

APPENDIX A

**COUNTY OF SAN DIEGO
UNIFORM SEWER ORDINANCE 9275**

ORDINANCE NO. 9275 (NEW SERIES)

AN ORDINANCE AMENDING SECTION 5.1, ARTICLE 5 OF THE SAN DIEGO COUNTY UNIFORM SEWER ORDINANCE, PROVIDING FOR THE MANAGEMENT OF DEPENDENT SAN DIEGO COUNTY SANITATION DISTRICTS AND ESTABLISHING PROVISIONS FOR THE USE OF SEWERAGE FACILITIES OF COUNTY SANITATION DISTRICTS AND SEWER MAINTENANCE DISTRICTS,

The Board of Supervisors of the County of San Diego ordains as follows:

Section I. Chapter 5, Section 5.1 of the San Diego County Uniform Sewer Ordinance is amended to read as follows:

Article 5 - Regulations.

5.1 General Discharge Prohibitions. No user shall contribute or cause to be contributed, directly or indirectly, any pollutant or wastewater which will interfere with the operation or performance of the POTW. These general prohibitions apply to all such users of a POTW whether or not the user is subject to National Categorical Pretreatment Standards or any other National, State or Local pretreatment standards or requirements. A user may not contribute the following substances to any POTW:

- (a) Pollutants which create a fire or explosion hazard in the POTW, including, but not limited to, wastestreams with a closed cup flashpoint of less than 140 degrees Fahrenheit or 60 degrees Centigrade using the test methods specified in 40 CFR 261.21.
- (b) Solid or viscous pollutants in amounts which will cause obstruction to the flow in the POTW resulting in Interference
- (c) Pollutants which will cause corrosive structural damage to the POTW, but in no case Discharges with pH lower than 5.0 or greater than 12.5, unless the works is specifically designed to accommodate such Discharges
- (d) Pollutants which result in the presence of toxic gases, vapors, or fumes within the POTW in a quantity that may cause acute worker health and safety problems
- (e) Any noxious or malodorous liquids, gases, or solids which either singly or by interaction with other wastes are sufficient to create a public nuisance or hazard to life or are sufficient to prevent entry into the sewers for maintenance and repair.
- (f) Any substance which may cause the POTW effluent or any other product of the POTW such as residues, sludges, or scums, to be unsuitable for

reclamation and reuse or to interfere with the reclamation process. In no case, shall a substance discharged to the POTW cause the POTW to be in noncompliance with sludge use or disposal criteria, guidelines or regulations developed under Section 405 of the Act; any criteria, guidelines, or regulations affecting sludge use or disposal developed pursuant to the Solid Waste Disposal Act, the Clean Air Act, the Toxic Substances Control Act, or State criteria applicable to the sludge management method being used.

- (g) Any substance which will cause the POTW to violate its Discharge Permit or the receiving water quality standards.
- (h) Any wastewater with objectionable color not removed in the treatment process, such as, but not limited to, dye wastes and vegetable tanning solutions.
- (i) Heat in amounts which will inhibit biological activity in the POTW resulting in Interference, but in no case heat in such quantities that the temperature at the POTW Treatment Plant exceeds 40 deg.C (104 deg.F)
- (j) Any pollutant, including oxygen-demanding pollutants (BOD, etc.) released in a Discharge at a flow rate and/or pollutant concentration which will cause Interference with the POTW.
- (k) Any wastewater containing any radioactive wastes or isotopes of such half-life or concentration as may exceed limits established by the Director, or his designee, in compliance with applicable State or Federal regulations.
- (l) Any wastewater which causes a hazard to human life or creates a public nuisance.
- (m) Any trucked or hauled pollutants except at discharge points designated by the POTW.
- (n) Petroleum oil, nonbiodegradable cutting oil, or products of mineral oil origin in amounts that will cause interference or pass through.
- (o) Any substance having the potential to pass-through or cause interference at the POTW by nature of quality or quantity as determined by the Director, or his designee.
- (p) Any rainwater, storm water, groundwater, or water from street drainage, subsurface drainage, yard drainage, roof drainage, evaporative type air cooler discharge into any sewerage facility which is directly or indirectly connected to the sewage facility of the District.

