	Density
Residential Uses				
R-13	Estates 1 acre avg	13.4	13	1.0
R-14	Ranchettes 2 acre min	192.0	71	0.4
R-15	Ranchettes 2 acre min	41.9	11	0.3
R-16	Ranchettes 2 acre min	116.3	30	0.3
Residential Subtotal		**363.55**	**125**	**0.3**
Non-Residential Uses				
Public Park P-4	Northern Park	1.4		
Open Space		2.1		
Conserved Open Space		35.5		
Otay Ranch RMP Preserve		156.5		
Circulation Arterial		0.8		
Non-Residential Uses Subtotal		**196.3**		
Planning Area 16/19 Subtotal		**559.8**	**125.0**	**0.2**

Notes

(1) Gross acres includes 127.1 acres of limited development area (LDA). See Table 4 for details.

(2) Residential gross acres includes 14.1 acres of related private lift and pump stations open space lots.

(3) Off-site impacts are in excluded from the acreage above. See Table 5 for details.

Table 4
Planning Areas 16/19
Limited Development Area (LDA) Detail
January 9, 2018

Description		Component Acres LDA	Component Acres Other	Acres Total
Residential Uses				
R-13	Estates 1 acre avg	0.0	13.4	13.4
R-14	Ranchettes 3 acre avg	17.3	174.7	192.0
R-15	Ranchettes 3 acre avg	27.1	14.8	41.9
R-16	Ranchettes 3 acre avg	50.9	65.4	116.3
Residential Subtotal *(5)*		**95.3**	**268.3**	**363.6**
Non-Residential Uses				
Public Park P	Northern Park		1.4	1.4
Open Space			2.1	2.1
Conserved Open Space		31.9	3.6	35.5
MSCP Preserve			156.5	156.5
Circulation Arterial			0.8	0.8
Non-Residential Uses Subtotal		**31.9**	**164.4**	**196.3**
Planning Area 16/19 Subtotal		**127.1**	**432.7**	**559.8**

Table 5
Village 14 and Planning Areas 16/19
Off-Site Infrastructure (Temporary + Permanent)
January 9, 2018

Off-site *(1)*	Location	Acres		
		ROW	Temporary	Total
Proctor Valley Road - MSCP Planned Facility *(2)*				
South	City of Chula Vista	2.3	2.8	5.1
South	City of San Diego	10.1	17.6	27.7
Central	City of San Diego	2.8	4.3	7.1
Central	State	4.1	8.6	12.7
North	State	3.6	13.2	16.8
North	County of SD Easement	0.1	0.2	0.3
PA 16 Access Roads - MSCP Allowed Facility *(2)*				
R-14 to R-15	State	0.3	1.0	1.3
R-15 to R-16	State	1.6	7.2	8.8
R-16 to Whispering Meadows	State	1.5	4.2	5.7
Sewer Trunk Line to Salt Creek Interceptor *(3)*	City of Chula Vista	--	--	--
Total		**26.4**	**59.0**	**85.4**

Notes

(1) Off-sites include all road improvements, sewer, water, drainage and related utilities.

(2) See section 1.9.3 of the MSCP for planned and allowed facilities.

(3) In existing improved Proctor Valley Road to approximate tie in at Hunte Parkway

Open Space within the Proposed Project that will be conserved by recording a biological open space easement.

Circulation and Access

Regional access to Otay Ranch Village 14 is provided by State Route 125 (SR-125), located approximately three miles to the west. Interstate 805 (I-805), approximately eight miles to the west, provides secondary north/south access. State Route 54 (SR-54), located approximately six miles to the northwest, connects to SR-125 and I-805, and provides regional east/west access. SR-94, located approximately 3 miles to the northeast, provides access from the east through the Jamul community.

Proctor Valley Road would provide the main access to the Proposed Project. Four roundabouts in Village 14 and one roundabout in Planning Area 16/19 would identify the entrance into each residential area as well as provide traffic calming at key internal intersections. The internal circulation plan also includes a series of collectors and residential streets to provide access to the residential neighborhoods; with Planning Areas 16/19 designed to County Rural Road Standards. A secondary access to the easternmost portion of Planning Area 16 is the planned extension of existing Whispering Meadows Lane.

Proctor Valley Road is planned as a two-lane mobility element road and is designated as a scenic corridor. The northern connection of Otay Ranch Village 14 to the community of Jamul will remain substantially in the alignment of the existing partially-improved Proctor Valley Road and will be paved to provide both public access and secondary emergency access for the Proposed Project as well as for the community of Jamul.

Public Services

A recap of public services is provided as follows:

Sewer: Capacity will be provided by the County through annexation into the County Sanitation District. Sewer transportation will be provided by conveying flows to the Salt Creek Interceptor located in the City of Chula Vista pursuant to agreements between the City and County. Sewer will be provided in Village 14 and Planning Areas 16/19 per the Otay Ranch GDP/ SRP and adopted sewer agreements. The Proposed Project includes sewer trunk line extensions and pump, or lift stations.

Water: The Proposed Project is located within the Otay Water District boundary and is already accommodated in the Otay Water District Water Resources Master Plan. A 980-pressure zone water tank adjacent to Central Village 14 is planned onsite. The Proposed Project includes water transmission lines, a 980 reservoir and pump stations.

Law Enforcement: County Sheriff's office will provide law enforcement services and will have a storefront facility co-located with the Fire Station at the public safety site in the Village Core.

Fire: Fire service will be provided by the San Diego County Fire Authority ("SDCFA") from a fire station built within the Proposed Project's public safety site in the Village Core.

Stormwater/Drainage: Biofiltration basins are planned.

Schools: Village 14 is planned to be served by the Chula Vista Elementary School District and Sweetwater Union High School District. Planning Areas 16/19 are planned to be served by the Jamul-Dulzura Union School District and the Grossmont High School District as prescribed in the adopted Otay Ranch GDP/SRP Facilities Implementation Plan and consistent with County Board of Supervisors Policy I-109, Policy II.

Options

The Proposed Project includes three options for internal circulation: (1) the Proctor Valley Road North Option, (2) the Preserve Trails Option and (3) the Perimeter Trail Option. The Draft EIR assesses each of these options and their respective impacts. This will allow the County to select the option (or combination of options) it considers best for the Proposed Project and the environment. Each of the options summarized below. For detailed descriptions with exhibits, see the Specific Plan Section VIII. Internal Circulation Options.

Proctor Valley Road North Option: The Proctor Valley Road North Option applies to the portion of Proctor Valley Road from Street AA in the North Village to Echo Valley Road, and includes two dedicated bike lanes (one on each side of the road) instead of the "sharrows" [1] proposed in street section 10 of the Proposed Project. Generally, the Proctor Valley Road North Option would increase the right-of-way width from 40 feet to 64 feet starting from the intersection of Street AA northward to the Applicant's Village 14 ownership boundary; from 40 feet to 48 feet within the offsite improvement area owned by the State; and from 40 feet to 64 feet onsite within the Applicant's ownership north of the State's property to Echo Valley Road.

Preserve Trails Option: The Preserve Trails Option consists of two segments of existing, disturbed trails approximately 1.0-mile in length within the Project Area, east of the Development Footprint. These segments would be located within the Otay Ranch RMP Preserve. The Preserve Trails Option includes segments "A" & "B" as identified in the Otay Ranch GDP/SRP, which are also identified as segments 52 & 49 in the County of San Diego's Community Trails Master Plan (CTMP). Segment "A"/"52" is 2,350 lineal feet, located at the northern terminus of the Proctor Valley Community Pathway and extending east through the onsite Otay Ranch RMP Preserve to the eastern edge of the Echo Valley loop (CTMP Trail 53). Segment "B"/"49" is 2,328 lineal feet and is located between South and Central Village 14, along an existing, historic ranch road. This trail is located within onsite Otay Ranch RMP Preserve and bisects regional wildlife corridor R1.

[1] **Sharrows** are road markings that guide bicyclists to bike routes between neighborhoods and alert motorists to the presence of bicyclists within the shared travel lane.

The Preserve Trails Option would retain these portions of trails in their existing conditions, which meet the CTMP primitive trail standard. No improvements to these Preserve Trails are contemplated.

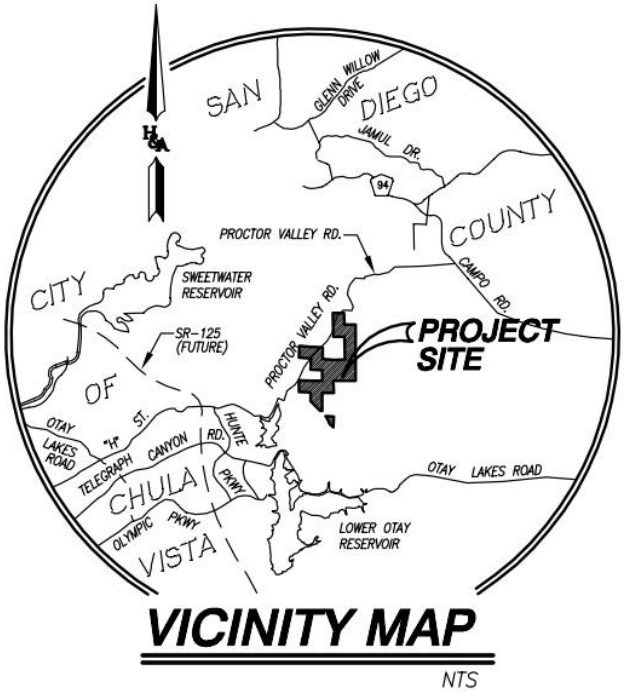
Perimeter Trail Option: The Perimeter Trail Option is an approximately 3.6- mile perimeter trail located within the Development Footprint of South and Central Village 14. The Perimeter Trail Option is situated primarily within the Otay Ranch RMP 100-foot Preserve Edge. The Perimeter Trail Option is designed to CTMP primitive trail standards, and the trail tread varies from 2-6 feet. Due to topography, trail grades range from 2% to the maximum grade allowed of 30%. The Perimeter Trail Option requires the construction of approximately 3,545 lineal feet (0.7 miles) of 5 to-7-foot-high retaining walls due to steep topography and drainage constraints. The Perimeter Trail Option would be graded as part of overall project grading and does not encroach into the Otay Ranch RMP Preserve. The perimeter trail would be accessed at public parks and trailheads and would be maintained by the County of San Diego.

Hunsaker & Associates has evaluated these options and they are not material to the information presented in this technical report.

Drainage Study Overview

All runoff from the project site currently discharges to either the Upper or Lower Otay Reservoirs via Proctor Valley and Jamul Creek. Development of the Proposed Project site will not cause any diversion to the Upper and Lower Otay Reservoir watersheds. The Upper Otay Reservoir serves as a recreational area as well as a dam with an overflow into the downstream Lower Otay Reservoir. Water from the Lower Otay Reservoir (and, thus, from the entire catchment of the reservoir) rarely discharges to the Otay River downstream of Savage Dam. Water from the Otay Reservoir is conveyed in a pipeline to the Otay Water Treatment Plant, treated to drinking water standards, and distributed as potable water to homes and businesses in the City of San Diego and neighboring communities. The only time any water is released from Otay Reservoir to the Otay River downstream is when the reservoir fills up and overflows, which has happened only seven times since 1917. The City of San Diego has stated that they will impound the maximum amount of water possible.

REGIONAL LOCATION MAP

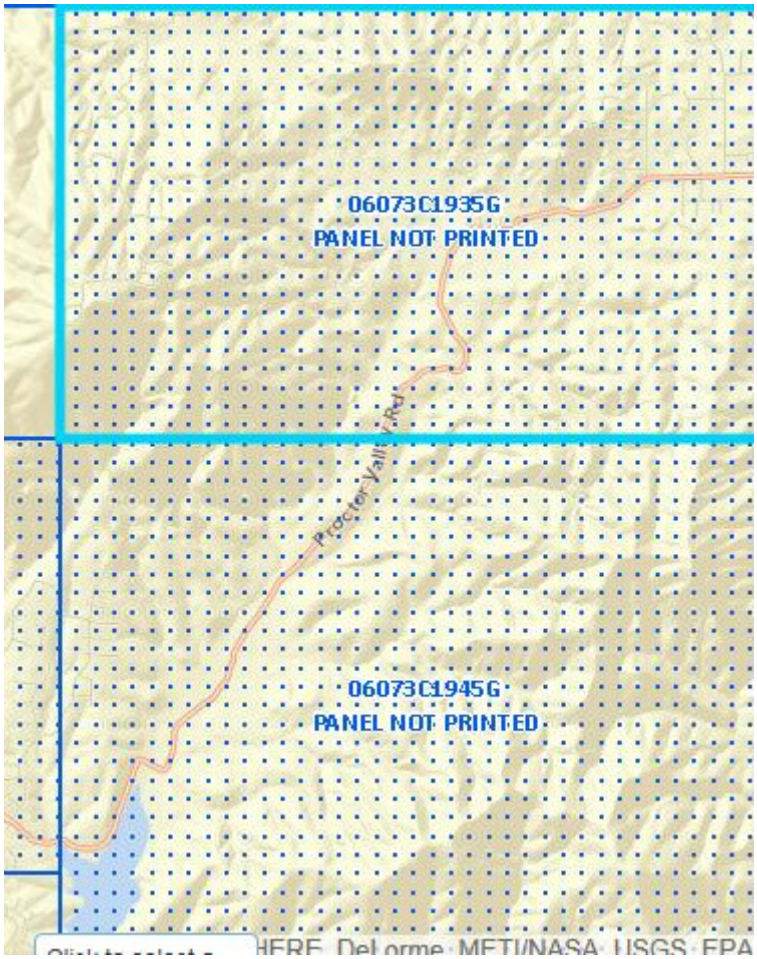


VICINITY MAP

NTS

This Otay Ranch Village 14 and Planning Areas 16/19 Drainage Study has been prepared to assess the onsite peak flow runoff rates from the Proposed Project as well as any associated offsite runoff which will be conveyed through the Proposed Project site. Additionally, this report analyzes the proposed major storm drain facilities needed to route these flows downstream without adversely impacting the downstream natural drainageways. The impact of development along and within Proctor Valley Road north and south of the proposed Village 14 development was also included with the hydrologic analysis of this study.

