G.1 - Storm Drainage Technical Report

Storm Drainage Technical Report

for the

City of Fresno General Plan Update MEIR

6/17/2013

Introduction

The City of Fresno (City) is in the process of developing their General Plan Update. The last update to the City's General Plan was in 2002. The General Plan Update, in part, encourages infill projects and facilitates revitalization. The Master Environmental Impact Report evaluates the impacts associated with the General Plan Update and proposes mitigation measures. The Fresno Metropolitan Flood Control District (FMFCD) develops and maintains the Storm Drainage Master Plan (SDMP) for the Fresno-Clovis Metropolitan Area, including which includes the planning area for the General Plan Update.

The SDMP consists of 134 drainage areas, with each drainage area being a self contained watershed consisting of a collection system and a disposal system. In all cases, the collection system consists of storm drainage inlets, manholes, pipelines, and outfall structures. In most cases, the disposal facility is a recharge basin capable of storing the runoff from 6 inches of rainfall on the watershed. However, some drainage areas drain directly to pump stations that lift the runoff into a nearby canal. Or, in case of 10 drainage areas, the runoff is discharged into the San Joaquin River after having been detained in a water quality basin. The design level of service for the collection system is a 2-year return frequency rainfall intensity regime. The drainage facilities in the drainage areas vary as to the level of completion from completely installed to no facilities installed. This condition exists because the District has a two pronged method of implementing the SDMP. For the developed areas of the cities, the SDMP has been funded and then implemented either through assessment district proceedings, through federal and state grants, low interest clean water loans, or through a drainage fee program, or a combination of these funding mechanisms. This approached was necessary because the storm drainage system is "playing catch-up" in the developed areas to provide service and there was insufficient development to generate drainage fees to fund the system. In undeveloped areas, FMFCD implements the SDMP in anticipation of development through the purchase of retention basins, and as development occurs to install collection systems and excavate the retention basins. Funding of the SDMP in developing areas occurs through the drainage fees charged by the Cities of Fresno and Clovis and Fresno County on properties as they receive entitlements to develop and through developer constructed facilities. The FMFCD administers the drainage fees, which are transferred from the cities and the County to the District on a semi-annual basis. Developer constructed projects are administered by FMFCD through developer agreements where FMFCD will accept for ownership and maintenance storm drainage facilities constructed by developers in lieu of paying drainage fees.

The SDMP is updated on an ongoing basis by FMFCD as staff time is available to conform with the most current land using planning documents, which in this case is the 2025 General Plan, and in anticipation of development in newly developing areas, such as the west side of the City of Fresno and the South East Growth Area (SEGA). The SDMP is also updated to reflect the construction of new developments, capital improvement projects, and developer constructed projects.

The SDMP is maintained in three digital formats, the Geographic Information Systems geodatabase which contains the geospatial information of the collection and disposal systems is maintained in ESRI™ ArcInfo®,

the hydrologic and hydraulic modeling of the collection systems is maintained in a FMFCD software system, and the retention and water quality basin schematic designs are maintained as AutoDesk™ AutoCad® dwg files. FMFCD also maintains record drawings of all constructed facilities in hardcopy format.

Changes to land use can have impacts on drainage area collection facilities and disposal facilities depending on whether the change increases or decreases runoff rate and volume from a drainage area. Land use changes that increase runoff rates and volumes will have a negative impact on the drainage area collection and disposal facilities. Conversely, land use changes the decrease runoff rates and volumes can have a positive impact on the drainage area collection and disposal facilities. A prime contributor to runoff rate and volume is the amount of impervious area within the drainage area. Imperviousness is directly tied to the type of land use, e.g. single family home developments tend to have less impervious surfaces (roofs, concrete, and pavement) than multi-family developments and shopping center developments tend to have more impervious surfaces than multi-family developments. A gauge of the amount of imperviousness of a drainage area is its Equivalent Area, known in the engineering community as CA. The CA of a drainage area is the sum of the products of the area (A) for each individual land use times the runoff factor (C) for the land use, hence the term CA. The drainage area CA is calculated as the sum of all of the individual land use areas times their runoff factors. A chart of the standard FMFCD runoff factors (C factors) is included in Appendix A of this report.

Collection systems are negatively impacted by increases in CA because the increased equivalent area results in increase peak runoff rates. Increasing peak runoff rates will increase friction losses in pipelines, which could result in decrease in the ability of the pipeline collection system to convey the peak runoff rates from the storm drain inlets to the retention and detention basins. The decrease in the pipeline collection system's capability to convey peak stormwater runoff could result in flooding at the inlets and at manhole locations.

Retention and detention basin are negatively impacted by increases in CA because the increased equivalent area will increase the runoff volume resulting from a rainfall event on the drainage area. The basins have fixed volumes based on the calculation of the runoff that would result from 6 inches of rainfall on the drainage area. Increasing the runoff volume creates a deficit between what the retention or detention basin for the watershed can store and what the runoff volume that will occur. The deficit will result in flooding of streets at the basin locations.

The FMFCD grading design criteria requires that, as far as possible, the water due to flooding at basins and inlets cannot exceed the finish floors of adjacent building before it can flow out of the catchment area for the basin or the inlet. This grading requirement seeks to ensure that buildings are not flooded due to drainage collection or disposal system failures. However, there are locations within the Planning Boundary where development predates the grading design criteria and flooding of buildings can occur before the ponding at the inlets and basins can flow out of the catchment area.

Summary of Analysis

The Technical Evaluation of the impacts of land use changes on the SDMP was limited to comparisons of the changes in Equivalent Area (CA) for each drainage area. The comparisons were made between the present day condition and the 2025 General Plan land uses at full build out and between the 2025 General Plan land uses and the General Plan Update land uses at full building out.

The methodology that was employed to calculate the CAs for these two conditions was straight forward. The land uses for the three conditions were provided by the City of Fresno Planning and Development Department in the form of geodatabases. In addition, the land uses utilized by FMFCD in their master

planning process were also furnished FMFCD in the form of geodatabases. All of the geodatabases were georeferenced to California State Plane Coordinate System, Zone 4, Foot, NAD83 Datum. The Existing Land Use (ELU) geodatabase information was inserted into and ESRI ArcMap mxd file and the standard FMFCD runoff factors (C factors) were assigned to the various land uses in the land uses in the attribute file using Python scripting. This produced an ESRI shape file that provided georeferenced land uses C factors. The georeferenced land uses with C factors were cut using the drainage area topology and then dissolved by drainage area to produce an attribute table for each drainage area that contained land use, C factor and area for the drainage area. Finally, the product of each land use times its C factor was calculated and each of the products were summed to calculate the total Equivalent Area, CA, for the drainage area. The vacant land use was assigned a C factor of 0.20 to represent open land. The same procedure was used with the General Plan Update land uses to assign C factors to the Planned Land Uses and calculate the total CA for each drainage area. The 2025 General Plan land uses were used for the General Plan Update.

A different procedure was used to develop the C factors for the 2025 General Plan update. In this case, the FMFCD land uses and C factors were joined with the City of Fresno 2025 General Plan land uses to create the 2025 General Plan Condition. This methodology was used because FMFCD does not have C factors assigned to the entire City in their geodatabase. Therefore it was necessary to “fill in the holes” in the FMFCD C factors with another source. The source of the fill in information was the 2025 General Plan land uses as this was the land use information that matched most closely to the present master planning work by FMFCD. Standard FMFCD C factors were assigned to the 2025 General Plan land uses. From that point, on the methodology of calculating the overall drainage area CA was the same as that used for the ELU and the General Plan Update.

The Existing Land Use, the 2025 General Plan land use and the General Plan Update land use geodatabases excluded the street rights of ways from the land use areas. The FMFCD land use areas included the street rights of ways, which are usually included in the master planning process as having the same C factor as the adjacent land use. It was necessary to normalize the land use areas for each drainage area by including the streets in the Existing Land Use, the 2025 General Plan land use and the General Plan Update land use. This was accomplished by determining the gross area for each drainage area, the net area of the drainage area as the total of the areas of the individual land uses within the drainage area, and distributing the missing area to the total area for each land use. This resulted in effect, to determining the average C factor for the drainage area and applying it to the difference between the gross area of the drainage area and the net area of the watershed.

There are areas within the planning boundary, primarily within the Southeast Growth Area (SEGA), that have not been master planned by FMFCD. These areas are being studied for the optimal drainage area configuration and master planning of the areas will follow the optimization study.

The Fulton Corridor Specific Plan and Community Plan EIR Technical Report evaluated the impacts to the existing and proposed storm drainage facilities within the planning boundary for the specific plan utilizing the same methodology previously discussed in this report

Results – Impacts to Drainage Area CA

The results of comparing the total Equivalent Area, CA for the Existing Condition Land Use to the 2025 General Plan Land Use and the 2025 General Plan Land Use to the General Plan Update are discussed in this section and presented in the appendixes to this report. Generally speaking, the aggregate increase in CA from the Existing Land Use Condition to the 2025 General Plan Land Use condition was 27 percent for all drainage areas within the planning boundary. The maximum increase in any drainage

area was 246 percent, which occurred in Drainage Area CS. The minimum change was a negative 13 percent, which occurred in Drainage Area DF. The increase in Drainage Area CS, and in fact most of the drainage areas where the CA increased, was due to the relatively large portion of the drainage area that is undeveloped at present, but is planned to be developed. The increases in CA indicates the need for the implementation of the SDMP as the properties within the drainage area develop. Decreases in drainage area CA are not considered triggers for drainage system review or master plan changes.

The results of the comparison of the change in CA for Existing Land Use Condition to the 2025 Land Use Condition are shown Table 1 below and graphically as bar charts and in map form in Appendix B of this report.