APPENDIX B

CITY OF SAN DIEGO PEAKING FACTOR EQUATION

CITY OF SAN DIEGO

METROPOLITAN WASTEWATER DEPARTMENT

PEAKING FACTOR FOR SEWER FLOWS (DRY WEATHER)

Ratio of Peak to Average Flow is based on the following formula:

$$\text{Peak Factor} = 6.2945 \times (\text{population})^{-0.1342}$$

APPENDIX C

COUNTY WILL SERVE LETTER



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Otay Village San Diego ASLI V, LLC	(619)-210-0568	ORG _____	S
Owner's Name	Phone	ACCT _____	
1392 E. Palomar Street, #202		ACT _____	
Owner's Mailing Address	Street	TASK _____	
Chula Vista	CA 91913	DATE _____ AMT \$ _____	
City	State	Zip	DISTRICT CASHIER'S USE ONLY

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☒ Minor Subdivision (TPM) ☒ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☒ Rezone (Reclassification) from S87/S88 to S80/S88 zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☐ Other _____

Assessor's Parcel Number(s)
 (Add extra if necessary)

598-130-05	598-140-06
598-130-06	
598-130-07	
598-140-05	

- B. ☒ Residential Total number of dwelling units 1,007
☐ Commercial Gross floor area _____
☐ Industrial Gross floor area _____
☒ Other Gross floor area Parks, Public Safety Site _____

Thomas Guide Page 1312 Grid B2-G2, B6

C. Total Project acreage 887 Total lots 1044 Smallest proposed lot 8,000 sq. ft.

Otay Lakes Road, north of Lower Otay Reservoir

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
 Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Project address _____ Street _____

Otay _____ 91914

Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.

OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____

Date: August 6, 2013

Address: 1392 E. Palomar Street, Suite #202 Chula Vista, CA 91913

Phone: (619)-210-0568

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name San Diego County Sanitation District

Service area _____

- A. ☐ Project is in the District.
☐ Project is not in the District but is within its Sphere of Influence boundary, owner must apply for annexation.
☒ Project is not in the District and is not within its Sphere of Influence boundary.
☐ Project is not located entirely within the District and a potential boundary issue exists with the _____ District.
- B. ☒ Facilities to serve the project ☒ ARE ☐ ARE NOT reasonably expected to be available within the next 5 years based on the capital facility plans of the district. Explain in space below or on attached. Number of sheets attached: 1 (SEE ATTACHMENT)
☐ Project will not be served for the following reason(s): _____
- C. ☐ District conditions are attached. Number of sheets attached: _____
☐ District has specific water reclamation conditions which are attached. Number of sheets attached: _____
☒ District will submit conditions at a later date.
- D. ☒ How far will the pipeline(s) have to be extended to serve the project? Unknown at this time.

This Project Facility Availability Form is valid until final discretionary action is taken pursuant to the application for the proposed project or until it is withdrawn, unless a shorter expiration date is otherwise noted.

Authorized Signature: Jeff Bosway

Print Name and Title: JEFF BOSWAY UNIT MGR.

Phone: (8)694-2711

Date: 1/9/14

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



ATTACHMENT

Sewer facilities to serve the project will be available subject to the following conditions:

1. Formation of a new County Sewer Maintenance District to serve the project (Streets and Highways Code, 5820 et seq), or annexation into the San Diego County Sanitation District and Sphere of Influence by LAFCO (Government Code, 56000 et seq). Hereafter, the term "District" shall mean either a future County Sewer Maintenance District, or the San Diego County Sanitation District.
2. Approval and execution of a transportation agreement between the District and the City of Chula Vista to allow connection and conveyance of project flows through the City's Salt Creek Sewer Interceptor, or approval of an alternative service route such as through the Spring Valley Outfall.
3. District approval of a project sewer study that specifies the estimated project sewage generation; proposed on-site and off-site sewerage infrastructure locations, alignments, and sizes; hydraulic analysis of the proposed sewerage facilities and existing downstream City of Chula Vista sewerage system; and impacts to existing downstream sewerage facilities.
4. Satisfaction of all conditions of map approval and improvement agreements, including construction by the developer and acceptance by the District of on-site and off-site sewerage facilities, property, and easements.
5. Payment for all costs associated with easement acquisition, District formation or annexation, sewer studies, sewage transportation agreements, and agreements for securing Metro capacity (if not annexed into the San Diego County Sanitation District) to serve the project.
6. Payment for all District and City of Chula Vista sanitation fees and charges, as applicable.



County of San Diego, Planning & Development Services
PROJECT FACILITY AVAILABILITY - SEWER
ZONING DIVISION

Please type or use pen

Lakeview 1, LLC and Lakeview 2, LLC		ORG _____	S
Owner's Name	Phone _____	ACCT _____	
610 W. Ash Street, Suite 1500		ACT _____	
Owner's Mailing Address	Street	TASK _____	
San Diego	CA 92101	DATE _____	
City	State	Zip	AMT \$ _____
DISTRICT CASHIER'S USE ONLY			

SECTION 1. PROJECT DESCRIPTION

TO BE COMPLETED BY APPLICANT

- A. ☒ Major Subdivision (TM) ☐ Certificate of Compliance: _____
☒ Minor Subdivision (TPM) ☐ Boundary Adjustment
☒ Specific Plan or Specific Plan Amendment
☐ Rezone (Reclassification) from _____ to _____ zone
☐ Major Use Permit (MUP), purpose: _____
☐ Time Extension... Case No. _____
☐ Expired Map... Case No. _____
☒ Other Reasons: S88 & S87 to S80. MSCP Boundary Adj.

Assessor's Parcel Number(s)
(Add extra if necessary)

598-130-04	598-140-05
598-140-06	647-020-14
647-030-05	

- B. ☒ Residential Total number of dwelling units 931
☒ Commercial Gross floor area 40,000 sq. ft.
☒ Industrial Gross floor area _____
☒ Other Gross floor area 200-room resort, parks, school

C. Total Project acreage 982 Total lots 979 Smallest proposed lot 5000

- D. Is the project proposing its own wastewater treatment plant? ☐ Yes ☒ No
Is the project proposing the use of reclaimed water? ☐ Yes ☒ No

Thomas Guide Page 1312 Grid B2-G2, B8

Otay Lakes Road, North of Lower Otay Reservoir

Project address _____ Street _____

Otay _____

Community Planning Area/Subregion _____ Zip _____

Owner/Applicant agrees to pay all necessary construction costs and dedicate all district required easements to extend service to the project.
OWNER/APPLICANT MUST COMPLETE ALL CONDITIONS REQUIRED BY THE DISTRICT.

Applicant's Signature: _____

Date: August 8, 2013

Address: 610 W. Ash Street, Suite 1500, San Diego, CA 92101

Phone: 619-234-4050

(On completion of above, present to the district that provides sewer protection to complete Section 2 below.)

SECTION 2: FACILITY AVAILABILITY

TO BE COMPLETED BY DISTRICT

District name San Diego County Sanitation District Service area _____

- A. ☐ Project is in the District.
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Authorized Signature: _____

JEFF BOSVAY
Print Name and Title

UNIT MGR.

(8) 694-2711
Phone

1/9/14
Date

THIS DOCUMENT IS NOT A COMMITMENT OF FACILITIES OR SERVICE BY THE DISTRICT. On completion of Section 2 by the district, applicant is to submit this form with application to: Planning & Development Services, Zoning Counter, 5510 Overland Ave. Suite 110 San Diego, CA 92123



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5. Payment for all costs associated with easement acquisition, District formation or annexation, sewer studies, sewage transportation agreements, and agreements for securing Metro capacity (if not annexed into the San Diego County Sanitation District) to serve the project.
6. Payment for all District and City of Chula Vista sanitation fees and charges, as applicable.