No previous hydrologic analyses are known to exist for the Proposed Project site. According to the FEMA Flood Map Service Center, no flood map has been printed and no historic or pending actions appear to have occurred for this area. Since the site lays outside any FEMA floodplain boundaries no Letters of Map Revision will be required.



All methodology used in this report are consistent with standards set forth by the San Diego County Hydrology Manual (SDCHM). Hydrological calculations were conducted using the Rational Method for the onsite and smaller offsite areas which were relevant in determining expected flows being conveyed through the site and which were less than 1.0 square mile in size. The larger-area hydrologic calculations (greater than 1.0 sq miles) were analyzed using Hydrologic Modeling

System (HEC-HMS) software. Per County of San Diego methodology, which is detailed in Chapter 2, all hydrologic results correspond to the 100-year design storm. The AES-2015 computer software was used to model the runoff response per the Modified Rational Method. Methodology used for the computation of design rainfall events, runoff coefficients, and rainfall intensity values are consistent with criteria set forth in the most current SDCHM. A more detailed explanation of methodology and model development used for this analysis is listed in Chapter 2 of this study. Refer to Chapters 3 ,4, and 5 for all hydrologic results. For City of San Diego review, Chapter 5.1.4 contains hydrologic analysis of the portion of the project relative to Proctor Valley Road south of Village 14.

Treatment of storm water runoff has been addressed in a separate report, titled "Priority Development Project SWQMP for Otay Ranch Village 14 & Planning Areas 16/19" by Hunsaker & Associates dated February 2018.

1.2 Summary of Pre-Developed Conditions

The existing Village 14 project site contains no development. On-site topography is characterized by steep hills, incised canyon and vegetation consisting mainly of brush. No development exists in off-site areas which drain through the Proposed Project site. Proctor Valley Road traverses the Proposed Project site connecting the community of Jamul to the City of Chula Vista. The road is partially paved through its length with minimal drainage structures. In general, the road follows the existing contours and shows evidence of runoff overtopping and sheet flowing particularly at the locations of the major existing drainage paths. Proctor Valley Road and Proctor Valley generally parallel each other. The drainage areas tributary to Proctor Valley are as shown on Exhibit 3.1 in Chapter 3. Canyon runoff east and west of Proctor Valley confluence at Proctor Valley and flow in a southwesterly direction to discharge into the Upper Otay Reservoir.

Chapter 3 includes the existing condition HEC-HMS analysis relative to the areas impacted by the Proposed Project including the improvements to Proctor Valley Road. The table below summarizes the flows calculated at various points along Proctor Valley. Please refer to Exhibit 3.1 for reference to the corresponding junction locations.

TABLE 6 - Summary of Existing Flows along Proctor Valley

Junction Name	Existing Drainage Area to Junction (acres)	100-year Existing Peak Flow (cfs)
J001	953.77	1,528
J003	2,775.71	4,928
J004	4,001.52	7,076
J005	5,372.63	9,660
J007	6,111.18	10,955
J008	6,223.71	10,991
J009	6,880.65	12,036

As shown in Table 6 above, the existing watershed to be affected by the Proposed Project is about 10.75 square miles and includes the southern portion of the City of Jamul. Due to the minimal amount of existing drainage facilities along the length of Proctor Valley Road, road drainage overtopping, sheet flows, and sediment accumulation is evident along the road length.

1.3 Summary of Developed Conditions

Development of the approximate 1,284-acre Project Area will include the construction of residential dwelling units, multiple park sites, roads, and public-use facilities such as a school site and firehouse. Roughly 752 acres of the 1,284-acre Project Area will be reserved for open space and MSCP Preserve uses. Refer to Figure 3 and Table 1 above for the sites land use plan and estimated site utilization.

As mentioned above, the Proctor Valley and Proctor Valley Road (PVR) generally parallel each other with the road located along the east side of Proctor Valley through most of its length. The Proposed Project and its associated improvements to Proctor Valley Road will not significantly alter the existing Proctor Valley Road alignment. Development within Village 14 will essentially straddle Proctor Valley Road on its eastern and western sides. In general, development elevations east of PVR increase as the distance from PVR increases until the open space and MSCP Preserve areas are reached. These open space and MSCP Preserve areas continue to climb in elevation up to the watershed ridgeline. For the developed areas west of PVR, the western boundary of the developed areas defines the onsite ridgeline for drainage towards PVR.

The location of Village 14 and its associated roads along Proctor Valley is such that it intersects the offsite MSCP Preserve area's natural drainage path towards Proctor Valley. Therefore, a storm drain and drainage facilities will be required to collect and convey this offsite runoff through the Project Area. The proposed onsite storm drain system will collect development runoff and discharge into a proposed Best Management Practices (BMP) biofiltration basins intended for water quality and hydromodification treatment. Since routing the offsite MSCP Preserve area flows through any of the proposed basins would significantly increase their size, dual storm drain configurations are proposed throughout the Proposed Project wherever feasible to avoid comingling of onsite and offsite flows.

All runoff from the Proposed Project site will drain to either the Upper or Lower Otay Reservoirs. The runoff from the 85th percentile storm, as defined by the SDCHM, and drier weather runoff from developed areas of the Proposed Project will be routed to water quality basins. The riser outlet structure for each basin will be designed to address water quality and hydromodification for its respective subarea watershed and drainage management area (DMA). The performance of the BMP biofiltration basins is described in depth in the "Priority Development Project SWQMP for Otay Ranch Village 14 & Planning Areas 16/19" by Hunsaker & Associates dated February 2018. Peak flows from each basin will outlet via its respective riser top and discharge into its respective downstream drainageway such as Proctor Valley or Jamul Creek. Energy dissipation will be required at each discharge location to reduce flow velocities below erosive levels.

Development of the Proposed Project site will not cause any diversion to or from the Lower Otay Reservoir watershed. Hydrologic analysis of the Proposed Project was carried out in two ways dependent on the scope and size of area being analyzed. For example, HEC-HMS analysis was prepared to determine Q100 flowrates generated on a larger scale with tributary areas over 1.0 square mile while Rational Method was used for peak flow determination for the onsite areas and offsite areas less than 640 acres. Both methods were utilized to help determine the expected flowrates at the proposed major crossing locations along Proctor Valley Road and at locations along the site's exterior which will be receiving offsite runoff. Chapter 4 includes the unit hydrograph hydrologic model and map for proposed conditions. Table 7 below summarizes the 100-year developed condition peak flows to each of the discharge locations along Proctor Valley.

TABLE 7 - Summary of Proposed Flows along Proctor Valley

Junction Name	Proposed Drainage Area to Junction (acres)	100-year Proposed Peak Flow (cfs)
J001	953.79	1,529
J003	2,764.00	5,021
J004	4068.10	7,617
J006	5,328.12	10,170
J007	6109.83	11,570
J008	6,190.58	11,597
J009	6,880.65	12,736

The Rational Method hydrologic calculations were prepared for the smaller onsite developed areas (less than 1.0 square mile) and for the offsite MSCP Preserve areas along the Proposed Project's eastern slopes. Due to the vast size of this developed Project Area, six separate hydrologic models were completed as a means of providing a comprehensive presentation. All the models are included in Chapter 5 and divided as follows:

1. Drainage Area Tributary to V14 North WQ Basin
2. Drainage Area Tributary to V14 Central WQ Basin
3. Drainage Ares Tributary to V14 South WQ Basin
4. Drainage Areas Along Proctor Valley Road (V14 South)
5. Eastern Slopes Drainage Area bypassing WQ Basin
6. Drainage Areas Tributary to Planning Areas 16/19

The hydrology maps associated with the Rational Method models above are included at the end of Chapter 5. The maps identify the flow information at the discharge points downstream of each proposed water quality basin.

1.4 Analysis and Results

1.4.1 Hydrology

Table 8 summarizes the overall effect of the proposed development which discharges to Proctor Valley and subsequently into the Upper Otay Reservoir. As expected, the total post-development area equals the total pre-development area since there are not any diversions from the area upstream of the Upper Otay Reservoir.

TABLE 8 - Summary of Pre and Post-Developed Condition Flows to Upper Otay Reservoir as impacted by Proctor Valley Village 14

Condition	Tributary Area (acres)	100-Year Peak Flow (cfs)
Pre-Developed	6,880.65	12,036
Post-Developed	6,880.24	12,736
DIFFERENCE	**-0.41***	**+700**

*-Decrease is due to development of Planning Area 19 which reroutes drainage area to Otay Reservoir via Jamul Creek rather than Proctor Valley.

The Upper Otay Reservoir discharges into the Lower Otay Reservoir which is used as a water source and rarely discharges to the Otay River downstream of the Savage Dam. Water from the reservoir is conveyed in a pipeline to the Otay Water Treatment Plant, treated to drinking standards, and distributed as potable water to homes and businesses in the City of San Diego and neighboring communities. The City of San Diego has stated that they will impound the maximum amount of water as possible and oppose any reductions in the volume of runoff into the Lower Otay Reservoir. The City of San Diego has additionally specified that the quality of storm water runoff discharging into the reservoir is acceptable and the Source Protection Guidelines for New Development used to address water quality matters. The BMP measures proposed for development of the Proposed Project site will consist of biofiltration facilities which will treat development flows prior to discharging into Proctor Valley or Jamul Creek and will address pollutant concerns in accordance with San Diego County BMP Design Manual. Since the capacity of the Upper Otay Reservoir is more than sufficient to convey the proposed peak flow increases and all proposed upstream storm drain will be sized to convey the projected 100-year peak flow, no detention basins are required as part of the Proposed Project. The City of San Diego provided input on and reviewed this report and the SWQMP. Based on this coordinated effort, the assumptions and results presented herein are in conformance with the City of San Diego requirements for drainage above the Otay Lakes Reservoirs.

1.4.2 Additional Culvert Considerations

Table 9 provides a summary of the proposed major conveyance storm drain facilities. The estimates below were determined using the flow results from the hydrologic analysis consisting of both the rational method and unit hydrograph

included in Chapters 4 and 5. The sizes were then estimated using relevant hydraulic software such as River Analysis System (HEC-RAS) or Hydraflow (Civil3D extension).

TABLE 9 - Summary of Proposed 100-year peak flows and Conveyance

Crossing ID #	Discharge Location	100- Year Developed Peak Flow (cfs)	(Est.) Proposed Stormwater Conveyance Size
J001	Along PVR in Planning Area 16	1,529 cfs	3- 4' x 10' RCBC
J002	Along PVR between Village 14 and Planning Area 16	1,505 cfs	8.25' x 22' arch culvert
J004	Along Proctor Valley southwest of North WQ Basin	7,617 cfs	15' x 84' arch culvert
J006	Along PVR, Proctor Valley tributary between North and South WQ Basin	1,726 cfs	12' x 34' arch culvert
J008	Along PVR south of (residential portions of) Village 14	11,597 cfs	Bridge- 12' height, 160' width
PRV6a	East of Central WQ Basin (offsite flow bypass)	302 cfs	48" RCP
PRV6b	Southeast of Central WQ Basin (offsite flow bypass)	101 cfs	36" RCP
PVR3	Southern end of PVR	1,426 cfs	3- 6'x 6' RCBC

Table 9 estimates that the onsite storm drain system will consist of pipe with diameters ranging between 18" to 96". The three major crossings along Proctor Valley are J001, J004, and J008. Crossings carrying tributary flows towards Proctor Valley are J002, and J006. Crossings PRV6a and PRV6b are storm drains which are needed to convey offsite flows across onsite roads and through the site. Crossings J006, and J008 will also serve as wildlife crossings. The preliminary sizing of these two wildlife crossings are based on conversations with environmental consultants and coordinated with reputable nationwide pipe and culvert suppliers. Refer to the Hydrology Maps in Chapter 5 for locations of each crossing described above.

All headwall locations will be designed with a minimum of 1 ft of freeboard for the 100-year peak flow.

1.4.3 Open Channel Inundation Summary

Table 10 shows the resulting open channel flow depths at four various node locations along Proctor Valley for the proposed post-development condition. Unit hydrograph flow rates were used since tributary areas were determined to be greater than 640 acres. The locations of the four nodes are indicated on Exhibit 3.1 (Proposed Condition HEC-HMS Hydrology Map). Chapter 6 includes the HEC RAS calculation results which determined the flow depths below. The proposed areas

subject to inundation by the 100-year flood have been included on the proposed condition maps for both the Unit Hydrograph and Rational Methods.

TABLE 10 - Summary of Flow Depths for Proctor Valley

Junction Location	Channel Slope (%)	Q100 (cfs)	Flow Depth (ft)
J001	5.4	1,529	3.50
J003	0.02	5,021	7.85
J004	0.21	7,617	8.29
J006	0.06	10,170	4.10
J007	0.18	11,570	6.17
J008	0.02	11,597	6.47

The results shown on the proposed condition hydrology maps and summarized in the table above indicate that Q100 flow depths within Proctor Valley will not surpass or overtop the finish grades from the proposed streets or development pads. No housing is proposed within the areas subject to the 100-year flood. The drainage structures described in Section 1.4.2 and Table 9 above are proposed along the drainage path to avoid impedance of peak flow runoff through Proctor Valley and its tributaries. Encroachment of the proposed 100 year inundated flood areas on to proposed slopes will be limited to crossing underneath streets and not along slopes adjacent to residential development. Further design analysis at the respective street crossing locations will need to be performed during the final engineering phase and may require soil stabilization measures.

1.5 Hydromodification Considerations

For hydromodification analysis refer to *""*Priority Development Project SWQMP for Village 14 & Planning Areas 16/19*",* Hunsaker & Associates, San Diego, February 2018.