Table 1 – Change in CA - Existing Land Use Compared to 2025 General Plan Land Use

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
A	524.89	410.87	207.97	-1.59%
AA	441.57	158.63	212.93	2.77%
AB	780.55	69.22	268.33	8.00%
AC	670.33	186.17	253.93	17.69%
AD	387.59	146.95	116.01	-8.35%
AE	616.35	398.43	218.03	8.95%
AF	433.95	123.15	225.32	8.28%
AG	730.31	49.01	401.77	15.45%
AH	752.69	135.98	450.65	28.71%
AI	506.14	218.24	244.37	55.05%
AJ	393.78	129.70	140.33	16.12%
AK	1136.90	167.38	495.81	33.07%
AL	968.12	144.13	395.15	27.86%
AN	656.10	60.54	221.23	12.80%
AO	676.97	336.69	321.82	81.50%
AR	409.65	429.02	260.36	188.10%
AS	900.16	144.30	450.26	87.09%
AU	376.72	259.95	180.80	120.58%
AV	852.11	88.15	518.89	112.61%

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
AW1	325.20	53.87	238.97	90.87%
AW2	344.11	39.77	252.82	50.46%
AX	349.48	68.45	254.07	190.18%
AY	317.24	296.80	230.07	73.54%
AZ	158.96	281.37	119.22	192.27%
B	500.74	217.23	201.92	-1.81%
BB	1095.24	137.47	403.90	-7.68%
BD	519.99	97.98	273.94	108.61%
BE	450.54	755.64	142.62	22.44%
BF	375.41	254.92	134.80	17.24%
BG	754.47	32.59	369.28	96.24%
BH	1014.87	84.00	320.33	9.17%
BK	288.25	247.49	320.33	20.62%
BL	787.71	60.94	435.85	166.99%
BM	1511.13	652.92	636.00	45.19%
BO	564.55	192.24	230.40	37.49%
BP	145.69	132.89	91.03	28.44%
BQ	589.20	843.60	314.58	109.93%
BR	279.66	280.49	175.33	192.58%
BS	1154.59	300.70	553.03	109.06%
BU	1041.13	266.80	594.06	44.59%
BV	635.38	62.14	242.05	52.59%
BW	221.17	82.22	71.92	3.91%
BZ	652.39	234.98	212.62	14.21%
C	414.91	71.33	151.13	2.85%
CC	1002.30	150.32	411.40	3.25%
CD	606.19	154.80	296.50	140.77%

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
CE	245.52	174.06	167.85	242.45%
CG	536.87	185.48	207.23	52.39%
CH	881.44	889.69	390.45	78.90%
CI	456.50	146.90	175.72	35.48%
CJ	673.23	248.78	322.40	92.61%
CK	540.35	152.04	234.52	62.71%
CL	181.02	355.03	58.27	-3.75%
CM	775.23	170.12	352.78	4.78%
CN	884.11	969.96	473.53	10.38%
CO1	402.21	395.92	146.29	1.38%
CO2	512.38	296.22	271.14	4.30%
CP	311.21	202.76	185.58	110.53%
CQ	217.80	145.91	94.10	74.70%
CS	198.84	459.82	137.61	246.03%
CU	289.59	214.99	193.41	182.57%
CW	805.43	162.54	346.54	16.76%
CX	799.46	287.82	283.34	0.70%
CY	605.40	300.97	216.39	-0.39%
CZ	393.42	299.94	142.44	3.61%
D	320.11	320.78	104.06	6.20%
DD	2036.45	217.05	765.20	1.26%
DE	859.29	186.18	338.26	32.69%
DF	103.56	169.73	28.31	-13.12%
DG	276.75	128.06	84.89	1.07%
DH	500.68	173.74	259.86	5.00%
DI	256.43	190.20	69.11	13.42%
DK	2155.94	45.48	731.32	12.01%

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
DN	816.14	283.11	344.84	79.38%
E	358.83	1007.51	138.57	4.27%
EE	2352.82	135.08	859.27	1.86%
EF	850.13	86.99	313.42	11.74%
EG	900.52	231.12	372.80	23.98%
EH	905.79	162.70	469.92	76.13%
EI	217.46	83.93	118.41	90.55%
EJ	307.89	226.11	125.49	52.63%
EK	724.12	361.78	233.70	-0.54%
EL	133.32	347.11	92.30	29.40%
EM	558.76	49.24	228.59	52.07%
EN	594.48	295.07	294.44	90.21%
EO	748.61	97.48	317.22	82.24%
F	479.72	142.96	192.13	3.58%
FF	1900.89	174.41	966.72	8.66%
G	418.21	215.68	158.32	7.77%
GG	650.39	718.74	270.81	8.86%
H	415.82	135.22	154.91	1.89%
HH	919.86	410.87	605.52	70.55%
I	510.75	158.63	169.63	-0.29%
II1	2013.53	69.22	1160.34	19.63%
II2	1012.62	186.17	441.62	11.54%
II3	730.00	146.95	332.84	12.36%
II4	540.71	398.43	210.71	3.92%
J	438.59	123.15	149.63	2.55%
JJ	1175.72	49.01	481.16	4.64%
K	610.03	135.98	221.75	3.15%

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
KK	333.11	218.24	195.88	20.51%
L	599.61	129.70	290.09	0.79%
LL	546.42	167.38	399.81	32.84%
M	630.97	144.13	301.50	0.52%
MM	906.17	60.54	305.19	-4.86%
N	496.46	336.69	238.71	9.98%
NN	789.22	429.02	284.03	52.56%
O	440.53	144.30	170.47	0.44%
OO	376.67	259.95	155.85	21.70%
P	507.99	88.15	190.20	9.47%
PP	487.79	53.87	196.10	3.10%
Q	138.55	39.77	46.64	2.55%
R	755.79	68.45	314.75	11.18%
RR	2405.52	296.80	1140.05	13.16%
SS	519.90	281.37	218.02	61.40%
T	318.56	217.23	208.15	139.29%
TT	798.12	137.47	340.07	47.14%
U	313.56	97.98	164.02	0.81%
UU1	226.05	755.64	92.03	9.64%
UU2	542.16	254.92	232.22	2.70%
UU3	1171.46	32.59	518.55	43.33%
V	775.97	84.00	357.75	3.06%
VV	122.38	247.49	46.47	-5.63%
W	667.38	60.94	392.19	32.91%
WW	190.75	652.92	101.49	4.11%
X	432.19	192.24	149.87	4.83%
XX	422.99	132.89	236.47	35.58%

Drainage Area Designation	Drainage Area Size acres	ELU Drainage Area CA Equivalent acres	2025 General Plan Drainage Area CA Equivalent acres	Change in CA
Y	654.25	843.60	232.48	7.79%
Z	1709.74	280.49	765.22	6.47%
ZZ	413.48	300.70	223.24	65.09%

The comparison of the 2025 General Plan land uses to the General Plan Update land uses resulted in an aggregated increase in CA for the planning area of 5.2 percent for all of the drainage areas within the planning boundary. The greatest change in Equivalent Area (CA) was in Drainage Area BR where a large amount of land within in the Fresno Yosemite International Airport takeoff and landing clear zone was changed from industrial land use in the 2025 General Plan to open space in the 2035 General Plan Update resulted in a 57 percent decrease in CA. The largest increase in CA was in Drainage Area U of 13.5 percent where land that was designated as open space in the 2025 General Plan was changed to the industrial land use in the 2035 General Plan Update.

In general, increases in CA in drainage areas was due to the change in land uses from multifamily land uses in the 2025 General Plan to single family land uses in the General Plan Update or from industrial land uses in the 2025 General Plan to single family land uses in the General Plan Update. An increase in CA that exceeds 5 percent indicates the need for possibly updating the SDMP to determine the impacts to the collection system and mitigation measures to reduce runoff volumes to mitigate impacts to retention and detention basin capacities or the implementation of the SDMP as the properties within the drainage area develop. Decreases in drainage area CA are not considered triggers for drainage system review or master plan changes.

Ten drainage areas showed a change in CA that equaled or was greater than 5 percent. These drainage areas are: C, AV, AG, N, MM, VV, KK, NN, and U. All other drainage areas decreased in CA or the change was less than 5 percent.

The results of the comparison of the change in CA for the 2025 Land Use Condition to the General Plan Update are shown Table 2 below and graphically as bar charts and in map form in Appendix C of this report.

Table 2 – Change in CA - 2025 General Plan Land Use Compared to General Plan Update Land Use

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
A	524.89	207.97	209.22	0.60%
AA	441.57	212.93	209.51	-1.60%
AB	780.55	268.33	245.06	-8.67%
AC	670.33	253.93	250.32	-1.42%

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
AD	387.59	116.01	116.22	0.18%
AE	616.35	218.03	226.34	3.81%
AF	433.95	225.32	228.76	1.53%
AG	730.31	401.77	428.48	6.65%
AH	752.69	450.65	454.38	0.83%
AI	506.14	244.37	217.13	-11.15%
AJ	393.78	140.33	129.86	-7.46%
AK	1136.90	495.81	448.02	-9.64%
AL	968.12	395.15	344.78	-12.75%
AN	656.10	221.23	206.56	-6.63%
AO	676.97	321.82	250.48	-22.17%
AR	409.65	260.36	257.47	-1.11%
AS	900.16	450.26	291.97	-8.01%
AU	376.72	180.80	115.31	-36.22%
AV	852.11	518.89	553.38	6.65%
AW1	325.20	238.97	234.28	-1.96%
AW2	344.11	252.82	250.91	-0.76%
AX	349.48	254.07	252.42	-0.65%
AY	317.24	230.07	227.45	-1.14%
AZ	158.96	119.22	119.12	-0.09%
B	500.74	201.92	206.35	4.06%
BB	1095.24	403.90	398.72	-1.28%
BD	519.99	273.94	198.15	-27.67%
BE	450.54	142.62	129.62	-9.11%
BF	375.41	134.80	131.04	-2.79%
BG	754.47	369.28	282.10	-23.61%
BH	1014.87	320.33	315.67	-1.45%