APPENDIX D

**TOTAL EDU CALCULATION BASED ON
CITY OF CHULA VISTA**

**TABLE D
OTAY RANCH RESORT VILLAGE
PROJECTED SEWAGE FLOWS
BASED ON CITY OF CHULA VISTA CRITERIA**

Neighborhood	Land Use Designation	Quantity	Sewage Generation Factor	Total Average Sewage Flow, GPD	EDU's
R-1	SF Residential	796 units	230 gpd/unit	183,080	796
R-2	SF Residential	211 units	230 gpd/unit	48,530	211
R-3	SF Residential	401 units	230 gpd/unit	92,230	401
R-4	SF Residential	263 units	230 gpd/unit	60,490	263
R-5	SF Residential	210 units	230 gpd/unit	48,300	210
Mixed Use	MU Residential	57 units	230 gpd/unit	13,110	57
Mixed Use	MU Commercial	1.5 ac ²	1,401 gpd/ac	2,102	9.1
P-1	Park	2.9 ac	0 gpd/ac ¹	0	0
P-2	Park	1.7 ac	0 gpd/ac ¹	0	0
P-3	Park	2.3 ac	0 gpd/ac ¹	0	0
P-4	Park	2.2 ac	0 gpd/ac ¹	0	0
P-5	Park	10.3 ac	410 gpd/ac	4,223	18.4
P-6	Park	2.4 ac	0 gpd/ac ¹	0	0
P-7	Park	2.9 ac	0 gpd/ac ¹	0	0
P-8	Park	1.3 ac	0 gpd/ac ¹	0	0
P-9	Park	2.6 ac	0 gpd/ac ¹	0	0
S-1	School	10.0 ac	1,181 gpd/ac.	11,810	51.3
PS	Public Safety	2.1 ac	1,313 gpd/ac	2,757	12.0
Resort		17.4 ac			
	Resort Units	200 units	182 gpd/unit	36,400	158.3
	Commercial	1.5 ac ²	1,401 gpd/ac	2,101	9.1
Total				505,133	2,196

¹These park sites do not propose any facilities requiring sewer service.

²Equivalent acreage based on 20,000 SF commercial and a factor of 0.3 for building area/gross site area.

APPENDIX E

RELEVANT EXCERPTS FROM SALT CREEK BASIN STUDY

FINAL

SALT CREEK BASIN
GRAVITY SEWER ANALYSIS

November 8, 1994

Prepared for: The Baldwin Company
 11975 El Camino Real
 Suite 200
 San Diego, CA 92130

Prepared by: Wilson Engineering
 703 Palomar Airport Road
 Suite 300
 Carlsbad, CA 92009

Job Number: 605-122

From 11/94 SEWER BASIN
STUDY.