1.6 Conclusions and Recommendations

- Based on the unit hydrograph hydrologic calculations, the Proposed Project will increase the Post-Development 100-year peak flow by about 700 cfs from 12,036 cfs to12,736 cfs. However, post-development storm drain facilities can accommodate the proposed peak flow increases.

- While development of the Proposed Project would increase design flow rates as compared to pre-development conditions, the increases will be mitigated by the construction or improvements to Proctor Valley Road. These improvements include storm drains, culverts, and arch crossings that will also

serve as wildlife crossings. These crossings have been designed to safely convey the developed condition 100-year peak flow. Flooding concerns downstream of Proctor Valley Road are mitigated by the large storage volume provided by the Otay Reservoir.

- Post-development discharges into Proctor Valley will require energy dissipation at discharge locations to reduce velocities below erosive limits. Mitigation measures include installation of concrete energy dissipating headwalls, rip rap, and rip rap impact basins.

- The proposed water quality and hydromodification measures will reduce the overall potential for erosion as a consequence of the Proposed Project despite the increase in peak flow. A detailed explanation is presented in the "Priority Development Project SWQMP for Village 14 & Planning Areas 16/19". It is expected that the Proposed Project will help reduce the sediment deposition in Upper Otay Reservoir as long as the proposed erosion and sediment control measures are taken during construction.

- The Proposed Project will be designed to comply with all water quality standards and waste discharge requirements in accordance with County of San Diego BMP Design Manual. Storm water treatment design is further discussed in the "Priority Development Project SWQMP for Village 14 & Planning Areas 16/19".

- Development of the Proposed Project site will not degrade potential beneficial uses of downstream water bodies as designated by the Regional Water Quality Control Board, including water bodies listed on the Clean Water Act Section 303(d) list.

- Minor alterations to the existing drainage pattern, required as part of the Proposed Project, will be mitigated to prevent substantial erosion or siltation onsite and offsite. Energy dissipater systems will also be designed at all proposed culvert outfalls.

- Development of the Proposed Project site will not encroach on any areas subject to inundation by the 100-year flood or in 100-year flood hazard areas as defined by FEMA. As such, no Conditional Letters of Map Revisions (CLOMR) from FEMA are required.

- Prior to recordation of a final map, 100-year flood lines will be established for any lot encumbered by a drainage channel conveying a watershed area in excess of 100 acres. Any such boundary shall be clearly delineated on the non-title information sheet of the final map.

- On-site and off-site drainage easements shall be provided to the satisfaction of the Director of the County of San Diego Department of Public Works.

- A flowage easement shall be granted to the San Diego County Flood Control District if any lots are subject to inundation by the 100-year flood from a

drainage area in excess of one square mile and not being conveyed to the Preserve Owner/Manager (POM).

- A copy of this study and the "Priority Development Project SWQMP for Village 14 & Planning Areas 16/19" will be submitted to the City of San Diego for review.

1.7 References

Reference """Priority Development Project SWQMP for Village 14 & Planning Areas 16/19*",* Hunsaker & Associates, San Diego, February 2018.

County of San Diego BMP Design Manual, February 2016.

Order No. R9-2007-0001, NPDES No. CAS0108758 – Waste Discharge Requirements for Discharges of Urban Runoff from the Municipal Separate Storm Sewer Systems (MS4s) Draining the Watersheds of the County of San Diego, the Incorporated Cities of San Diego County, San Diego Unified Port District and the San Diego County Regional Airport Authority", California Regional Water Quality Control Board – San Diego Region; January 24, 2007.

San Diego County Hydrology Manual; County of San Diego Department of Public Works Flood Control Division, June 2003.

Julien, P., Simons, D. "Sediment Transport Capacity of Overland Flow". May-June 1985, Vol. 28(3). American Society of Agricultural Engineers 0001-2351 / 85 / 2803-0755

Brown and Caldwell, *"Final Hydromodification Management Plan"*, March 2011. Prepared for County of San Diego

Federal Emergency Management Agency, "Flood Insurance Study; San Diego County, California and Incorporated Areas", Revised September 29, 2006.

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.1 – Design Rainfall Determination

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.1 – 100-Year, 6-Hour Rainfall Isopluvial Map

County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 6 Hours

Isopluvial (inches)

P6 = 3.1 inches

Village 14 Site Location

Orange County

Riverside County

Imperial County

Mexico

Pacific Ocean

OCEANSIDE
VISTA
CARLSBAD
ESCONDIDO
ENCINITAS
SOLANA BEACH
DEL MAR
POWAY
S.D. COUNTY
SANTEE
SAN DIEGO
EL CAJON
LA MESA
LEMON GROVE
CORONADO
SD
CHULA VISTA
IMPERIAL BEACH

117°30' 117°15' 117°00' 116°45' 116°30' 116°15'
33°30' 33°15' 33°00' 32°45' 32°30'

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Geographic Information Services

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3 0 3 Miles

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.1 – 100-Year, 24-Hour Rainfall Isopluvial Map

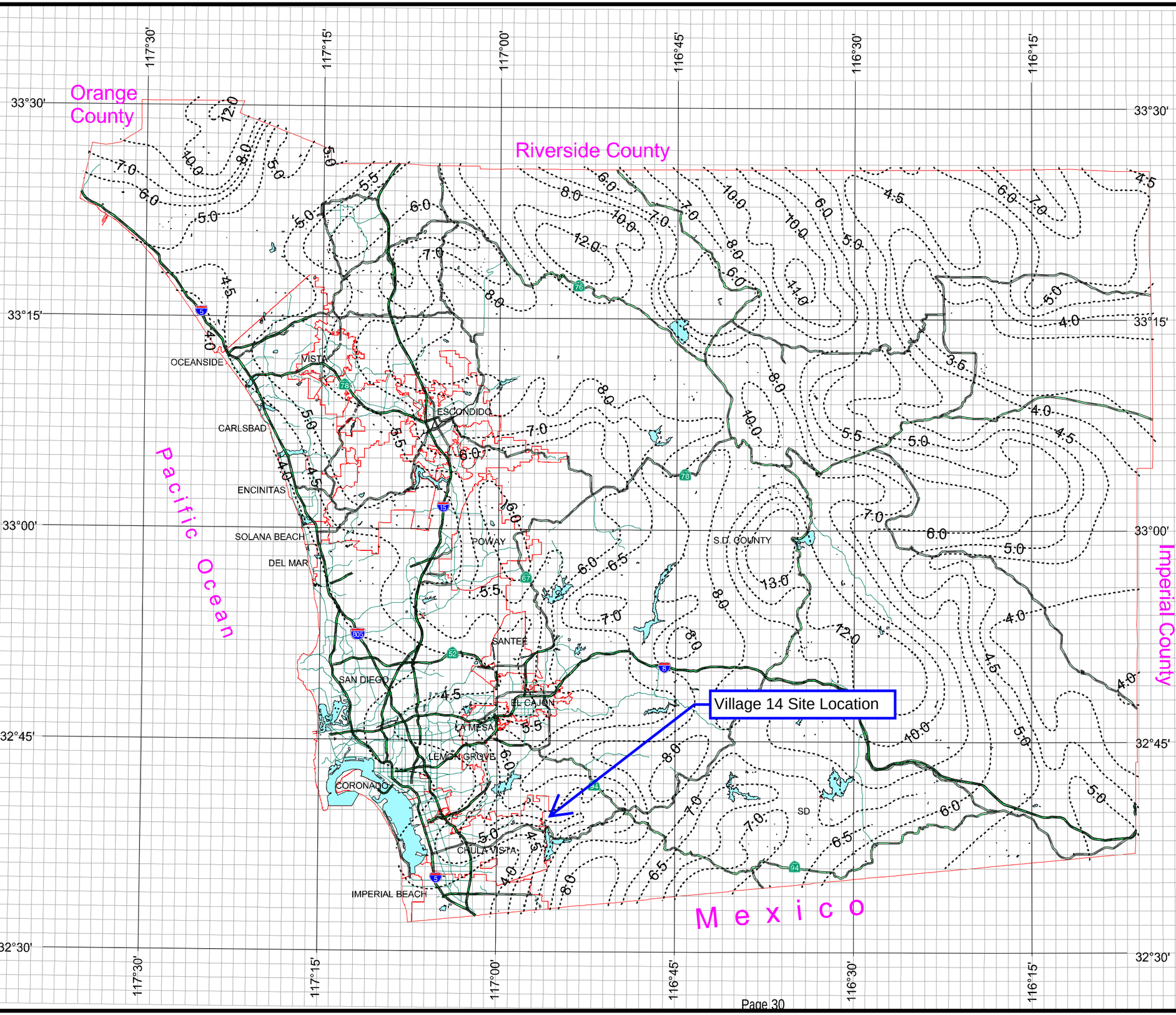
County of San Diego Hydrology Manual

Rainfall Isopluvials

100 Year Rainfall Event - 24 Hours

Isopluvial (inches)

P24 = 6.0 inches



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CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.2 – Runoff Coefficient Determination

Table 3-1
RUNOFF COEFFICIENTS FOR URBAN AREAS

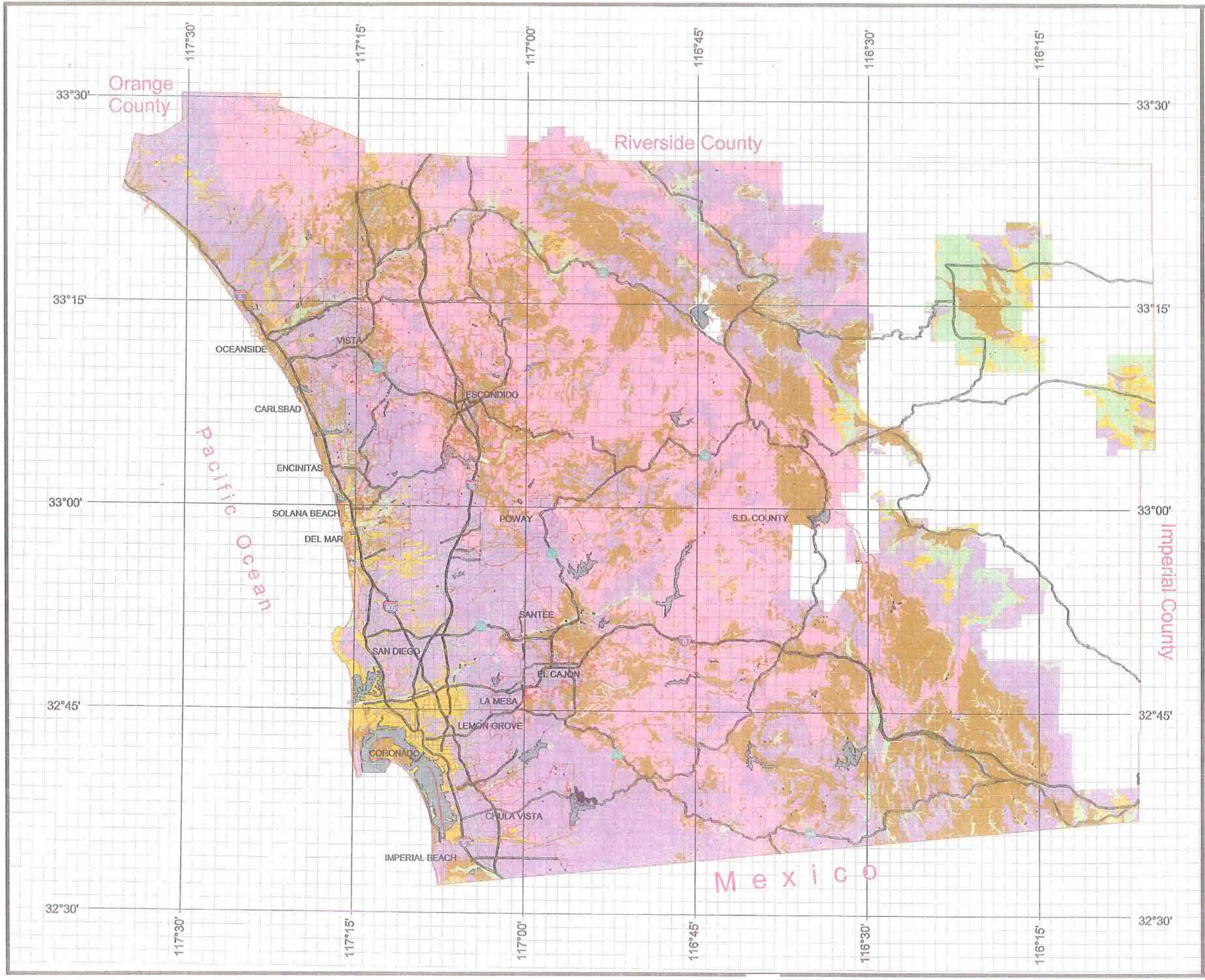
Land Use		Runoff Coefficient "C"				
			Soil Type			
NRCS Elements	County Elements	% IMPER.	A	B	C	D
Undisturbed Natural Terrain (Natural)	Permanent Open Space	0*	0.20	0.25	0.30	0.35
Low Density Residential (LDR)	Residential, 1.0 DU/A or less	10	0.27	0.32	0.36	0.41
Low Density Residential (LDR)	Residential, 2.0 DU/A or less	20	0.34	0.38	0.42	0.46
Low Density Residential (LDR)	Residential, 2.9 DU/A or less	25	0.38	0.41	0.45	0.49
Medium Density Residential (MDR)	Residential, 4.3 DU/A or less	30	0.41	0.45	0.48	0.52
Medium Density Residential (MDR)	Residential, 7.3 DU/A or less	40	0.48	0.51	0.54	0.57
Medium Density Residential (MDR)	Residential, 10.9 DU/A or less	45	0.52	0.54	0.57	0.60
Medium Density Residential (MDR)	Residential, 14.5 DU/A or less	50	0.55	0.58	0.60	0.63
High Density Residential (HDR)	Residential, 24.0 DU/A or less	65	0.66	0.67	0.69	0.71
High Density Residential (HDR)	Residential, 43.0 DU/A or less	80	0.76	0.77	0.78	0.79
Commercial/Industrial (N. Com)	Neighborhood Commercial	80	0.76	0.77	0.78	0.79
Commercial/Industrial (G. Com)	General Commercial	85	0.80	0.80	0.81	0.82
Commercial/Industrial (O.P. Com)	Office Professional/Commercial	90	0.83	0.84	0.84	0.85 ← FOR PROCTOR VALLEY ROAD PORTION
Commercial/Industrial (Limited I.)	Limited Industrial	90	0.83	0.84	0.84	0.85
Commercial/Industrial (General I.)	General Industrial	95	0.87	0.87	0.87	0.87

*The values associated with 0% impervious may be used for direct calculation of the runoff coefficient as described in Section 3.1.2 (representing the pervious runoff coefficient, Cp, for the soil type), or for areas that will remain undisturbed in perpetuity. Justification must be given that the area will remain natural forever (e.g., the area is located in Cleveland National Forest).
DU/A = dwelling units per acre
NRCS = National Resources Conservation Service

RUNOFF COEFFICIENTS USED BASED ON CALCULATED DU/A.