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
BK	288.25	320.33	153.00	3.23%
BL	787.71	435.85	394.78	-9.42%
BM	1511.13	636.00	583.13	-8.31%
BO	564.55	230.40	232.08	0.73%
BP	145.69	91.03	70.90	-22.12%
BQ	589.20	314.58	265.41	-15.63%
BR	279.66	175.33	75.28	-57.06%
BS	1154.59	553.03	378.91	-31.48%
BU	1041.13	594.06	617.54	3.95%
BV	635.38	242.05	205.46	-15.12%
BW	221.17	71.92	66.94	-6.92%
BZ	652.39	212.62	193.98	-8.77%
C	414.91	151.13	159.34	5.45%
CC	1002.30	411.40	409.72	-0.41%
CD	606.19	296.50	245.33	-17.26%
CE	245.52	167.85	164.39	-2.06%
CG	536.87	207.23	169.88	-18.02%
CH	881.44	390.45	271.03	-30.59%
CI	456.50	175.72	91.12	-48.14%
CJ	673.23	322.40	201.46	-37.51%
CK	540.35	234.52	171.28	-26.96%
CL	181.02	58.27	60.48	3.79%
CM	775.23	352.78	361.61	2.50%
CN	884.11	473.53	437.96	-7.51%
CO1	402.21	146.29	145.09	-0.82%
CO2	512.38	271.14	277.80	2.46%
CP	311.21	185.58	108.94	-41.30%

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
CQ	217.80	94.10	72.64	-22.81%
CS	198.84	137.61	92.94	-32.46%
CU	289.59	193.41	181.13	-6.35%
CW	805.43	346.54	338.27	-2.39%
CX	799.46	283.34	285.34	0.71%
CY	605.40	216.39	213.12	-1.51%
CZ	393.42	142.44	138.28	-2.92%
D	320.11	104.06	99.36	-4.52%
DD	2036.45	765.20	769.22	0.53%
DE	859.29	338.26	296.66	-12.30%
DF	103.56	28.31	28.71	1.38%
DG	276.75	84.89	85.86	1.14%
DH	500.68	259.86	260.22	0.14%
DI	256.43	69.11	60.64	-12.26%
DK	2155.94	731.32	671.83	-8.13%
DN	816.14	344.84	253.29	-24.04%
E	358.83	138.57	133.47	-6.16%
EE	2352.82	859.27	845.75	-1.57%
EF	850.13	313.42	307.02	-2.04%
EG	900.52	372.80	340.33	-8.71%
EH	905.79	469.92	441.85	-5.97%
EI	217.46	118.41	57.92	-51.08%
EJ	307.89	125.49	93.68	-25.35%
EK	724.12	233.70	235.08	0.59%
EL	133.32	92.30	96.85	4.93%
EM	558.76	228.59	223.77	-2.11%
EN	594.48	294.44	283.73	-3.64%

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
EO	748.61	317.22	244.78	-22.84%
F	479.72	192.13	189.02	-1.62%
FF	1900.89	966.72	941.54	-2.60%
G	418.21	158.32	148.06	-6.48%
GG	650.39	270.81	270.71	-0.04%
H	415.82	154.91	152.44	-1.59%
HH	919.86	605.52	622.66	2.83%
I	510.75	169.63	164.47	-3.05%
II1	2013.53	1160.34	1165.03	0.40%
II2	1012.62	441.62	458.14	3.74%
II3	730.00	332.84	333.62	0.24%
II4	540.71	210.71	210.98	0.13%
J	438.59	149.63	147.53	-1.41%
JJ	1175.72	481.16	471.47	-2.01%
K	610.03	221.75	215.30	-2.91%
KK	333.11	195.88	215.11	10.90%
L	599.61	290.09	284.73	-1.85%
LL	546.42	399.81	392.68	-1.78%
M	630.97	301.50	303.46	0.65%
MM	906.17	305.19	329.01	7.80%
N	496.46	238.71	256.50	7.45%
NN	789.22	284.03	320.35	12.79%
O	440.53	170.47	166.51	-2.32%
OO	376.67	155.85	153.99	-1.19%
P	507.99	190.20	177.20	-6.83%
PP	487.79	196.10	202.30	3.16%
Q	138.55	46.64	43.04	-7.71%

Drainage Area Designation	Drainage Area Size acres	2025 General Plan Drainage Area CA Equivalent acres	2035 General Plan Drainage Area CA Equivalent acres	Change in CA
R	755.79	314.75	295.26	-6.19%
RR	2405.52	1140.05	1106.95	-2.90%
SS	519.90	218.02	174.01	-20.19%
T	318.56	208.15	211.31	1.52%
TT	798.12	340.07	305.01	-10.31%
U	313.56	164.02	186.18	13.51%
UU1	226.05	92.03	89.99	-2.21%
UU2	542.16	232.22	228.31	-1.69%
UU3	1171.46	518.55	522.92	0.84%
V	775.97	357.75	350.01	-2.16%
VV	122.38	46.47	51.44	10.70%
W	667.38	392.19	390.91	-0.33%
WW	190.75	101.49	97.79	-3.64%
X	432.19	149.87	155.57	3.80%
XX	422.99	236.47	243.54	2.99%
Y	654.25	232.48	232.68	0.09%
Z	1709.74	765.22	755.85	-1.22%
ZZ	413.48	223.24	219.22	-1.80%

The results of the similar analysis performed in the Fulton Corridor Specific Plan and Community Plan EIR Technical Report found that the land uses for the specific plan will not result in an increase in CA within the planning boundary. The proposed land uses are not expected to cause any reduction in service level for the FF and II-1 drainage areas collection systems which provide runoff collection service for the Fulton Corridor Specific Plan and Community Plan area.

Results of Impacts to Retention Basins – Existing Condition to 2025 General Plan

A comparison of the retention basins storage capacities using data provided by the FMFCD, shows that 37 drainage areas will have increases in CA that will result in runoff volumes that will exceed the design capacity of the basins in the Existing Condition to the 2025 General Plan condition. FMFCD has linked these basins to downstream basins with planned or existing pipelines and pump stations that are designed to move the excess runoff from these basins to the downstream basins. The net effect is that there is sufficient storage for the expected runoff volumes when this capability to move water is taken into

account. The 2025 Required Storage was calculated without including supplemental capacity since the comparison was between the storage capacity provided and storage capacity required for the land uses. Those basins that show 0 acre feet in the Storage Provided column are 0 because no basin storage volume was provided by FMFCD. No basin geometric design may be available for these basins or the basins are sufficiently old that the calculated storage volume was not recorded. Table 3 below shows the 38 basins and their storage conditions.

Table 3 – Comparison of Existing Basin Storage to Storage Required for 2025 General Plan Land Uses

Drainage Area Designation	Total Storage Provided a-f	2025 Required Storage a-f	Storage Deficit a-f
II1	176.7	580.17	403.47
DD	165.4	382.60	217.20
EE	212.8	429.64	216.84
EG	24.1	186.40	162.30
CJ	0.0	161.20	161.20
CC	46.6	205.70	159.10
BB	58.6	201.95	143.35
II3	65.5	166.42	100.92
II2	132.8	220.81	88.01
BR	0.0	87.66	87.66
BK	75.7	160.17	84.47
V	99.8	178.87	79.07
BL	141.4	217.93	76.53
MM	80.3	152.60	72.30
Z	313.0	382.61	69.61

Drainage Area Designation	Total Storage Provided a-f	2025 Required Storage a-f	Storage Deficit a-f
F	37.0	96.06	59.06
II4	50.1	105.35	55.25
M	98.0	150.75	52.75
G	27.0	79.16	52.16
JJ	193.8	240.58	46.78
BP	0.0	45.51	45.51
H	0.0	77.45	42.75
DG	34.7	42.45	42.45
CM	0.0	176.39	36.19
K	140.2	110.88	28.38
I	82.5	84.82	27.22
CH	173.6	195.22	21.62
HH	283.0	302.76	19.76
DH1	111.8	129.93	18.13
UU2	98.1	116.11	18.01
B/E	85.4	100.96	15.56
AC	116.0	126.96	10.96
CO2	127.7	135.57	7.87
Y	110.9	116.24	5.34
P	90.2	95.10	4.90

Drainage Area Designation	Total Storage Provided a-f	2025 Required Storage a-f	Storage Deficit a-f
AA	103.9	106.46	2.56
PP	96.2	98.05	1.85
L	144.0	145.05	1.05

Results of Impacts to Retention Basins –2025 General Plan to General Plan Update

The storage capacities for the drainage area retention basins were compared to the required storage capacities resulting from the 2025 General Plan to 2035 General Plan Update land uses. The comparison shows that the retention basin for Drainage Area U will have increases in CA that will result in runoff volumes that will exceed the design capacity of the basin in the 2035 General Plan Update when compared to the Existing Condition to the 2025 General Plan condition. The total count of basins that have storage deficiencies when compared to the Existing Condition decreases to 35 from 37 for the 2025 General Plan condition. Drainage Areas CH, L and P, which had storage deficiencies in the 2025 General Plan condition do not have a deficiency in the 2035 General Plan Update condition. The 2035 General Plan Update Required Storage was calculated without including supplemental capacity since the comparison to make the comparisons equivalent to the 2025 General Plan condition. Table 4 shows the information for the Drainage Area U retention basin.

Table 4 – Comparison of Existing Basin Storage to Storage Required for 2035 General Plan Update Land Uses

Drainage Area Designation	Total Storage Provided a-f	2025 Required Storage a-f	Storage Deficit a-f
U	89.1	93.1	4.0

The results of the similar analysis performed in the Fulton Corridor Specific Plan and Community Plan EIR Technical Report found that the land uses for the specific plan will not result in an increase in CA within the planning boundary. The proposed land uses are not expected to cause any reduction in service level for the FF and II-1 drainage areas retention basins which provide runoff disposal for the Fulton Corridor Specific Plan and Community Plan area.