TABLE 4-2

PROJECTED WASTEWATER FLOWS
FOR THE PROCTOR VALLEY PARCEL

Land Use	Area, Acres	Density, DU/AC	Dwelling Units	Sewage Generation Factor	Average Sewage Flow, gpd
VILLAGE 13					
L	130.5	2.0	261	280 gpd/unit	73,080
LMV	256.2	3.0	769	280 gpd/unit	215,320
M	28.4	8.0	227	280 gpd/unit	63,560
MH	54.9	10.0	549	X .75 210 gpd/unit	115,290
MH	42.1	15.0	632	X .75 210 gpd/unit	132,720
CPF	9.6	—	—	2,500 gpd/acre	24,000 ÷ 265
Park	10.0	—	—	500 gpd/acre	5,000 ÷ 265
Subtotal Village 13			2,438		628,970
VILLAGE 14¹					
L	190.0	1.0	190	280 gpd/unit	53,200
L	478.2	2.0	956	280 gpd/unit	267,680
LMV	51.8	3.0	155	280 gpd/unit	43,400
M	43.7	6.0	262	280 gpd/unit	73,760
MH	10.0	15.0	150	210 gpd/unit	31,500
CPF	7.6	—	—	2,500 gpd/unit	19,000
Commercial	2.9	—	—	2,500 gpd/acre	7,250
School	10.0	—	—	1,000 gpd/acre	10,000
Park	10.7	—	—	500 gpd/acre	5,350
Subtotal Village 14			1,713		511,140
PLANNING AREA 16					
VL	169.5	—	99	280 gpd/unit	27,720
VL	547.4	—	291	280 gpd/unit	81,480
Subtotal Planning Area 16			390		109,200
PLANNING AREA 19					
VL	20.0	1.0	20	280 gpd/unit	5,600
TOTAL PROCTOR VALLEY PARCEL			4,561		1,254,910

¹ The County of San Diego plan permits an additional 10 residential units on 20 acres in Village 14.

EDUS

261

769

227

412

474

91

19

- 225

8/27

(PROCTOR VALLEY
PARCEL)

16

ADJACENT PROPERTIES

SALT
CREEK
RANCH

WOODS

15"

REACH 2
TRIBUTARY
AREA

VISTAS

OTC

REACH 2
TRIBUTARY
AREA

3 21"

REACH 5
TRIBUTARY
AREA

4 21"

VILLAGE 13
(RESORT)