County of San Diego Hydrology Manual

Soil Hydrologic Groups



Legend

Soil Groups

- Group A
- Group B
- Group C
- Group D
- Undetermined
- Data Unavailable

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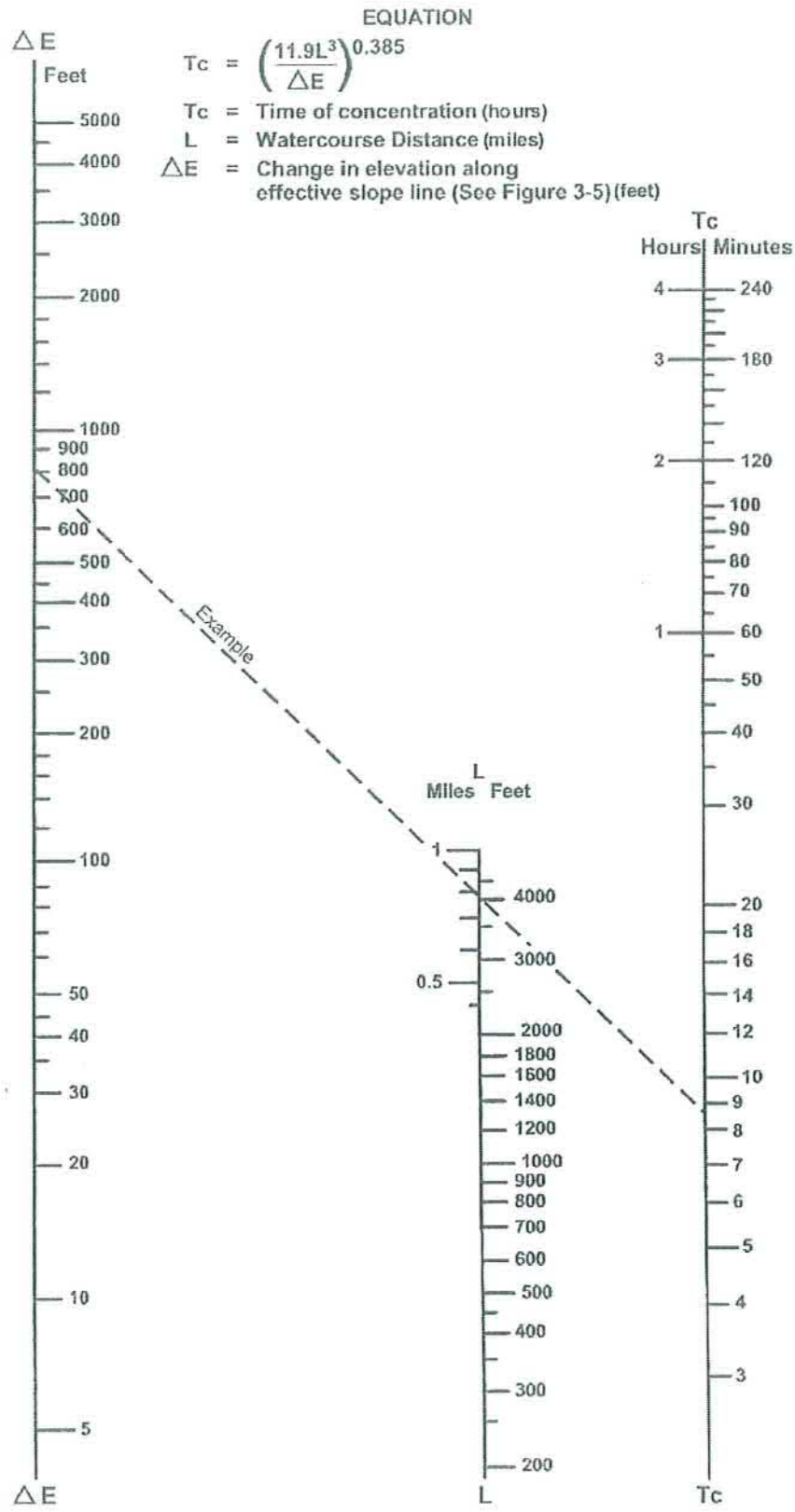
3 0 3 Miles

Hydrologic Soil Group—San Diego County Area, California
(VILLAGE 14 HYDROLOGIC SOIL GROUPS)

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.3 – Peak Intensity Determination



SOURCE: California Division of Highways (1941) and Kirpich (1940)

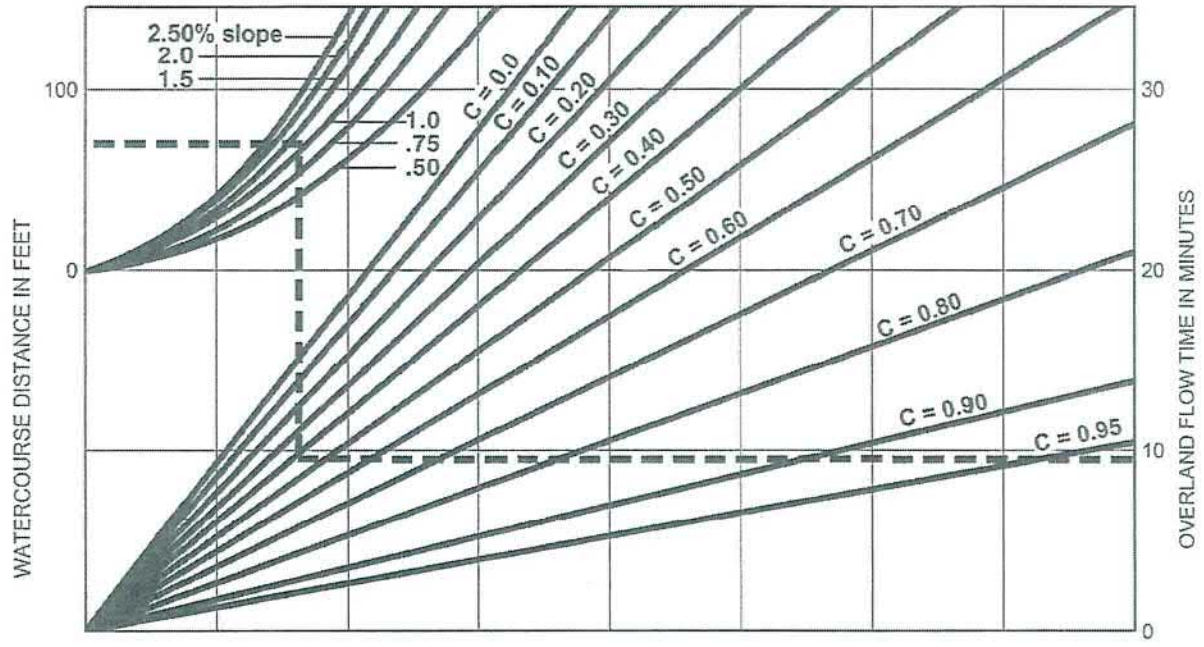
FIGURE 3-4

Nomograph for Determination of Time of Concentration (Tc) or Travel Time (Tt) for Natural Watersheds

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.3 – Urban Watershed Overland Time of flow Nomograph



EXAMPLE:
Given: Watercourse Distance (D) = 70 Feet
Slope (s) = 1.3%
Runoff Coefficient (C) = 0.41
Overland Flow Time (T) = 9.5 Minutes

$$T = \frac{1.8\,(1.1-C)\sqrt{D}}{\sqrt[3]{s}}$$

SOURCE: Airport Drainage, Federal Aviation Administration, 1965

FIGURE

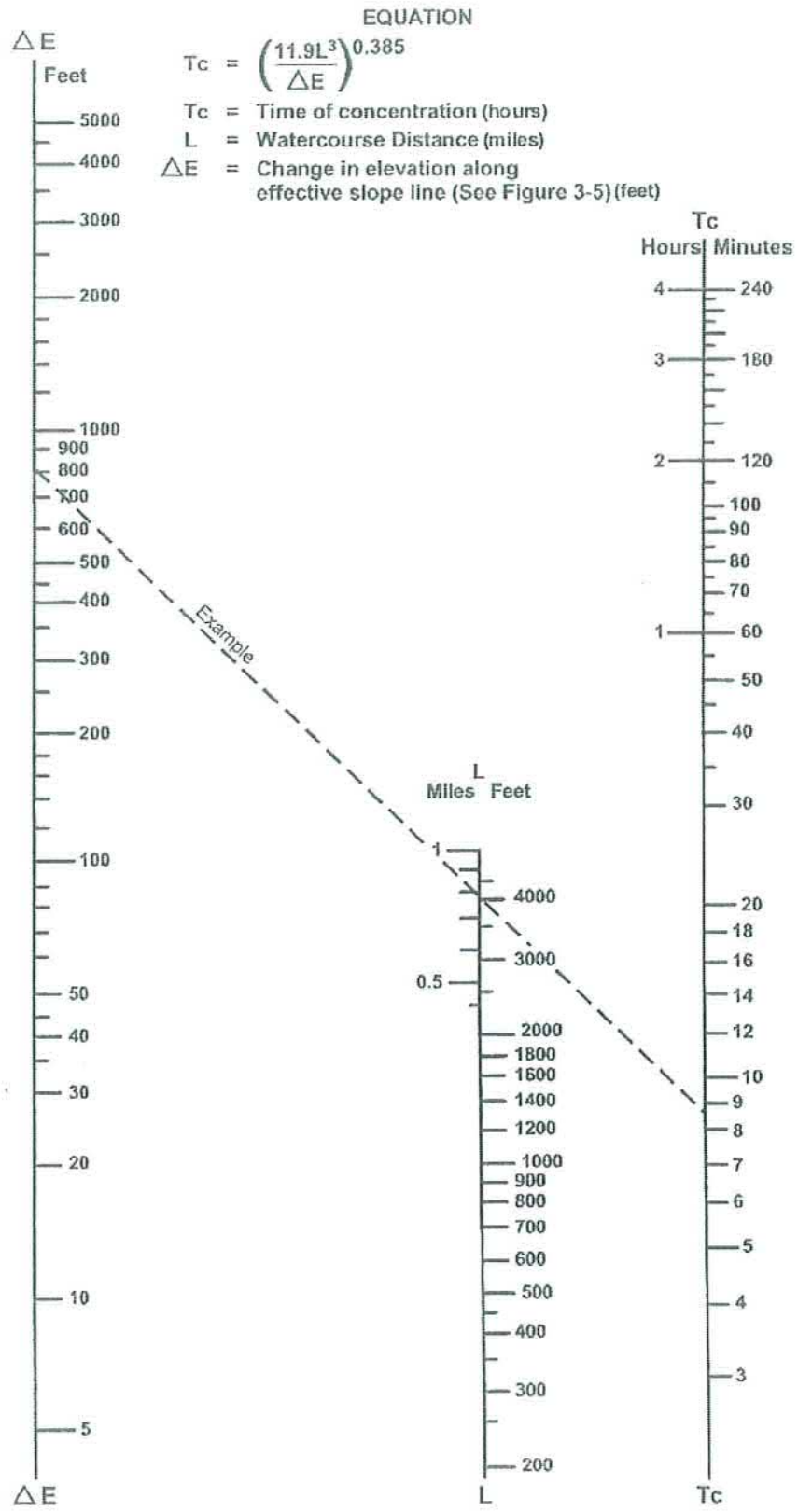
Rational Formula - Overland Time of Flow Nomograph

3-3

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.3 – Natural Watershed Overland Time of flow Nomograph



SOURCE: California Division of Highways (1941) and Kirpich (1940)