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Appendix A

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

RECOMMENDED DESIGN "C" FACTORS
FOR
RESIDENTIAL LAND USE DESIGNATIONS

Land Use Designation	Allowable Density and Land Use Zoning	"C" Factor	Recommended Design "C" Factor
Rural Density	0 to 0.7 Units/Ac		
	AE-20	0.15	0.29
	AE-5	0.18	
	R-A	0.20	
Low Density	0 to 2.0 Units/Ac		
	R-A	0.20	0.29
	R-1-E	0.24	
	R-1-A	0.24	
	R-1-B	0.26	
Medium-Low Density	2.0 to 5.0 Units/Ac		
	R-1-A	0.24	0.29
	R-1-B	0.26	
	R-1-C	0.27	
Medium Density	5.0 to 10.0 Units/Ac		
	R-1-C	0.27	0.32
	R-1	0.29	
	R-2-A	0.32	
Medium-High Density	10.0 to 23.0 Units/Ac		
	R-2-A	0.32	0.42
	R-2	0.35	
	R-3-A	0.42	
High Density	23.0 to 44.0 Units/Ac		
	R-3-A	0.42	0.55
	R-3	0.48	
	R-4	0.55	

FRESNO METROPOLITAN FLOOD CONTROL DISTRICT

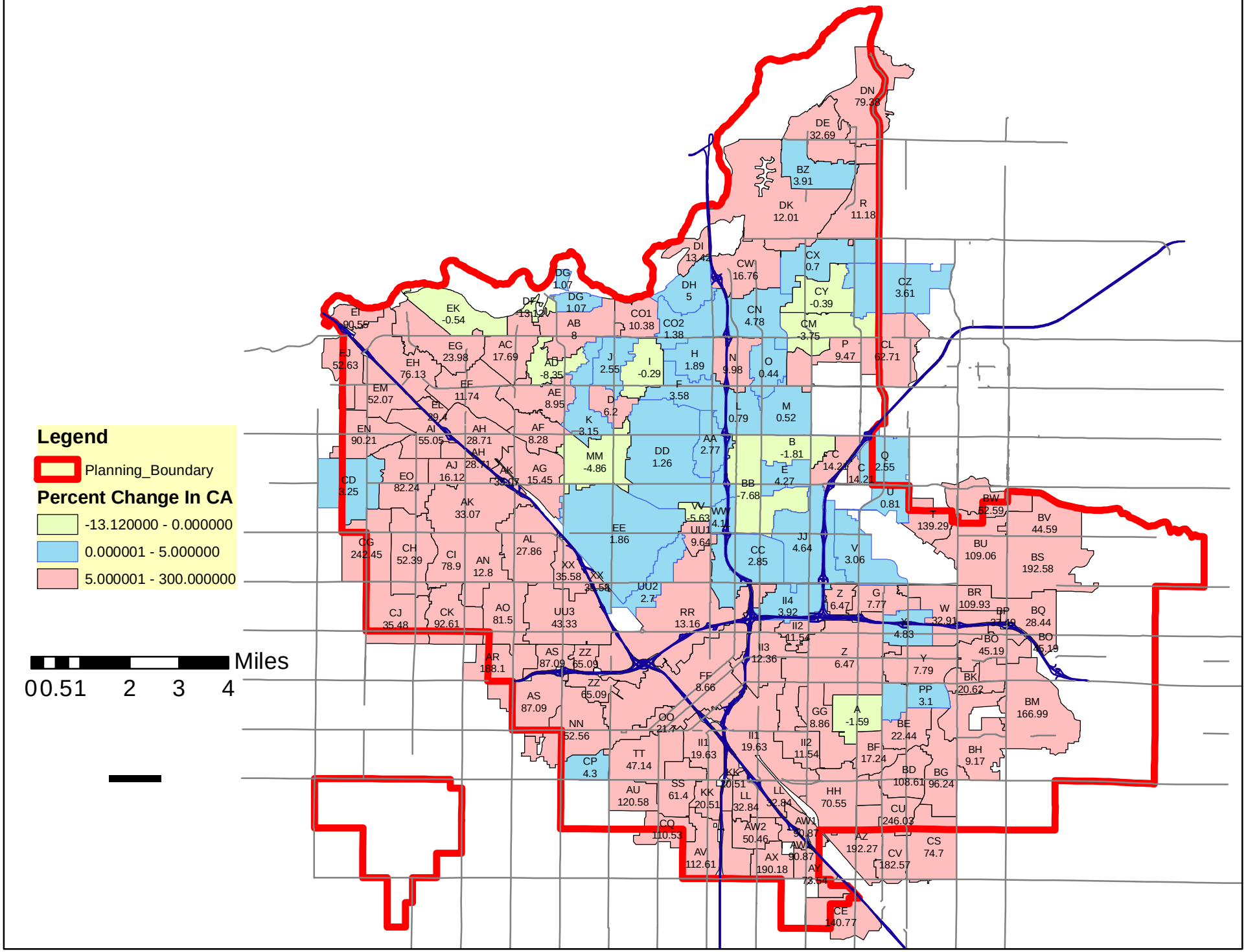
RECOMMENDED DESIGN "C" FACTORS
FOR
COMMERCIAL AND INDUSTRIAL LAND USE DESIGNATIONS

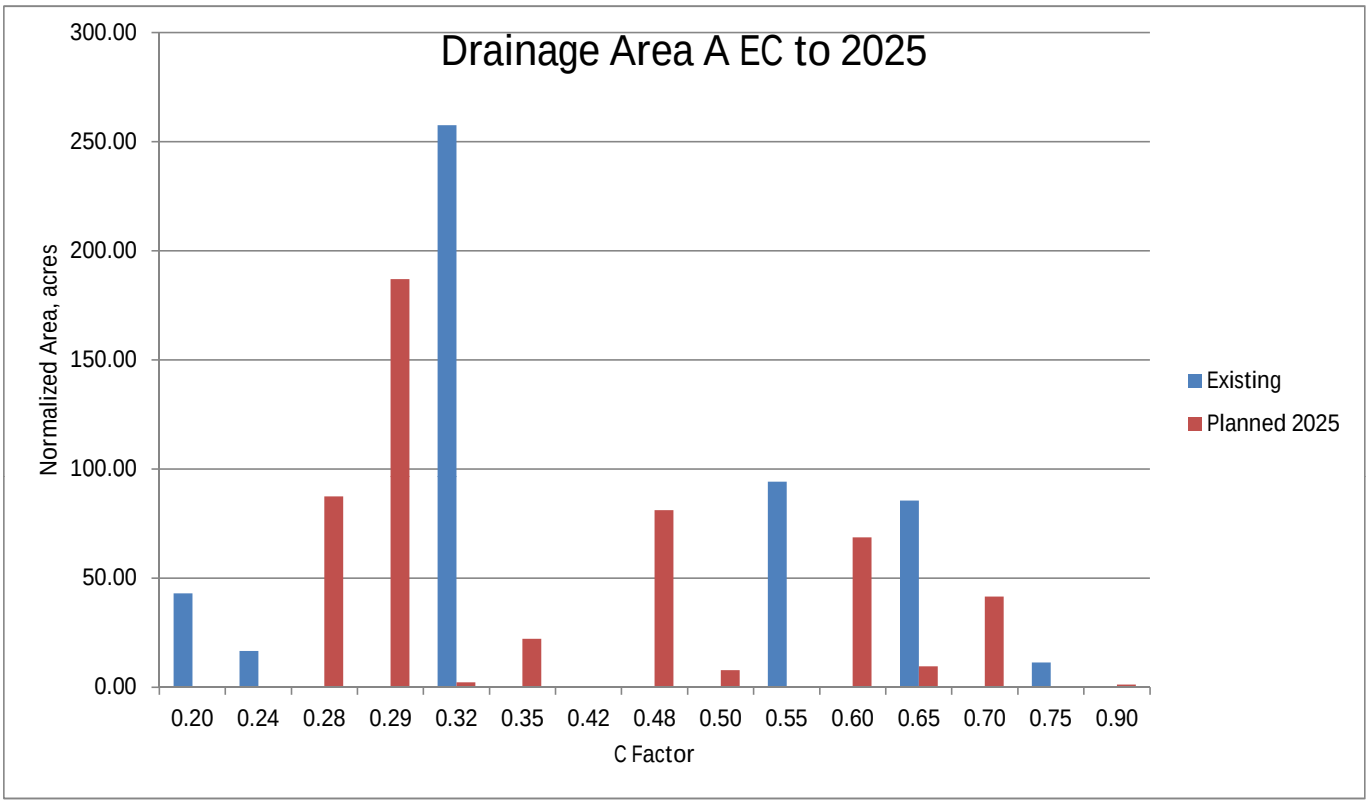
Land Use Designation	Allowable Land Use Zonings	"C" Factor	Recommended Design "C" Factor
Neighborhood Commercial	C-1 C-L	0.70 0.70	0.70
Community Commercial	C-2 C-L	0.70 0.70	0.70
Regional Shopping Center	C-3 C-4	0.70 0.70	0.70
General Heavy Strip	C-5 C-6 C-P	0.70 0.70 0.60	0.70
Office Commercial	R-P C-P RP-L	0.65 0.60 0.55	0.65
Light Industrial	M-1-P M-1 C-M	0.55 0.60 0.65	0.65
Heavy Industrial	M-1-P M-1 M-2 M-3	0.55 0.60 0.65 0.75	0.75