REACH 2
TRIBUTARY
AREA

JANAE

REACH 2
TRIBUTARY
AREA

OTAY RANCH



SALT CREEK SEWER BASIN
CUMULATIVE PROJECTIONS¹

Nodes	Villages	TAZ Zones	SF Residential		MF Residential		Commercial		Industrial		Institutional		Parks		Total Residential	Total Non-Res	Total EDU
			DU	EDU	DU	EDU	Ac	EDU	Ac	EDU	Ac	EDU	Ac	EDU	EDU	EDU	
450	Villages 14 Portion Planning Area 16 Portion Planning Area 19	(RHR)4141*	215	174.4		0.0		0.0		0.0		0.0		0.0	174.4	0.0	174.4
		(RHR)4138*	109	88.4		0.0		0.0		0.0		0.0		0.0	88.4	0.0	88.4
		(Vil 14)4051,4052& 3823	1,563	1,563.0	150	118.7	2.6	15.8		0.0	17.5	99.9	10.0	17.8	1,675.5	137.5	1,813.0
		(PA16)3823 & 3919	390	390.0		0.0		0.0		0.0	1.7	9.7	2.5	4.5	390.0	14.2	404.2
		(PA19)3823	20	20.0		0.0		0.0		0.0		0.0		0.0	20.0	0.0	20.0
		(RHR)4044*		0.0		0.0	1.0	5.7		0.0		0.0		0.0	0.0	5.7	5.7
		(RHR)4045	173	173.0		0.0		0.0		0.0		0.0		0.0	173.0	0.0	173.0
		(RHR)4045*	252	204.5		0.0		0.0		0.0		0.0		0.0	204.5	0.0	204.5
		(BELLALAGO)4045	84	84.0		0.0		0.0		0.0		0.0		0.0	84.0	0.0	84.0
		(BELLALAGO)4045*	56	45.4		0.0		0.0		0.0		0.0		0.0	45.4	0.0	45.4
Total			2,862	2,743	150	113	3.6	30	0.0	0	19.2	181	12.5	24	2,855.3	234.9	3,090.2
443		(E.lake)4185*	254	206.1		0.0		0.0		0.0		0.0		0.0	206.1	0.0	206.1
		(RHR)4159*	256	207.7		0.0		0.0		0.0	3.2	18.0	27.4	51.6	207.7	69.6	277.3
Total			510	414	0	0	0.0	0	0.0	0	3.2	18	27.4	52	413.8	69.6	483.4
437		(E.lake)4165	30	30.0		0.0		0.0		0.0		0.0		0.0	30.0	0.0	30.0
		(E.lake)4165*	378	306.7		0.0		0.0		0.0	39.0	220.9		0.0	306.7	220.9	527.6
Total			408	337	0	0	0.0	0	0.0	0	39.0	221	0.0	0	336.7	220.9	557.6
429	Villages 13 Villages 15	(ORH)4176	128	128.0		0.0		0.0		0.0	18.7	176.4		0.0	128.0	176.4	304.4
		(OTRVil13)4186	658	658.0	1,408	1,056.0	249.1	2,350.0		0.0	7.9	74.5	15.0	28.3	1,714.0	2,452.8	4,166.8
		(OTRVil15)4203	481	481.0		0.0	3.3	31.1		0.0	12.3	116.0	3.4	6.4	481.0	153.6	634.6
		(E.lake)4207*	52	42.2	253	153.9		0.0		0.0		0.0		0.0	196.1	0.0	196.1
		(E.lake)4234*		0.0		0.0		0.0		0.0		0.0	3.7	7.0	0.0	7.0	7.0
		(E.lake)4225*	561	455.2	93	56.6		0.0		0.0		0.0	28.2	53.2	511.7	53.2	564.9
		(E.lake)4226*	724	587.4	17	10.3		0.0		0.0		0.0	12.9	24.3	597.7	24.3	622.0
		(E.lake)4274*	40	32.5		0.0		0.0		0.0		0.0		0.0	32.5	0.0	32.5
Total			2,644	2,384	1,771	1,277	252.4	2,381	0.0	0	38.9	367	63.2	119	3,661.1	2,867.3	6,528.3
416		(E.lake)4257*	395	320.5	96	58.4		0.0		0.0	10.7	60.6		0.0	378.9	60.6	439.5
			395	320	96	58	0.0	0	0.0	0	10.7	61	0.0	0	378.9	60.6	439.5
379		(E.lake)4255*	723	586.6		0.0		0.0		0.0		0.0	3.2	6.1	586.6	6.1	592.7
		(E.lake)4274*	15	12.2	263	160.0	12.3	69.8		0.0		0.0		0.0	172.2	69.8	242.1
		(E.lake)4291		0.0	494	370.5		0.0		0.0		0.0		0.0	370.5	0.0	370.5
		(E.lake)4290*		0.0	269	163.7		0.0		0.0	8.9	50.4	4.0	7.6	163.7	58.0	221.7
			738	599	1,026	694	12.3	70	0.0	0	8.9	50	7.3	14	1,293.0	134.0	1,426.9
383	OTC	(OTC)4292*		0.0		0.0		0.0		0.0	149.6	846.6		0.0	0.0	846.6	846.6
			0	0	0	0	0.0	0	0.0	0	149.6	847	0.0	0	0.0	846.6	846.6
280	Villages 11 Villages 11 Villages 11 Villages 11 Villages 11	(OTR)4299*	657	533.0		0.0		0.0		0.0		0.0	3.2	6.1	533.0	6.1	539.2
		(OTR)4320		0.0	43	32.3		0.0		0.0		0.0		0.0	32.3	0.0	32.3
		(OTR)4320*	119	96.5	629	382.7	9.0	51.1		0.0	17.4	98.3	13.0	24.5	479.3	173.9	653.2
		(OTR)4338	105	105.0	443	332.3		0.0		0.0		0.0		0.0	437.3	0.0	437.3
		(OTR)4338*	220	178.5	88	53.5		0.0		0.0	27.2	153.8		0.0	232.0	153.8	385.9
			1,101	913	1,203	801	9.0	51	0.0	0	44.6	252	16.2	31	1,713.9	333.9	2,047.7

AVG. FLOW
230 gpd/EDU

0.418 mgd
0.093 mgd