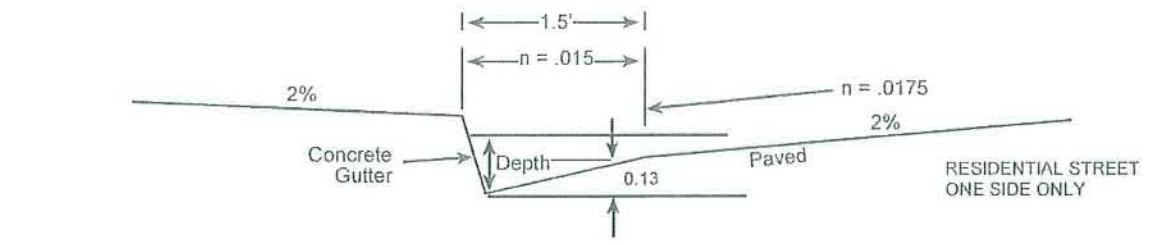
FIGURE 3-4

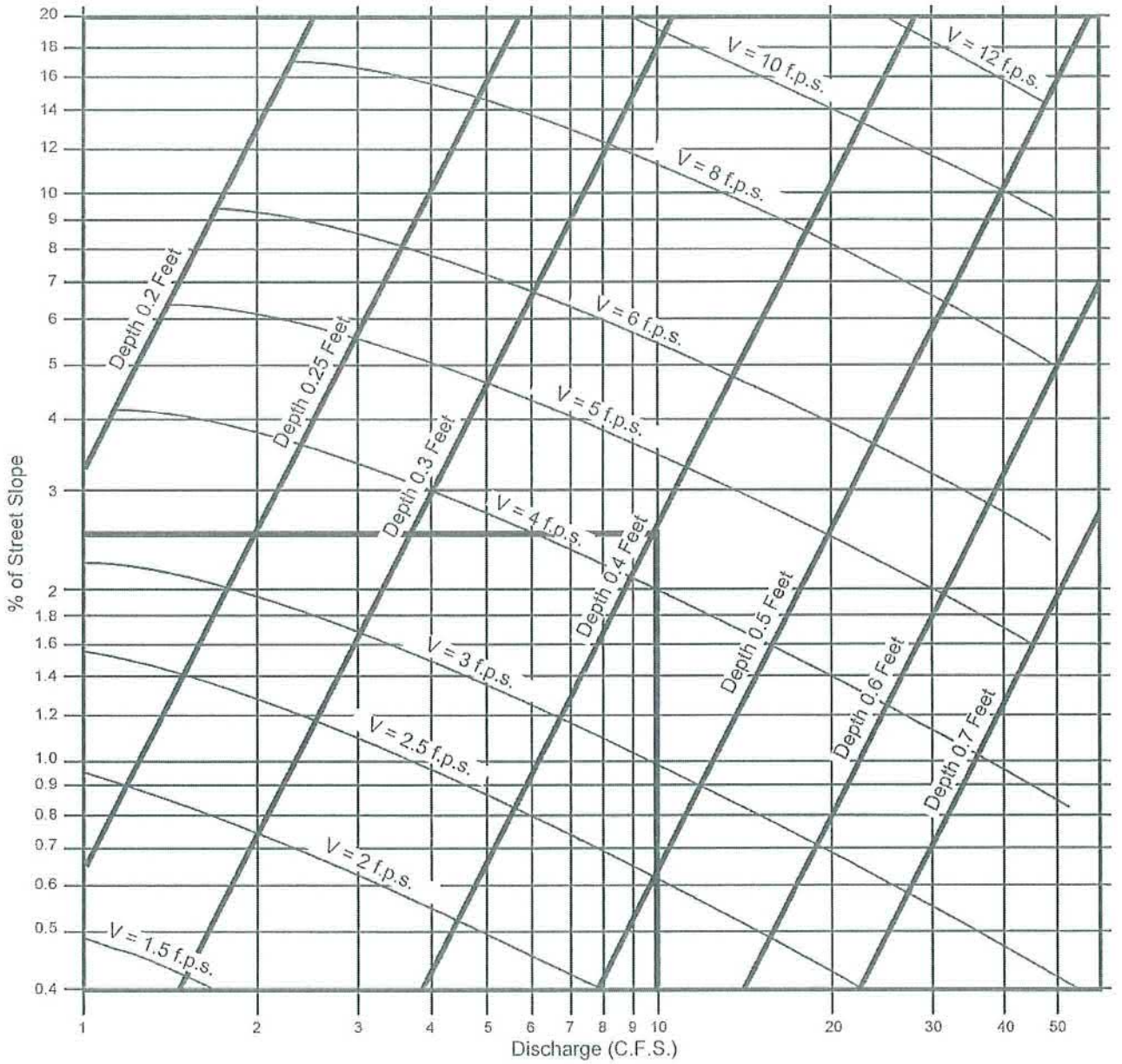
Nomograph for Determination of
Time of Concentration (Tc) or Travel Time (Tt) for Natural Watersheds

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.3 – Gutter and Roadway Discharge (Velocity Chart)





EXAMPLE:
Given: Q = 10 S = 2.5%
Chart gives: Depth = 0.4, Velocity = 4.4 f.p.s.

SOURCE: San Diego County Department of Special District Services Design Manual

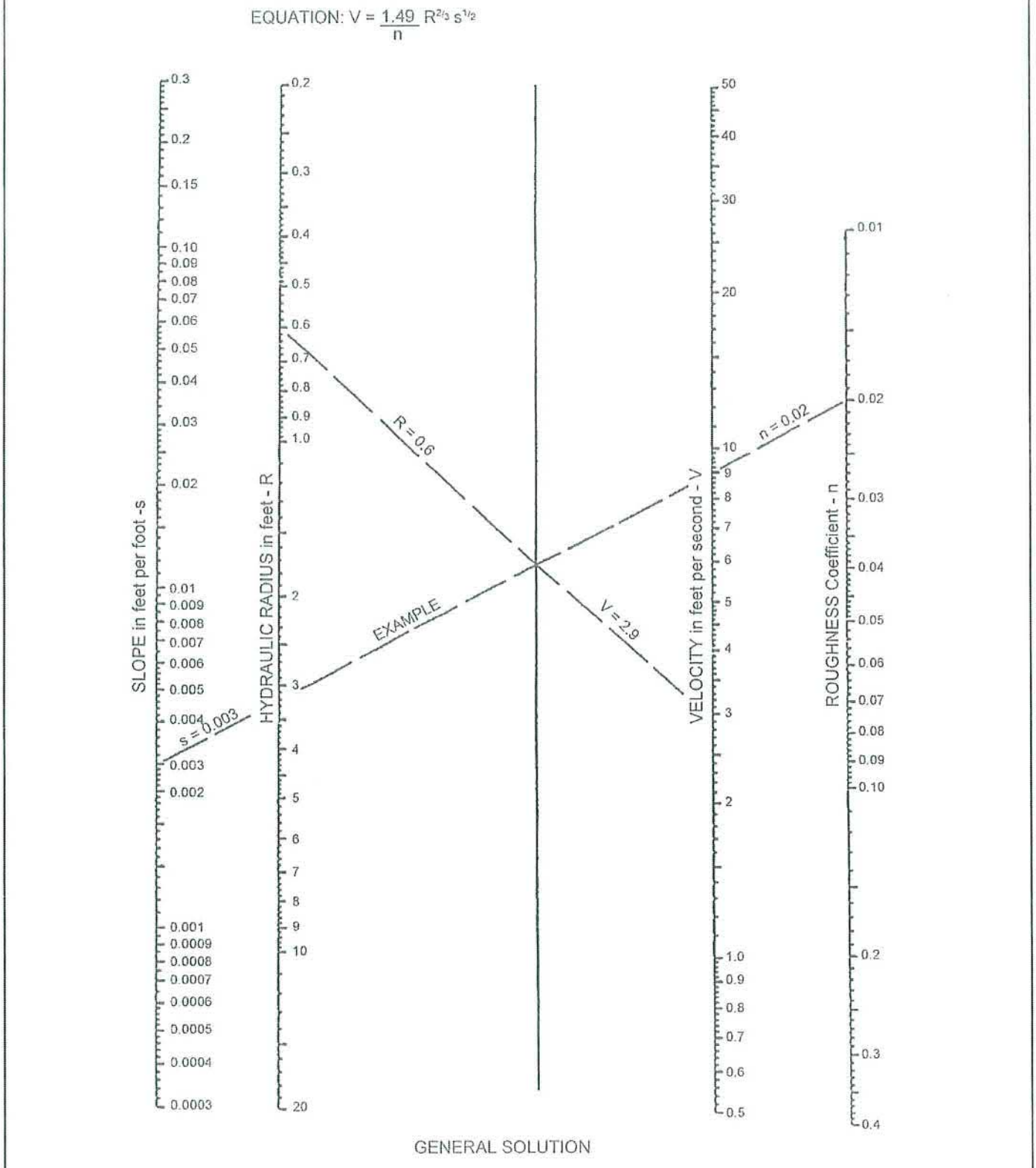
FIGURE 3-6

Gutter and Roadway Discharge - Velocity Chart

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.3 – Manning's Equation Nomograph



SOURCE: USDOT, FHWA, HDS-3 (1961)

FIGURE

Manning's Equation Nomograph

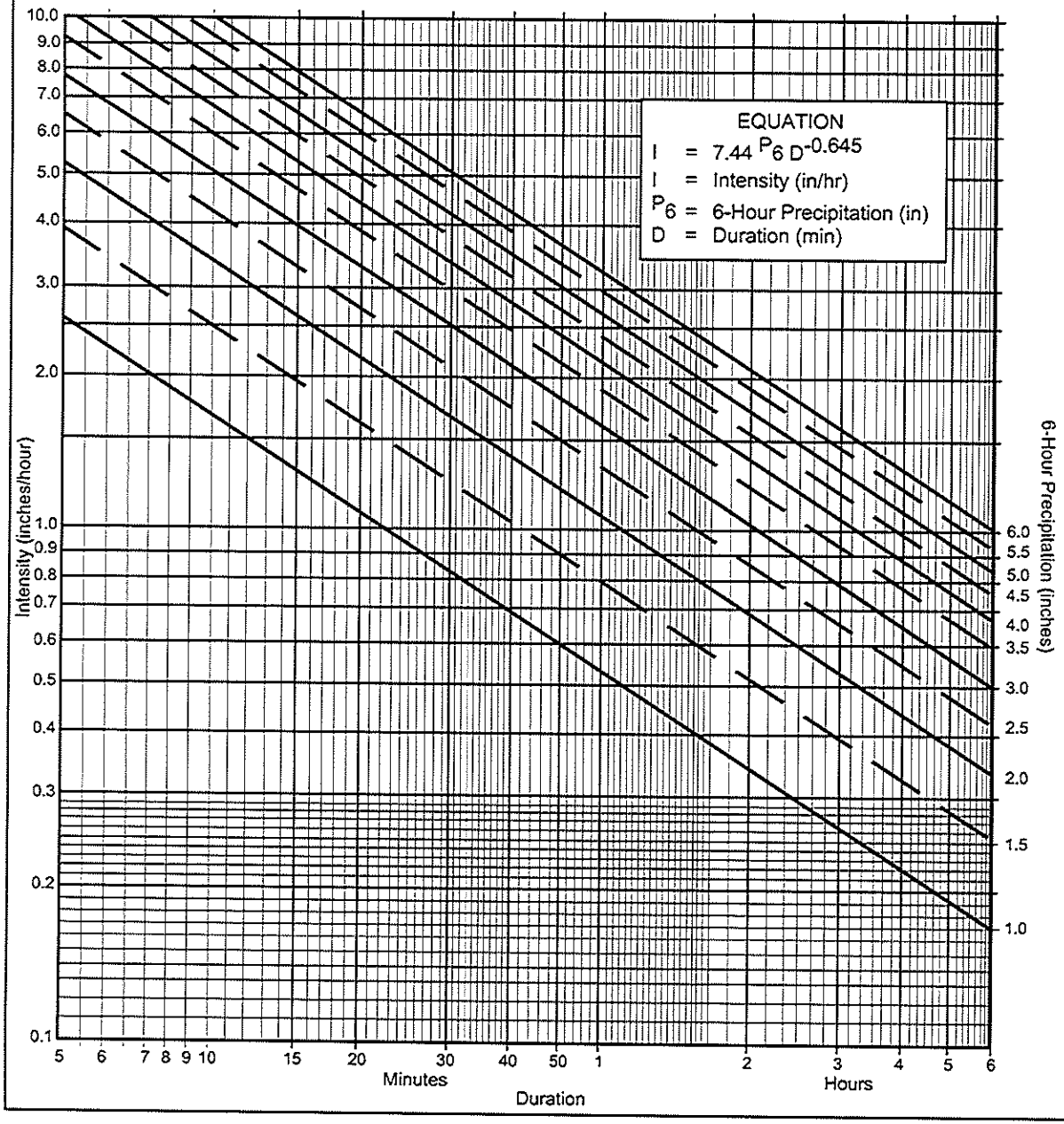
3-7

CHAPTER 2

METHODOLOGY – RATIONAL METHOD PEAK FLOWRATE DETERMINATION (ULTIMATE CONDITIONS)

2.4 – Intensity Duration Design Chart (from San Diego County Hydrology Manual)

VILLAGE 14



Directions for Application:

(1) From precipitation maps determine 6 hr and 24 hr amounts for the selected frequency. These maps are included in the County Hydrology Manual (10, 50, and 100 yr maps included in the Design and Procedure Manual).

(2) Adjust 6 hr precipitation (if necessary) so that it is within the range of 45% to 65% of the 24 hr precipitation (not applicaple to Desert).

(3) Plot 6 hr precipitation on the right side of the chart.

(4) Draw a line through the point parallel to the plotted lines.

(5) This line is the intensity-duration curve for the location being analyzed.

Application Form:

(a) Selected frequency 100 year

(b) P_6 = 3.1 in., P_{24} = 6.0, $\frac{P_6}{P_{24}}$ = 51.67 %(2)

(c) Adjusted P_6(2) = N/A in.

(d) t_x = _____ min.

(e) I = _____ in./hr.

Note: This chart replaces the Intensity-Duration-Frequency curves used since 1965.