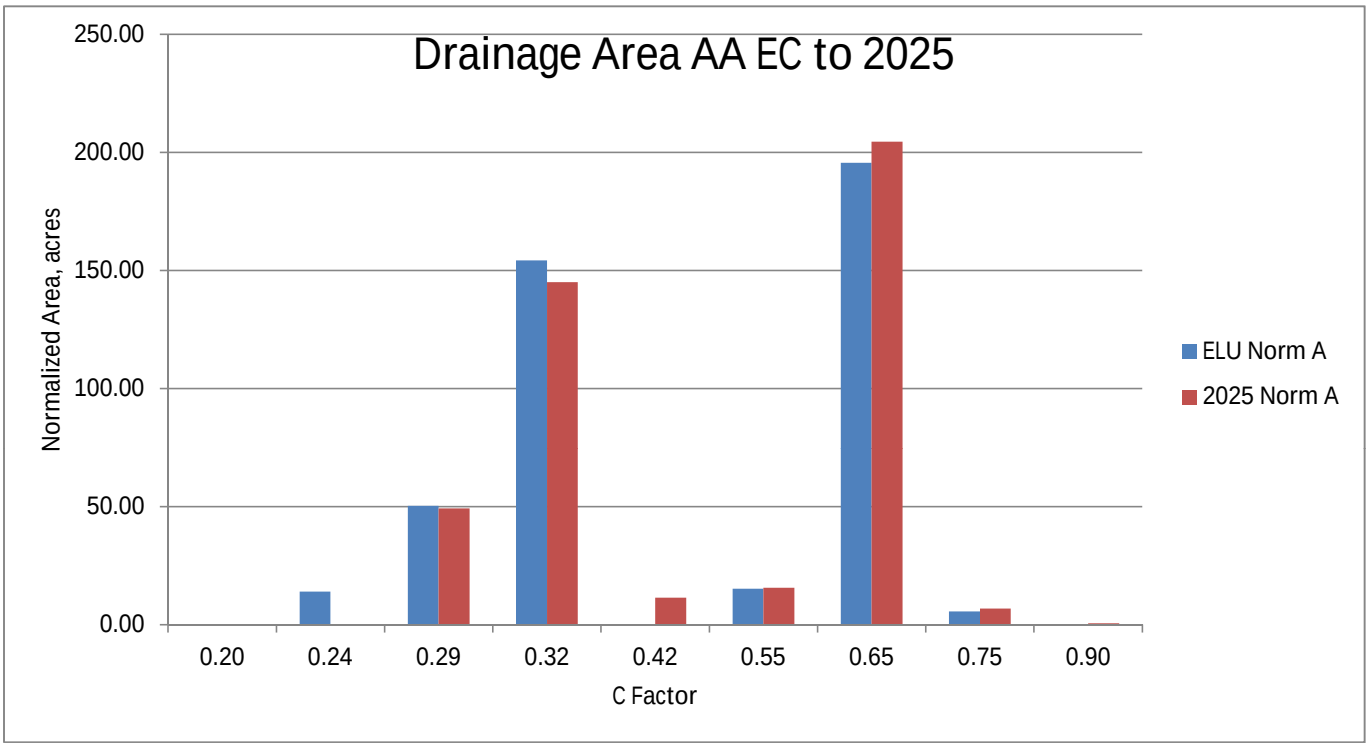
Revised 3/29/83

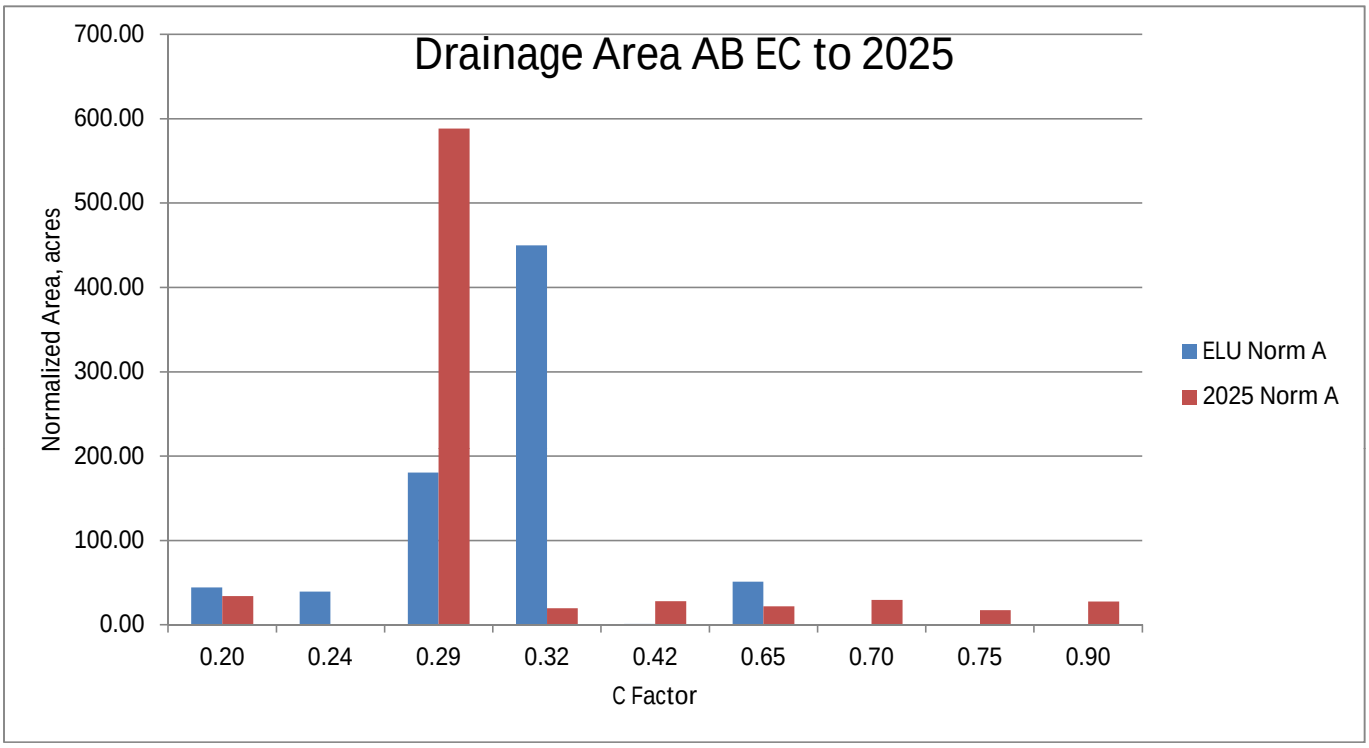
Appendix B

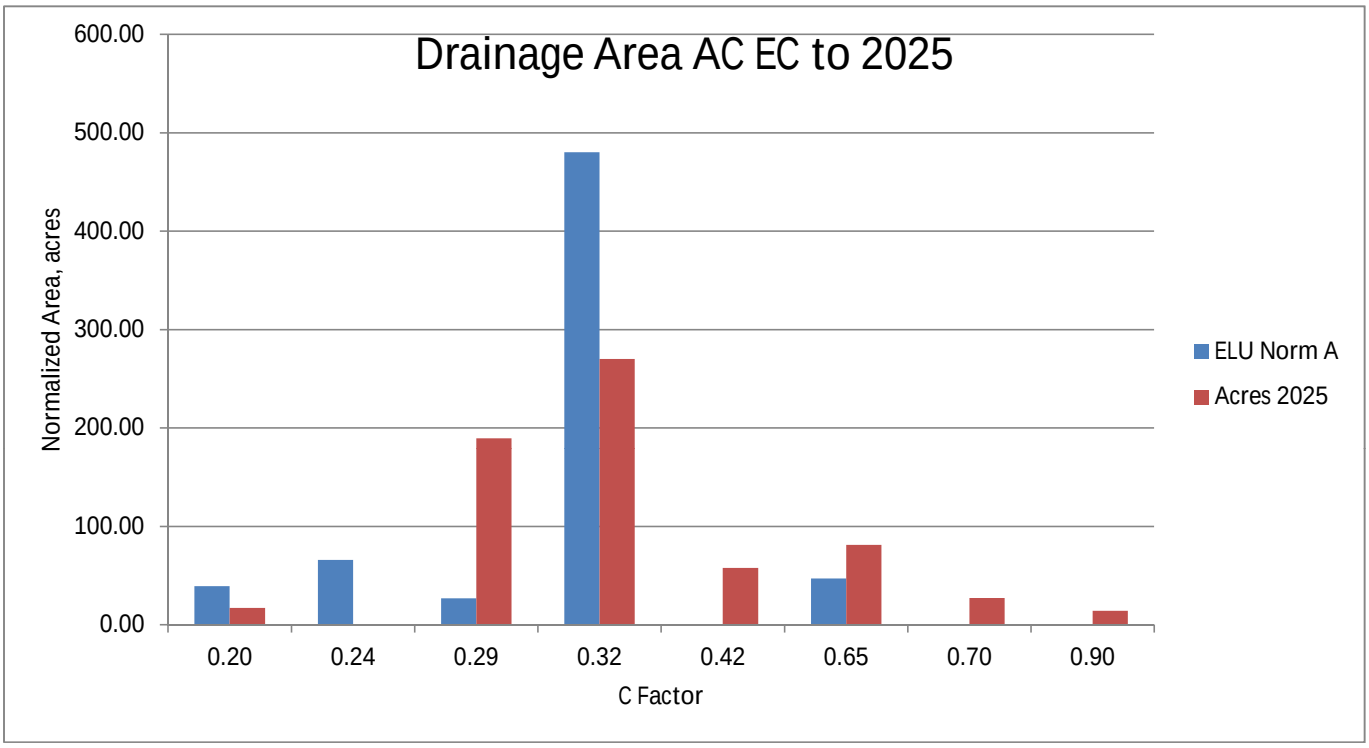
Percent Change in CA from Existing Land Use to 2025 General Plan Land Use