P6	1	1.5	2	2.5	3	3.5	4	4.5	5	5.5	6
Duration											
5	2.63	3.95	5.27	6.59	7.90	9.22	10.54	11.86	13.17	14.49	15.81
7	2.12	3.18	4.24	5.30	6.36	7.42	8.48	9.54	10.60	11.66	12.72
10	1.68	2.53	3.37	4.21	5.05	5.90	6.74	7.58	8.42	9.27	10.11
15	1.30	1.95	2.59	3.24	3.89	4.54	5.19	5.84	6.49	7.13	7.78
20	1.08	1.62	2.15	2.69	3.23	3.77	4.31	4.85	5.39	5.93	6.46
25	0.93	1.40	1.87	2.33	2.80	3.27	3.73	4.20	4.67	5.13	5.60
30	0.83	1.24	1.66	2.07	2.49	2.90	3.32	3.73	4.15	4.56	4.98
40	0.69	1.03	1.38	1.72	2.07	2.41	2.76	3.10	3.45	3.79	4.13
50	0.60	0.90	1.19	1.49	1.79	2.09	2.39	2.69	2.98	3.28	3.58
60	0.53	0.80	1.06	1.33	1.59	1.86	2.12	2.39	2.65	2.92	3.18
90	0.41	0.61	0.82	1.02	1.23	1.43	1.63	1.84	2.04	2.25	2.45
120	0.34	0.51	0.68	0.85	1.02	1.19	1.36	1.53	1.70	1.87	2.04
150	0.29	0.44	0.59	0.73	0.88	1.03	1.18	1.32	1.47	1.62	1.76
180	0.26	0.39	0.52	0.65	0.78	0.91	1.04	1.18	1.31	1.44	1.57
240	0.22	0.33	0.43	0.54	0.65	0.76	0.87	0.98	1.08	1.19	1.30
300	0.19	0.28	0.38	0.47	0.56	0.66	0.75	0.85	0.94	1.03	1.13
360	0.17	0.25	0.33	0.42	0.50	0.58	0.67	0.75	0.84	0.92	1.00

Intensity-Duration Design Chart - Template

FIGURE 3-1

CHAPTER 2 - METHODOLOGY

2.5 – Rational Method Hydrologic Analysis

2.5 Rational Method Hydrologic Analysis

Computer Software Package – AES-2015

Design Storm - 100-year return intervals

Land Use – Single Family/Multi Family development, Schools, Parks & Open Space.

Soil Type – Hydrologic soil group D was assumed for all areas for proposed condition. Group D soils have very slow infiltration rates when thoroughly wetted. Consisting chiefly of clay soils with a high swelling potential, soils with a high permanent water table, soils with clay pan or clay layer at or near the surface, and shallow soils over nearly impervious materials, Group D soils have a very slow rate of water transmission.

Runoff Coefficient – In accordance with the San Diego County Hydrology Manual (SDCHM) Standards, the C coefficient for natural and undeveloped areas is 0.35; the C coefficient for developed areas is a weighted factor of 0.35 (landscape in soil D) and 0.9 (impervious areas) as a function of the fraction of impervious areas (a_i expressed as a decimal value between 0 and 1) according to:

$C = 0.35(1-a_i) + 0.9a_i$

Rainfall Intensity - Initial time of concentration values were determined using the County of San Diego's overland flow nomograph for urban areas. Downstream T_c values are determined by adding the initial sub-basin time of concentration and the downstream routing time. Per SDCHM standards, intensity values were determined from the County of San Diego's Intensity-Duration equation.

Method of Analysis – The Rational Method is the most widely used hydrologic model for estimating peak runoff rates. Applied to small urban and semi-urban areas with drainage areas less than 0.5 square miles, the Rational Method relates storm rainfall intensity, a runoff coefficient, and drainage area to peak runoff rate. This relationship is expressed by the equation:

$Q = CIA$

where:

Q = The peak runoff rate in cubic feet per second at the point of analysis.

C = A runoff coefficient representing the area - averaged ratio of runoff to rainfall intensity.

I = The time-averaged rainfall intensity in inches per hour corresponding to the time of concentration.

A = The drainage basin area in acres.

To perform a node-link study, the total watershed area is divided into subareas which discharge at designated nodes.

The procedure for the subarea summation model is as follows:

(1) Subdivide the watershed into an initial subarea (generally 1 lot in developed conditions or an area with a maximum overland flow length does not exceed values displayed in Table 3.2 of the SDCHM) and subsequent subareas, which are generally less than 10 acres in size. Assign upstream and downstream node numbers to each subarea.

(2) Estimate an initial T_c by using the appropriate nomograph or overland flow velocity estimation.

(3) Using the initial T_c, determine the corresponding values of I. Then Q = C I A.

(4) Using Q, estimate the travel time between this node and the next by Manning's equation as applied to the particular channel or conduit linking the two nodes. Then, repeat the calculation for Q based on the revised intensity (which is a function of the revised time of concentration)

The nodes are joined together by links, which may be street gutter flows, drainage swales, drainage ditches, pipe flow, or various channel flows. The AES-2015 computer subarea menu is as follows:

SUBAREA HYDROLOGIC PROCESS

1. Confluence analysis at node.
2. Initial subarea analysis (including time of concentration calculation).
3. Pipe flow travel time (computer estimated).
4. Pipe flow travel time (user specified).
5. Trapezoidal channel travel time.
6. Street flow analysis through subarea.
7. User - specified information at node.
8. Addition of subarea runoff to main line.
9. V-gutter flow through area.
10. Copy main stream data to memory bank
11. Confluence main stream data with a memory bank
12. Clear a memory bank

At the confluence point of two or more basins, the following procedure is used to combine peak flow rates to account for differences in the basin's times of concentration. This adjustment is based on the assumption that each basin's hydrographs are triangular in shape.

(1). If the collection streams have the same times of concentration, then the Q values are directly summed,

$Q_p = Q_a + Q_b$; $T_p = T_a = T_b$

(2). If the collection streams have different times of concentration, the smaller of the tributary Q values may be adjusted as follows:

(i). The most frequent case is where the collection stream with the longer time of concentration has the larger Q. The smaller Q

value is adjusted by the ratio of rainfall intensities. $Q_p = Q_a + Q_b\ (I_a/I_b)$; $T_p = T_a$

(ii). In some cases, the collection stream with the shorter time of concentration has the larger Q. Then the smaller Q is adjusted by a ratio of the T values.

$Q_p = Q_b + Q_a\ (T_b/T_a)$; $T_p = T_b$

For more than 3 peaks that have a confluence in a discharge area (for example, 23 peaks discharging at the same time in the Otay Reservoir) a similar logic but more complex approach is used:

If "N" peaks are at confluence, and "N" different times of concentration are analyzed, "N" confluence calculations are made at each of the "N" time of concentration values.

Peak flows are arranged from smaller to larger in terms of time of concentration and not in terms of value. For a time of concentration Tc_i belonging to a peak Q_i the peaks whose time of concentration is smaller than Tc_i are adjusted by intensity and the peaks whose time of concentration is larger than Tc_i are adjusted by a ratio of the Tc_i values. The total peak flow with the time of concentration Tc_i (denoted as Q_{TTci}) will be:

$$Q_{TTci} = Q_1 \cdot (I_i/I_1) + Q_2 \cdot (I_i/I_2) + \ldots + Q_i + Q_{i+1}\ (Tc_i/Tc_{i+1}) + \ldots + Q_N \cdot (Tc_i/Tc_N)$$

The confluence peak is chosen as the larger between Q_{TTc1}, Q_{TTc2}, …. , Q_{TTci}, Q_{TTci+1}, …. , Q_{TTcN-1}, Q_{TTcN}

CHAPTER 2 - METHODOLOGY

2.6 – NRCS Unit Hydrograph Hydrologic Analysis

2.6 NRCS Unit Hydrograph Hydrologic Analysis

The Natural Resources Conservation Service (NRCS) Unit Hydrograph is necessary for hydrologic analyses of watershed areas approximately one square mile and greater in size. The HEC-HMS Version 3.5 program was used to produce hydrographs using the NRCS Unit Hydrograph method for this study. HEC-HMS, developed by the United States Army Corps of Engineers' Hydrologic Engineering Center, simulates the surface runoff response of a watershed to precipitation by representing the basin as an interconnected system of hydrologic and hydraulic components.

The NRCS Unit Hydrograph calculations and input parameters follow the guidelines in Section 4 of the 2003 San Diego County Hydrology Manual (SDCHM). The input that was required to produce the hydrographs included rainfall depth, rainfall distribution, drainage basin area, precipitation loss data, and data to determine overland and channel routing information. Output from the model is presented in the form of hydrographs, which are curves relating runoff flowrates to elapsed time from the beginning of rainfall. Thus, the distribution of the entire runoff response is available for analysis.

Rainfall Distribution, Duration & Volume

Runoff for this analysis was generated using the County of San Diego's Nested Storm Hyetograph. The amount of rainfall to be distributed was obtained from the County of San Diego's rainfall isopluvial charts, which are located at the end of this section. This analysis models the 100-year return frequency rainfall event.

Rainfall Loss Criteria

To account for rainfall losses such as infiltration, interception and depression storage, the NRCS Curve Number method was selected. The NRCS method calculates the runoff volume and initial loss based on an empirical curve number, which is determined based on a basin's soil type and land use. Soils in this analysis were based on soil groups taken from the NRCS soil website. In most cases throughout this project, soil type group D was found, which is characterized as soils with very low infiltration rates and high runoff potential (typically clay soils).

Based on the 2003 San Diego County Hydrology Manual, the project site is determined to be located in PZN of 1.7. According to Table 4-6 of the SDCHM, an adjusted PZN of 2.7 was used for 100-year analysis. The following curve numbers were selected corresponding to 'weighted' soil types.

PZN = 2.0	Adjusted PZN = 2.7
87	93
85	91
84	90
70	81

To determine the curve number for a basin containing more than one of the preceding land uses, a composite curve number (weighted average) was calculated using a linear interpolation of the values in Table 4-10 from the SDCHM.

Basin Lag Time

Basin lag times were calculated for both existing and developed conditions based on relationships developed by the United States Army Corps of Engineers. The Corps lag time is defined as the elapsed time (in hours) from the beginning of unit effective rainfall to the instant that runoff hydrograph for a basin reaches 50 percent of the ultimate discharge volume. Per equation 4-17 from the County's Hydrology Manual, the lag time for a basin is calculated using the following empirical relationship.

$$\text{Lag Time (hours)} = 24 * n * [(L * L_c)/ ((S)^{1/2})]^{m}$$

n = basin factor
m = constant (0.38)
L = length of longest watercourse in miles
L_c = length along longest watercourse measured upstream to point opposite center of area (miles)
S = overall slope of longest watercourse (feet per mile)

The basin n factor is the visually estimated mean of the Mannings n values for all the channels within an area. Basin n factors are chosen according to the following criteria.

n = 0.100 The drainage area has extensive vegetation and streams that contain a large amount of brush, grass or other vegetation that slows flow velocity

n = 0.050 Drainage area is rugged, with sharp ridges and steep canyons through which watercourses meander around sharp bends, large boulders, and debris obstruction. The ground cover, excluding small areas of rock outcrops, includes considerable underbrush. No drainage improvements exist in the area.

n = 0.030 Drainage area is generally rolling, with rounded edges and moderate side slopes. Watercourses meander in fairly straight, unimproved channels with some boulders and debris. No drainage improvements exist in the area.

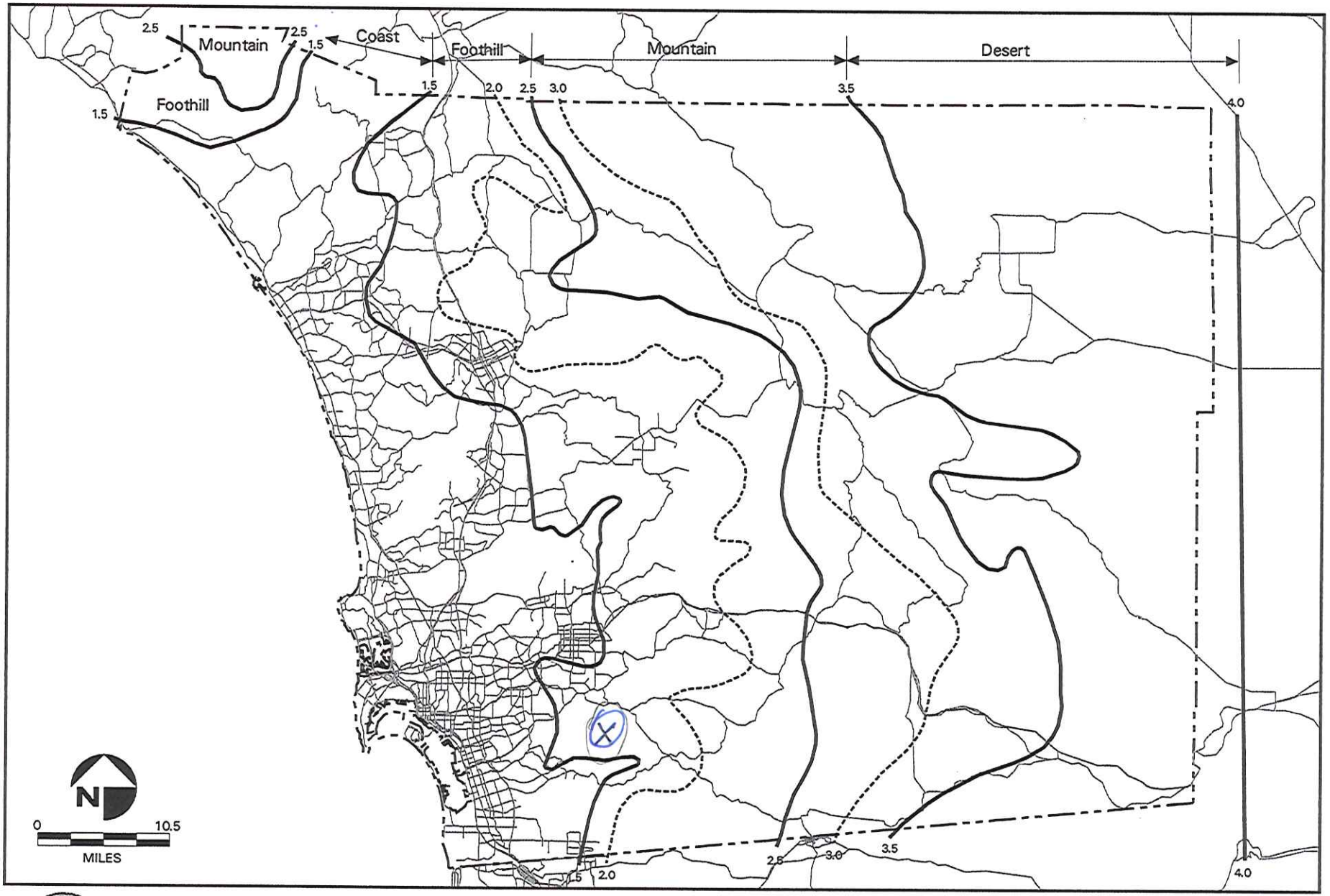
n = 0.015 Drainage area has fairly uniform, gentle slopes with most watercourses either improved or along paved streets. Ground cover consists of grass with appreciable areas developed to the extent that a large percentage of the area is impervious.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
ClD2	Cieneba coarse sandy loam, 5 to 15 percent slopes, erod ed	D	4.6	0.0%
ClE2	Cieneba coarse sandy loam, 15 to 30 percent slopes, ero ded	D	25.9	0.3%
CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes , eroded	D	12.5	0.1%
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	D	454.1	4.4%
DaC	Diablo clay, 2 to 9 percent slopes	D	196.6	1.9%
DaD	Diablo clay, 9 to 15 percent slopes	D	216.6	2.1%
DaE	Diablo clay, 15 to 30 percent slopes	D	326.3	3.2%
DoE	Diablo-Olivenhain complex, 9 to 30 percent slopes	D	137.8	1.3%
EsC	Escondido very fine sandy loam, 5 to 9 percent slopes	C	24.1	0.2%
EsD2	Escondido very fine sandy loam, 9 to 15 percent slopes, eroded	C	56.6	0.5%
FaC2	Fallbrook sandy loam, 5 to 9 percent slopes, eroded	C	55.0	0.5%
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	C	139.0	1.3%
FaE2	Fallbrook sandy loam, 15 to 30 percent slopes, eroded	C	52.1	0.5%
FvE	Fallbrook-Vista sandy loams, 15 to 30 percent slopes	C	6.7	0.1%
FwF	Friant fine sandy loam, 30 to 50 percent slopes	D	215.6	2.1%

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
FxE	Friant rocky fine sandy loam, 9 to 30 percent slopes	D	878.1	8.5%
FxG	Friant rocky fine sandy loam, 30 to 70 percent slopes	D	2,296.1	22.2%
LpD2	Las Posas fine sandy loam, 9 to 15 percent slopes, erod ed	C	28.8	0.3%
LpE2	Las Posas fine sandy loam, 15 to 30 percent slopes, ero ded	C	16.0	0.2%
LrE	Las Posas stony fine sandy loam, 9 to 30 percent slopes	C	11.4	0.1%
LsE	Linne clay loam, 9 to 30 percent slopes	C	77.6	0.8%
OhC	Olivenhain cobbly loam, 2 to 9 percent slopes	D	393.7	3.8%
OhE	Olivenhain cobbly loam, 9 to 30 percent slopes	D	855.7	8.3%
PeC	Placentia sandy loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	C	61.5	0.6%
PeC2	Placentia sandy loam, 5 to 9 percent slopes, eroded	D	134.5	1.3%
PeD2	Placentia sandy loam, 9 to 15 percent slopes, eroded	D	10.5	0.1%
PfC	Placentia sandy loam, thick surface, 2 to 9 percent slo pes	D	19.0	0.2%
RaB	Ramona sandy loam, 2 to 5 percent slopes	C	8.5	0.1%
RaC2	Ramona sandy loam, 5 to 9 percent slopes, eroded	C	62.9	0.6%
Rm	Riverwash	D	31.8	0.3%
SnG	San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes	D	2,987.2	28.9%
VaB	Visalia sandy loam, 2 to 5 percent slopes	A	67.6	0.7%
VaC	Visalia sandy loam, 5 to 9 percent slopes	A	60.3	0.6%
VbB	Visalia gravelly sandy loam, 2 to 5 percent slopes	A	27.8	0.3%

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
VsE	Vista coarse sandy loam, 15 to 30 percent slopes	B	88.6	0.9%
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	B	20.4	0.2%
VvE	Vista rocky coarse sandy loam, 15 to 30 percent slopes	B	51.3	0.5%
W	Water		134.4	1.3%
WmB	Wyman loam, 2 to 5 percent slopes	C	28.1	0.3%
WmC	Wyman loam, 5 to 9 percent slopes	C	76.8	0.7%
Totals for Area of Interest			**10,351.9**	**100.0%**



County of San Diego Hydrology Manual

Precipitation Zone Numbers (PZN)

FIGURE

C-1

PZN = 1.7

Village 14

Village 14

Table 4-10

RUNOFF CURVE NUMBERS FOR PZN CONDITIONS 1.0, 2.0, AND 3.0

CN For:			CN For:		
PZN Condition = 1.0	PZN Condition = 2.0 2.7	PZN Condition = 3.0	PZN Condition = 1.0	PZN Condition = 2.0 2.7	PZN Condition = 3.0
100	100	100	40	60	78
97	99	100	39	59	77
94	98	99	38	58	76
91	97	99	37	57	75
89	96	99	37	56	75
87	95	98	34	55	73
85	94	98	34	54	73
83	93	98	33	53	72
81	92	97	32	52	71
80	91	97	31	51	70
78	90	96	31	50	70
76	89	96	30	49	69
75	88	95	29	48	68
73	87 93	95	28	47	67
72	86	94	27	46	66
70	85 91	94	26	45	65
68	84 92	93	25	44	64
67	83	93	25	43	63
66	82	92	24	42	62
64	81	92	23	41	61
63	80	91	22	40	60
62	79	91	21	39	59
60	78	90	21	38	58
59	77	89	20	37	57
58	76	89	19	36	56
57	75	88	18	35	55
55	74	88	18	34	54
54	73	87	17	33	53
53	72	86	16	32	52
52	71	86	16	31	51
51	70 81	85	15	30	50
50	69	84			
48	68	84	12	25	43
47	67	83	9	20	37
46	66	82	6	15	30
45	65	82	4	10	22
44	64	81	2	5	13
43	63	80	0	0	0
42	62	79			
41	61	78			

Village 14

The adjustment for PZN Condition may be made to the composite CN for the watershed. It is not necessary to make the PZN Condition adjustment to each of the CNs for the different combinations of ground cover and soil group within the watershed before calculating the composite CN.

Table 4-6

PZN ADJUSTMENT FACTORS FOR FLOW COMPUTATIONS (San Diego County)

Storm Frequency	Coast (PZN = 1.0)	Foothills (PZN = 2.0)	Mountains (PZN = 3.0)	Desert (PZN = 4.0)
Less than 35-year return period	1.5	2.5	2.0	1.5
Greater than or equal to 35-year return period	2.0	3.0	3.0	2.0

Notes: PZN is the precipitation zone number (see Map, Appendix C). The PZN adjustment factor represents the PZN Condition that the CN for the watershed should be adjusted to.

4.1.3 Rainfall-Runoff Relationship

A relationship between accumulated rainfall and accumulated runoff was derived by NRCS from experimental plots for numerous soils and vegetative cover conditions. The following NRCS runoff equation is used to estimate direct runoff from 24-hour or 6-hour storm rainfall. The equation is:

$$Q_a = \frac{(P - I_a)^2}{(P - I_a) + S} \qquad \text{(Eq. 4-1)}$$

where: Q_a = accumulated direct runoff (in)

P = accumulated rainfall (potential maximum runoff) (in)

I_a = initial abstraction including surface storage, interception, evaporation, and infiltration prior to runoff (in)

S = potential maximum soil retention (in)

Table 4-2
RUNOFF CURVE NUMBERS[1] FOR PZN CONDITION = 2.0

Cover Description	Cover Treatment or Practice[2]	Hydrologic Condition[3]	Average Percent Impervious Area[4]	Curve Numbers for Hydrologic Soil Groups: A	B	C	D
Developing urban areas and newly graded areas (pervious areas only, no vegetation)				77	86	91	94
Impervious areas: Paved parking lots, roofs, and driveways (excluding right-of-way)				98	98	98	98
Residential districts by average lot size:[4]							
1/8 acre or less (town houses)			65%	77	85	90	92
1/4 acre			38%	61	75	83	87
1/3 acre			30%	57	72	81	86
1/2 acre			25%	54	70	80	85
1 acre			20%	51	68	79	84
2 acres			12%	46	65	77	82
Streets and roads	Paved; curbs and storm drains (excluding right-of-way)			98	98	98	98
	Paved; open ditches (including right-of-way)			83	89	92	93
	Gravel (including right-of-way)			76	85	89	91
	Hard surface (including right-of-way)			74	84	90	92
	Dirt (including right-of-way)			72	82	87	89
Urban districts[4]	Commercial and business		85%	89	92	94	95
	Industrial		72%	81	88	91	93
Western desert urban areas:							
Natural desert landscaping (pervious areas only)[5]				63	77	85	88
Artificial desert landscaping (impervious weed barrier, desert shrub with 1- to 2-inch sand or gravel mulch and basin borders)				96	96	96	96

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Table 4-2 (Continued)
RUNOFF CURVE NUMBERS[1] FOR PZN CONDITION = 2.0

Cover Description	Cover Treatment or Practice[2]	Hydrologic Condition[3]	Average Percent Impervious Area[4]	Curve Numbers for Hydrologic Soil Groups: A	B	C	D
Close-seeded legumes or rotated pasture	Straight row	Poor		66	77	85	89
		Good		58	72	81	85
	Contoured	Poor		64	75	83	85
		Good		55	69	78	83
	Contoured and terraced	Poor		63	73	80	83
		Good		51	67	76	80
Cultivated land	Without conservation treatment			72	81	88	91
	With conservation treatment			62	71	78	81
Fallow	Bare soil			77	86	91	94
	Crop residue cover	Poor		76	85	90	92
		Good		74	83	88	90
Farmsteads (buildings, lanes, driveways, and surrounding lots)				59	74	82	86
Irrigated pasture		Poor		58	74	83	87
		Fair		44	65	77	82
		Good		33	58	72	79
Orchards (deciduous)			(see glossary description)				
Orchards (evergreen)		Poor		57	73	82	86
		Fair		44	65	77	82
		Good		33	58	72	79
Row crops	Straight row	Poor		72	81	88	91
		Good		67	78	85	89
	Contoured	Poor		70	79	84	88
		Good		65	75	82	86

Table 4-2 (Continued)
RUNOFF CURVE NUMBERS[1] FOR PZN CONDITION = 2.0

Cover Description	Cover Treatment or Practice[2]	Hydrologic Condition[3]	Average Percent Impervious Area[4]	Curve Numbers for Hydrologic Soil Groups: A	B	C	D
Small grain	Straight row	Poor		65	76	84	88
		Good		63	75	83	87
	Contoured	Poor		63	74	82	85
		Good		61	73	81	84
Vineyards[6]	Disked			76	85	90	92
	Annual grass or legume cover	Poor		65	78	85	89
		Fair		50	69	79	84
		Good		38	61	74	80
Annual grass (Dryland pasture)		Poor		67	78	86	89
		Fair		50	69	79	84
		Good		38	61	74	80
Barren				78	86	91	93
Meadow		Poor		63	77	85	88
		Fair		51	70	80	84
		Good		30	58	72	78
Open space (lawns, parks, golf courses, cemeteries, etc.)[7]	Grass cover <50%	Poor		68	79	86	89
	Grass cover 50% to 75%	Fair		49	69	79	84
	Grass cover >75%	Good		39	61	74	80
Pasture or range land		Poor		68	79	86	89
		Fair		49	69	79	84
		Good		39	61	74	80
Perennial grass		Poor		67	79	86	89
		Fair		50	69	79	84
		Good		38	61	74	80

Table 4-2 (Continued)
RUNOFF CURVE NUMBERS[1] FOR PZN CONDITION = 2.0

Cover Description	Cover Treatment or Practice[2]	Hydrologic Condition[3]	Average Percent Impervious Area[4]	Curve Numbers for Hydrologic Soil Groups: A	B	C	D
Turf[8]		Poor		58	74	83	87
		Fair		44	65	77	82
		Good		33	58	72	79
Water surfaces (during floods)				97	98	99	99
Broadleaf chaparral		Poor		53	70	80	85
		Fair		40	63	75	81
		Good		31	57	71	78
Desert shrub–major plants include saltbush, greasewood, creosotebush, blackbrush, bursage, palo verde, mesquite, and cactus		Poor		63	77	85	88
		Fair		55	72	81	86
		Good		49	68	79	84
Herbaceous–mixture of grass, weeds, and low-growing brush, with brush the minor element		Poor	[9]	80	87	93	
		Fair	[9]	71	81	89	
		Good	[9]	62	74	85	←
Narrowleaf chaparral		Poor		71	82	88	91
		Fair		55	72	81	86
Oak-aspen–mountain brush mixture of oak brush, aspen, mountain mahogany, bitter brush, maple, and other brush		Poor	[9]	66	74	79	
		Fair	[9]	48	57	63	
		Good	[9]	30	41	48	
Open brush		Poor		62	76	84	88
		Fair		46	66	77	83
		Good		41	63	75	81

Table 4-2 (Continued)
RUNOFF CURVE NUMBERS[1] FOR PZN CONDITION = 2.0

Cover Description	Cover Treatment or Practice[2]	Hydrologic Condition[3]	Average Percent Impervious Area[4]	Curve Numbers for Hydrologic Soil Groups: A	B	C	D
Pinyon-juniper–pinyon, juniper, or both; grass understory		Poor		[9]	75	85	89
		Fair		[9]	58	73	80
		Good		[9]	41	61	71
Sagebrush with grass understory		Poor		[9]	67	80	85
		Fair		[9]	51	63	70
		Good		[9]	35	47	55
Wood or forest land		Thin stand, poor cover		45	66	77	83
		Good cover		25	55	70	77
Woods (woodland)		Poor		45	66	77	83
		Fair		36	60	73	79
		Good		28	55	70	77
Woodland-grass combination		Poor		57	73	82	86
		Fair		44	65	77	82
		Good		33	58	72	79

1 Average runoff condition, and $I_a = 0.2S$.
2 Hydrologic practices described as "straight row" and "contoured" are defined in the glossary.
3 For definition of hydrologic condition, see Tables 4-3, 4-4, and 4-5.
4 The average percent impervious area shown was used to develop the composite CNs. Other assumptions are as follows: impervious areas are directly connected to the drainage system, impervious areas have a CN of 98, and pervious areas are considered equivalent to open space in good hydrologic condition. If the impervious area is not directly connected, the NRCS method has an adjustment to reduce the effect.
5 Composite CNs for natural desert landscaping should be computed based on the impervious area percentage (CN = 98) and the pervious area CN. The pervious area CNs are assumed equivalent to desert shrub in poor hydrologic condition.
6 See glossary.
7 CNs shown are equivalent to those of pasture. Composite CNs may be computed for other combinations of open space cover type.
8 Includes lawns, cemeteries, golf courses and parks with ground cover of mowed and irrigated perennial grass.
9 CNs for Group A have not been developed.