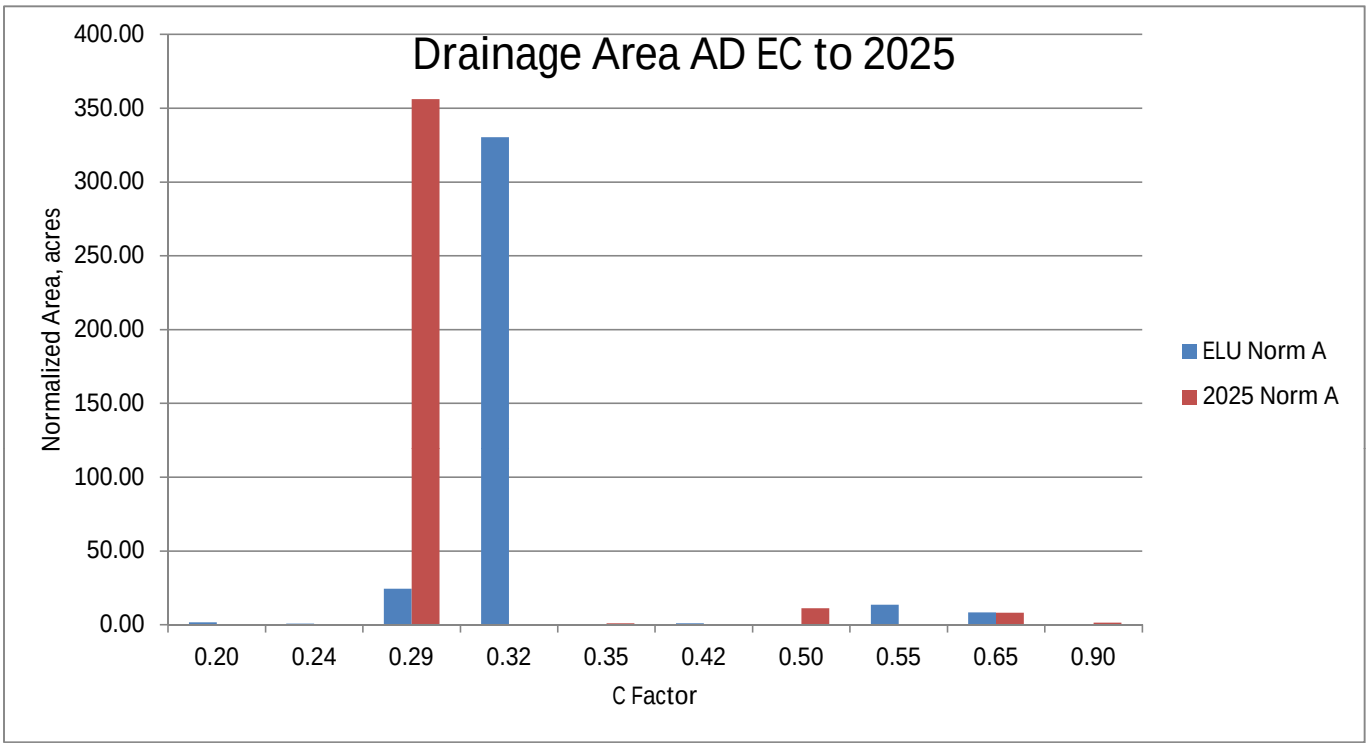


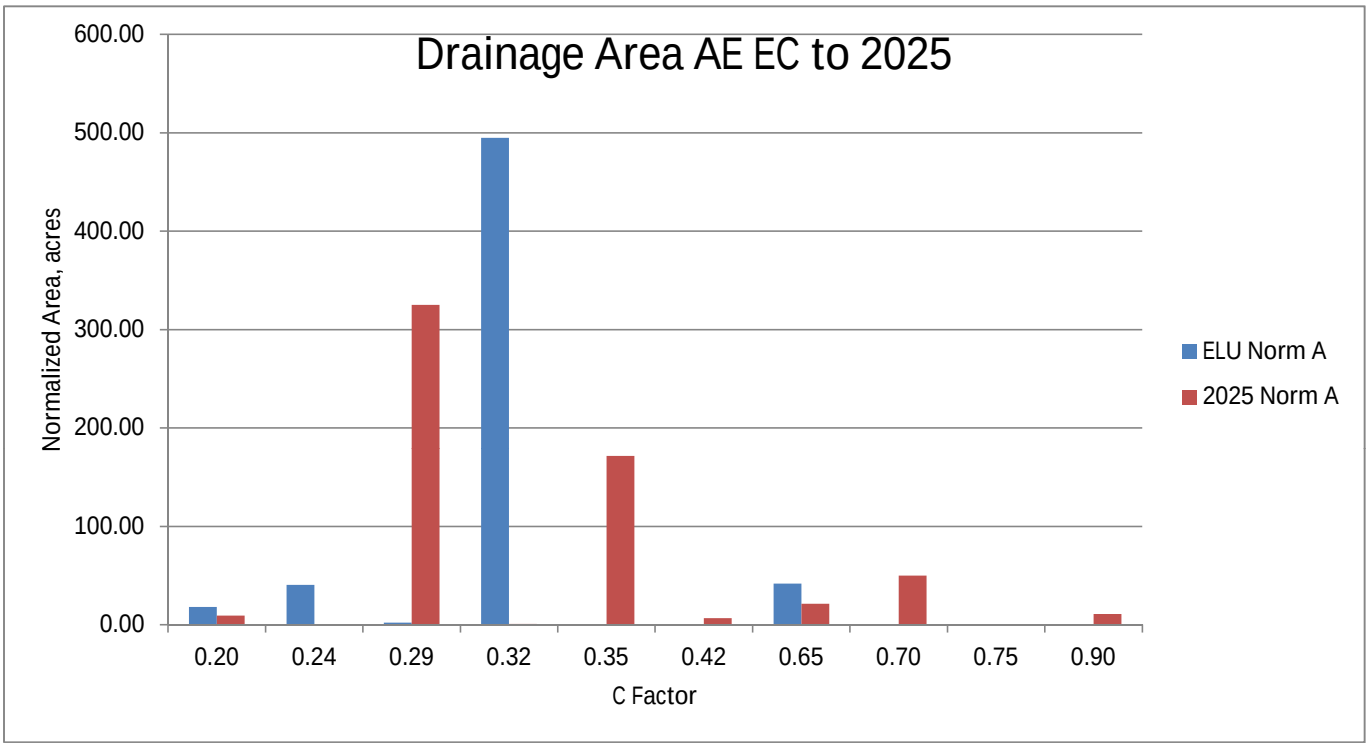

Drainage Area A EC to 2025
Normalized Area, acres
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.28
0.29
0.32
0.35
0.42
0.48
0.50
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

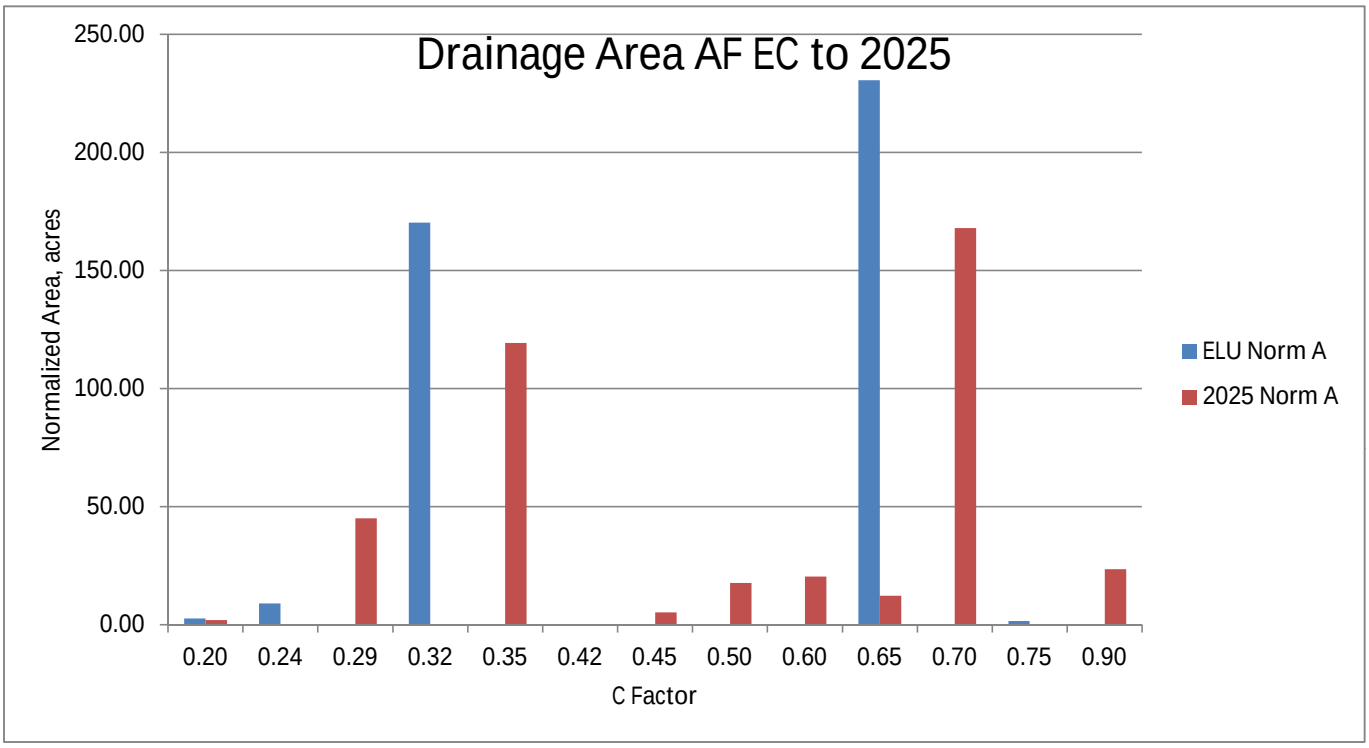

Drainage Area AA EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

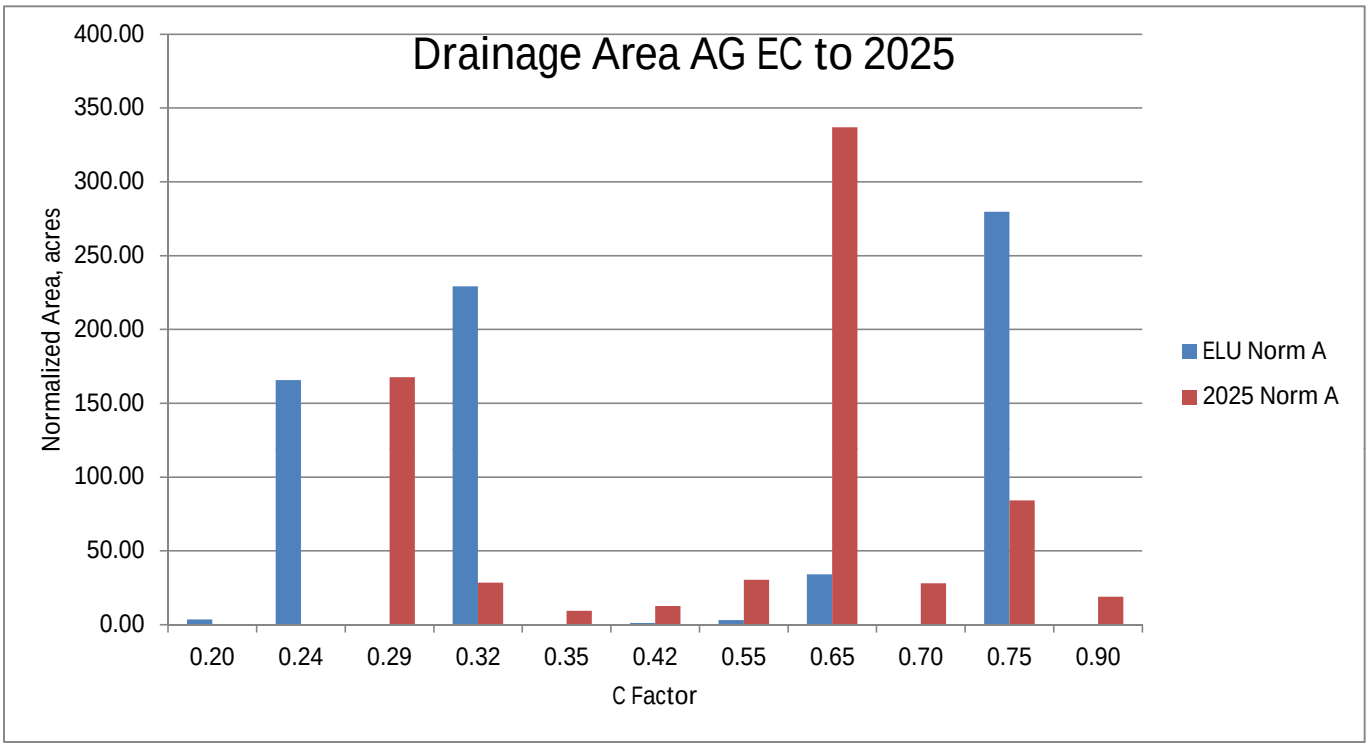

Drainage Area AB EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

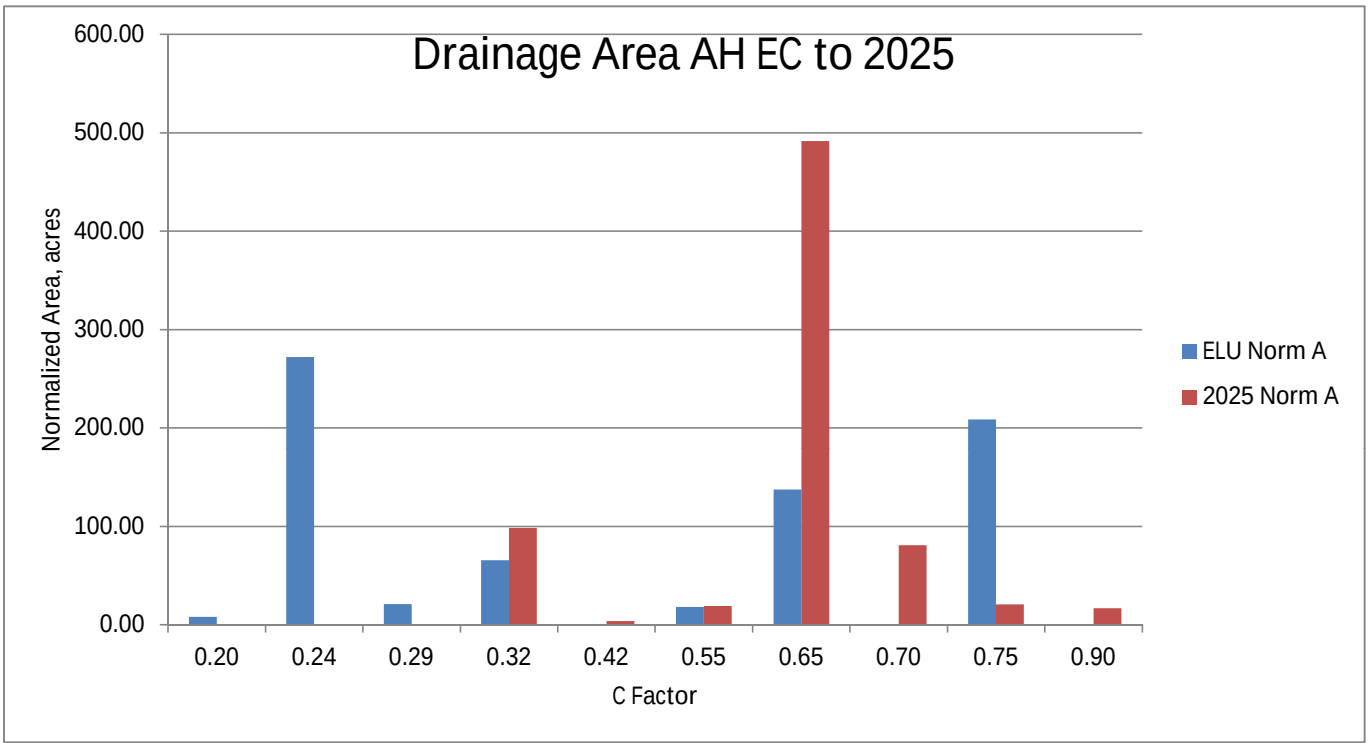

Drainage Area AC EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.65
0.70
0.90
C Factor
ELU Norm A
Acres 2025

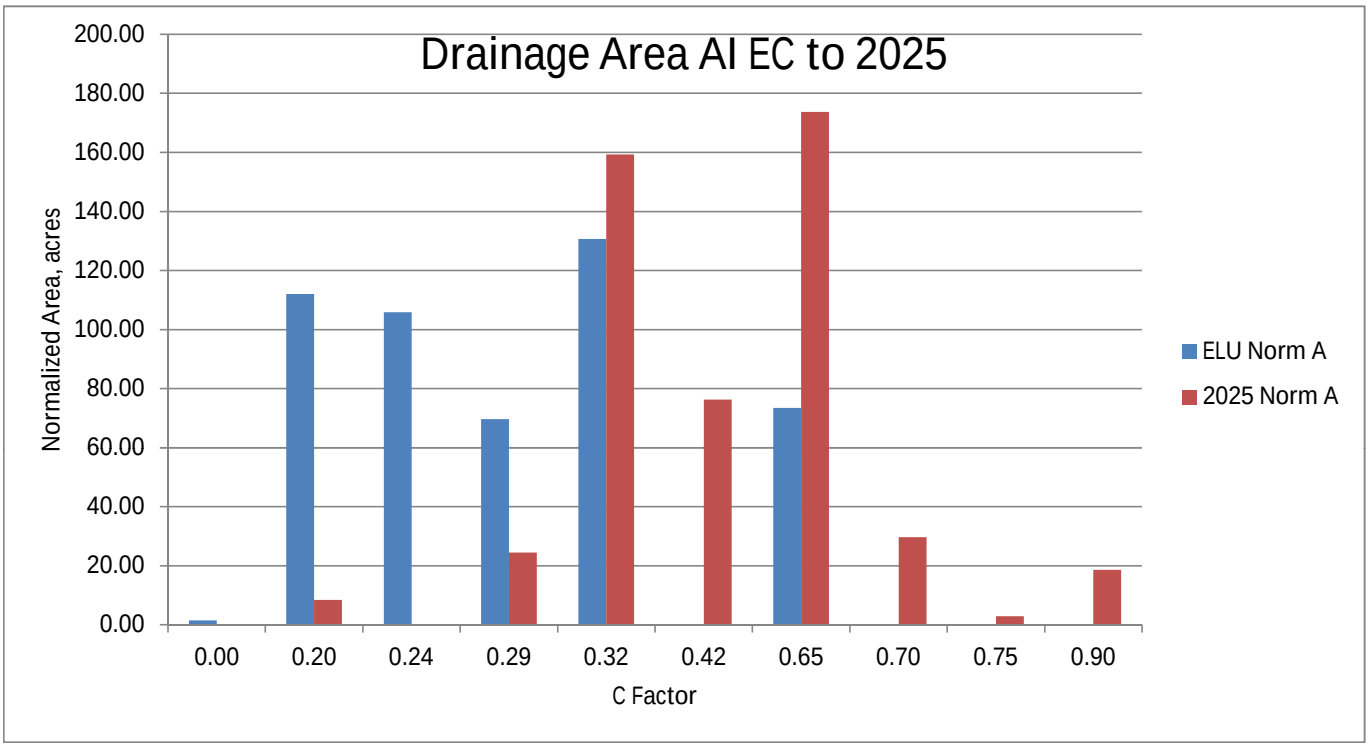

Drainage Area AD EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.50
0.55
0.65
0.90
C Factor
ELU Norm A
2025 Norm A