Table 4-3

CLASSIFICATION OF NATIVE PASTURE OR RANGE

Vegetative Condition	Hydrologic Condition
Heavily grazed. Has no mulch or has plant cover on less than 50% of the area.	Poor
Not heavily grazed. Has plant cover on 50% to 75% of the area.	Fair
Lightly grazed. Has plant cover on more than 75% of the area.	Good

Table 4-4

AIR-DRY WEIGHT CLASSIFICATION OF NATIVE PASTURE OR RANGE

	Plant and litter air-dry weight (tons per acre):		
Cover density	Less than 0.5	0.5 to 1.5	More than 1.5
Less than 50%	Poor	Poor+	Fair
50% to 75%	Poor+	Fair	Fair+
More than 75%	Fair	Fair+	Good

Table 4-5

CLASSIFICATION OF WOODS

Vegetative Condition	Hydrologic Condition
Heavily grazed or regularly burned. Litter, small trees, and brush are destroyed.	Poor
Grazed but not burned. There may be some litter but these woods are not protected.	Fair
Protected from grazing. Litter and shrubs cover the soil.	Good

Hydrologic Soil Group—San Diego County Area, California
(VILLAGE 14 HYDROLOGIC SOIL GROUPS)

Map Scale: 1:19,000 if printed on D portrait (22" x 34") sheet.
Meters 0 250 500 1000 1500
Feet 0 500 1000 2000 3000
Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 11N WGS84

Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/7/2015
Page 1 of 6

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Lines
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Soil Rating Points
- A
- A/D
- B
- B/D
- C
- C/D
- D
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: http://websoilsurvey.nrcs.usda.gov
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
Survey Area Data: Version 8, Sep 17, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 2, 2010—May 6, 2010

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
ClD2	Cieneba coarse sandy loam, 5 to 15 percent slopes, erod ed	D	4.6	0.0%
ClE2	Cieneba coarse sandy loam, 15 to 30 percent slopes, ero ded	D	25.9	0.3%
CmE2	Cieneba rocky coarse sandy loam, 9 to 30 percent slopes , eroded	D	12.5	0.1%
CmrG	Cieneba very rocky coarse sandy loam, 30 to 75 percent slopes	D	454.1	4.4%
DaC	Diablo clay, 2 to 9 percent slopes	D	196.6	1.9%
DaD	Diablo clay, 9 to 15 percent slopes	D	216.6	2.1%
DaE	Diablo clay, 15 to 30 percent slopes	D	326.3	3.2%
DoE	Diablo-Olivenhain complex, 9 to 30 percent slopes	D	137.8	1.3%
EsC	Escondido very fine sandy loam, 5 to 9 percent slopes	C	24.1	0.2%
EsD2	Escondido very fine sandy loam, 9 to 15 percent slopes, eroded	C	56.6	0.5%
FaC2	Fallbrook sandy loam, 5 to 9 percent slopes, eroded	C	55.0	0.5%
FaD2	Fallbrook sandy loam, 9 to 15 percent slopes, eroded	C	139.0	1.3%
FaE2	Fallbrook sandy loam, 15 to 30 percent slopes, eroded	C	52.1	0.5%
FvE	Fallbrook-Vista sandy loams, 15 to 30 percent slopes	C	6.7	0.1%
FwF	Friant fine sandy loam, 30 to 50 percent slopes	D	215.6	2.1%

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
FxE	Friant rocky fine sandy loam, 9 to 30 percent slopes	D	878.1	8.5%
FxG	Friant rocky fine sandy loam, 30 to 70 percent slopes	D	2,296.1	22.2%
LpD2	Las Posas fine sandy loam, 9 to 15 percent slopes, erod ed	C	28.8	0.3%
LpE2	Las Posas fine sandy loam, 15 to 30 percent slopes, ero ded	C	16.0	0.2%
LrE	Las Posas stony fine sandy loam, 9 to 30 percent slopes	C	11.4	0.1%
LsE	Linne clay loam, 9 to 30 percent slopes	C	77.6	0.8%
OhC	Olivenhain cobbly loam, 2 to 9 percent slopes	D	393.7	3.8%
OhE	Olivenhain cobbly loam, 9 to 30 percent slopes	D	855.7	8.3%
PeC	Placentia sandy loam, 2 to 9 percent slopes, warm MAAT, MLRA 19	C	61.5	0.6%
PeC2	Placentia sandy loam, 5 to 9 percent slopes, eroded	D	134.5	1.3%
PeD2	Placentia sandy loam, 9 to 15 percent slopes, eroded	D	10.5	0.1%
PfC	Placentia sandy loam, thick surface, 2 to 9 percent slo pes	D	19.0	0.2%
RaB	Ramona sandy loam, 2 to 5 percent slopes	C	8.5	0.1%
RaC2	Ramona sandy loam, 5 to 9 percent slopes, eroded	C	62.9	0.6%
Rm	Riverwash	D	31.8	0.3%
SnG	San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes	D	2,987.2	28.9%
VaB	Visalia sandy loam, 2 to 5 percent slopes	A	67.6	0.7%
VaC	Visalia sandy loam, 5 to 9 percent slopes	A	60.3	0.6%
VbB	Visalia gravelly sandy loam, 2 to 5 percent slopes	A	27.8	0.3%

Hydrologic Soil Group— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	**Map unit name**	**Rating**	**Acres in AOI**	**Percent of AOI**
VsE	Vista coarse sandy loam, 15 to 30 percent slopes	B	88.6	0.9%
VvD	Vista rocky coarse sandy loam, 5 to 15 percent slopes	B	20.4	0.2%
VvE	Vista rocky coarse sandy loam, 15 to 30 percent slopes	B	51.3	0.5%
W	Water		134.4	1.3%
WmB	Wyman loam, 2 to 5 percent slopes	C	28.1	0.3%
WmC	Wyman loam, 5 to 9 percent slopes	C	76.8	0.7%
Totals for Area of Interest			**10,351.9**	**100.0%**

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

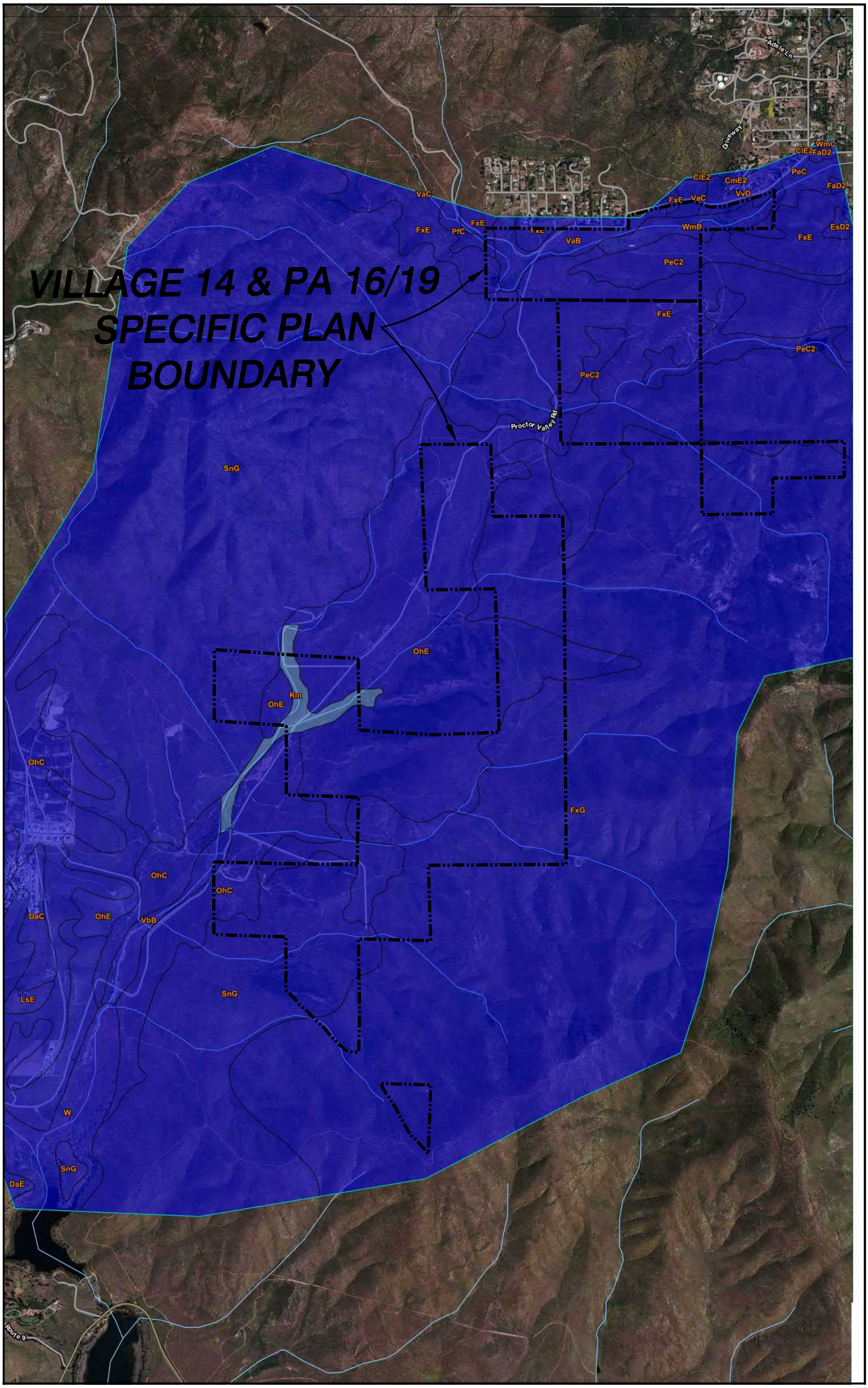
If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: *None Specified*

Tie-break Rule: Higher


VILLAGE 14 & PA 16/19
SPECIFIC PLAN
BOUNDARY
Adele Ln
Driveway
Proctor Valley Rd
Route 9
VaC
FxE
PfC
VaB
WmB
WmC
CIE2
FaD2
PeC
CmE2
VvD
EsD2
PeC2
SnG
OhE
Rm
OhC
FxG
DaC
VbB
LsE
W
DaE

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Lines
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Soil Rating Points
- 0 - 25
- 25 - 50
- 50 - 100
- 100 - 150
- 150 - 200
- > 200
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: San Diego County Area, California
Survey Area Data: Version 8, Sep 17, 2014

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: May 3, 2010—Jan 4, 2015

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Depth to Water Table

Depth to Water Table— Summary by Map Unit — San Diego County Area, California (CA638)				
Map unit symbol	**Map unit name**	**Rating (centimeters)**	**Acres in AOI**	**Percent of AOI**
DoE	Diablo-Olivenhain complex, 9 to 30 percent slopes	>200	24.1	0.6%
FxE	Friant rocky fine sandy loam, 9 to 30 percent slopes	>200	100.8	2.4%
FxG	Friant rocky fine sandy loam, 30 to 70 percent slopes	>200	1,601.2	38.0%
OhC	Olivenhain cobbly loam, 2 to 9 percent slopes	>200	211.1	5.0%
OhE	Olivenhain cobbly loam, 9 to 30 percent slopes	>200	634.9	15.1%
PeC2	Placentia sandy loam, 5 to 9 percent slopes, eroded	>200	2.7	0.1%
PfC	Placentia sandy loam, thick surface, 2 to 9 percent slo pes	>200	4.3	0.1%
Rm	Riverwash	168	31.8	0.8%
SnG	San Miguel-Exchequer rocky silt loams, 9 to 70 percent slopes	>200	1,556.9	37.0%
VbB	Visalia gravelly sandy loam, 2 to 5 percent slopes	>200	27.8	0.7%
W	Water	>200	17.8	0.4%
Totals for Area of Interest			**4,213.2**	**100.0%**

Description

"Water table" refers to a saturated zone in the soil. It occurs during specified months. Estimates of the upper limit are based mainly on observations of the water table at selected sites and on evidence of a saturated zone, namely grayish colors (redoximorphic features) in the soil. A saturated zone that lasts for less than a month is not considered a water table.

This attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

Rating Options

Units of Measure: centimeters

Aggregation Method: Dominant Component

Component Percent Cutoff: *None Specified*

Tie-break Rule: Lower

Interpret Nulls as Zero: No

Beginning Month: January

Ending Month: December

CHAPTER 2 - METHODOLOGY

2.7 – Open Channel Inundation Calculations

2.7 Open Channel Inundation Calculations

HEC RAS program was used to model the water surface elevations from the proposed development along Proctor Valley Road and its main tributaries. This resulting flow depths results are included within Chapter 6 of this report.