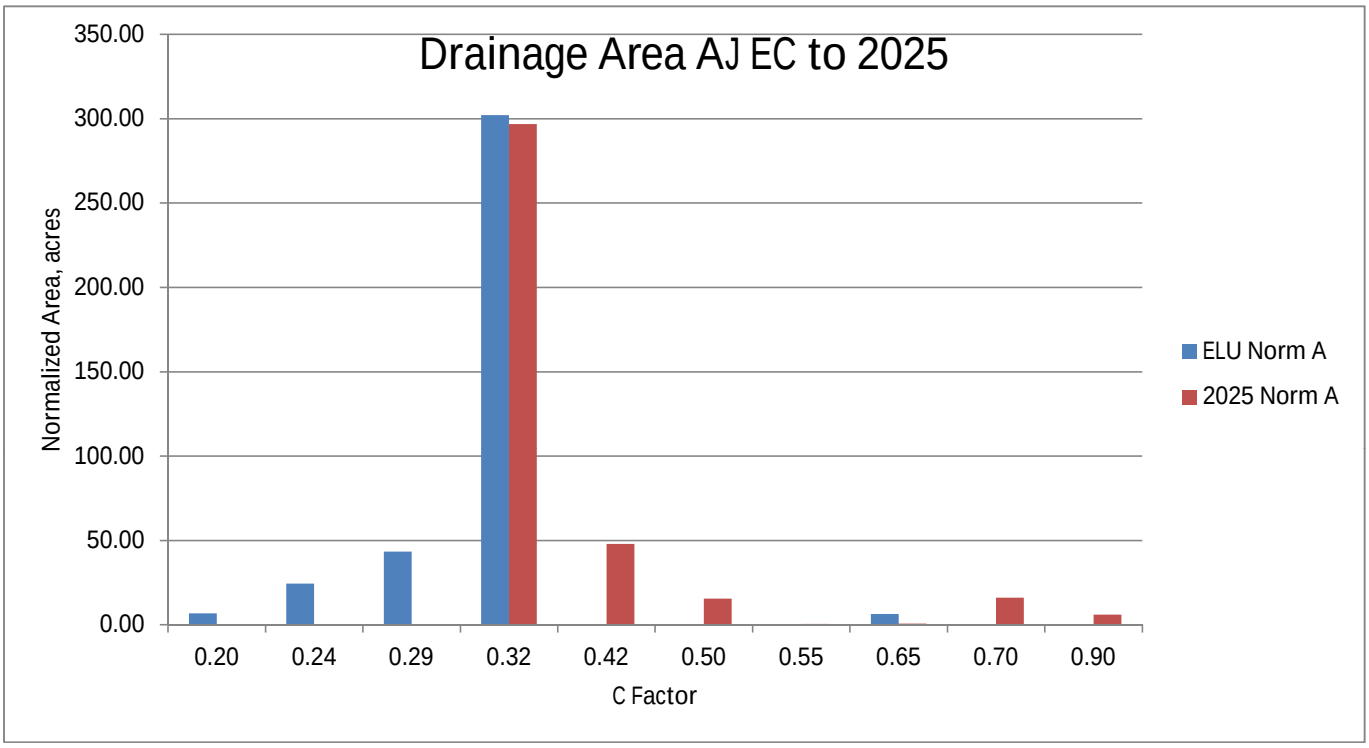

Drainage Area AE EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

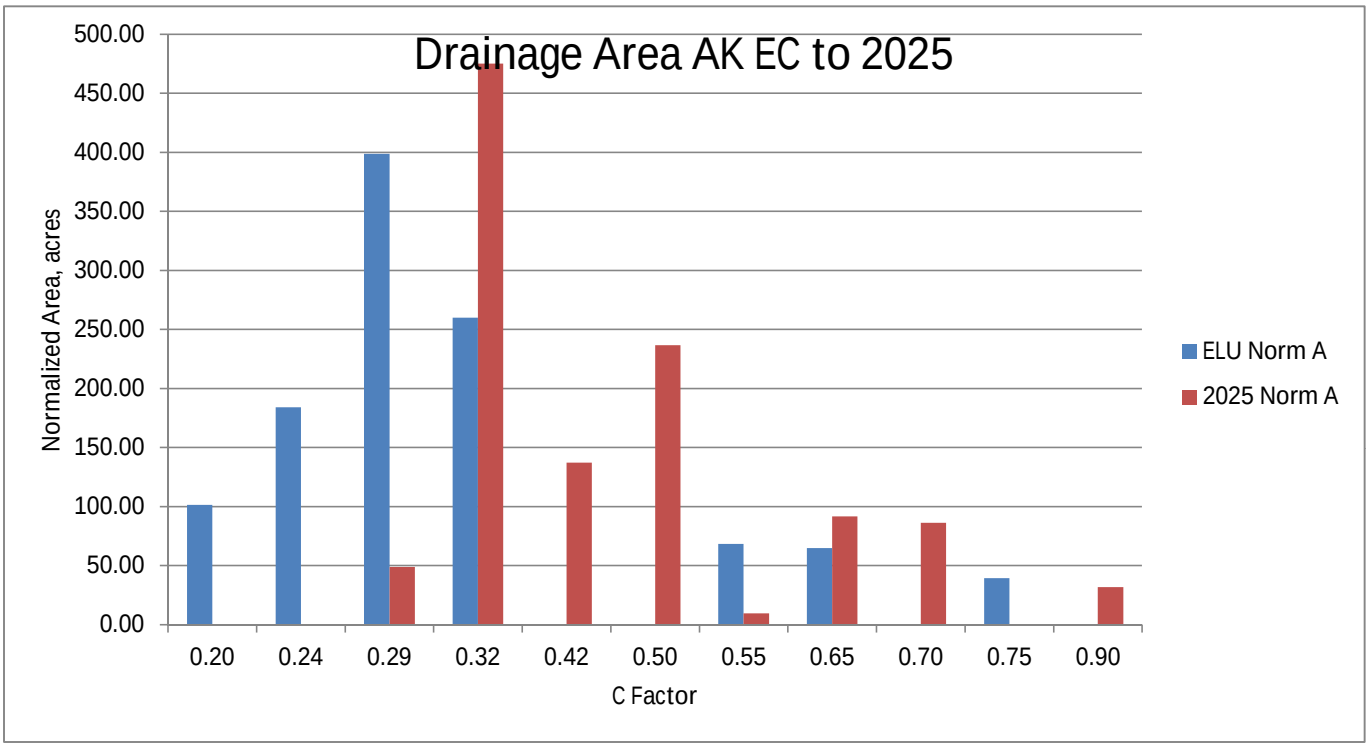

Drainage Area AF EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.45
0.50
0.60
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

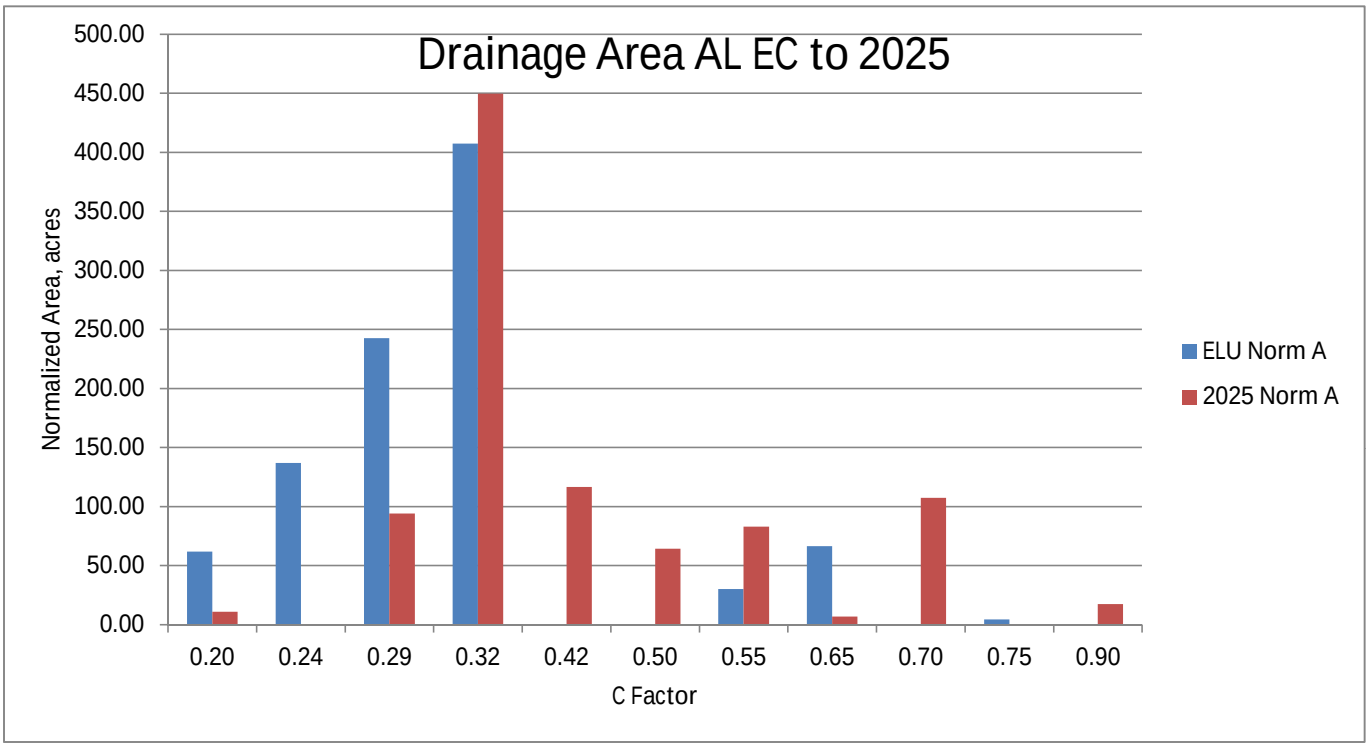

Drainage Area AG EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

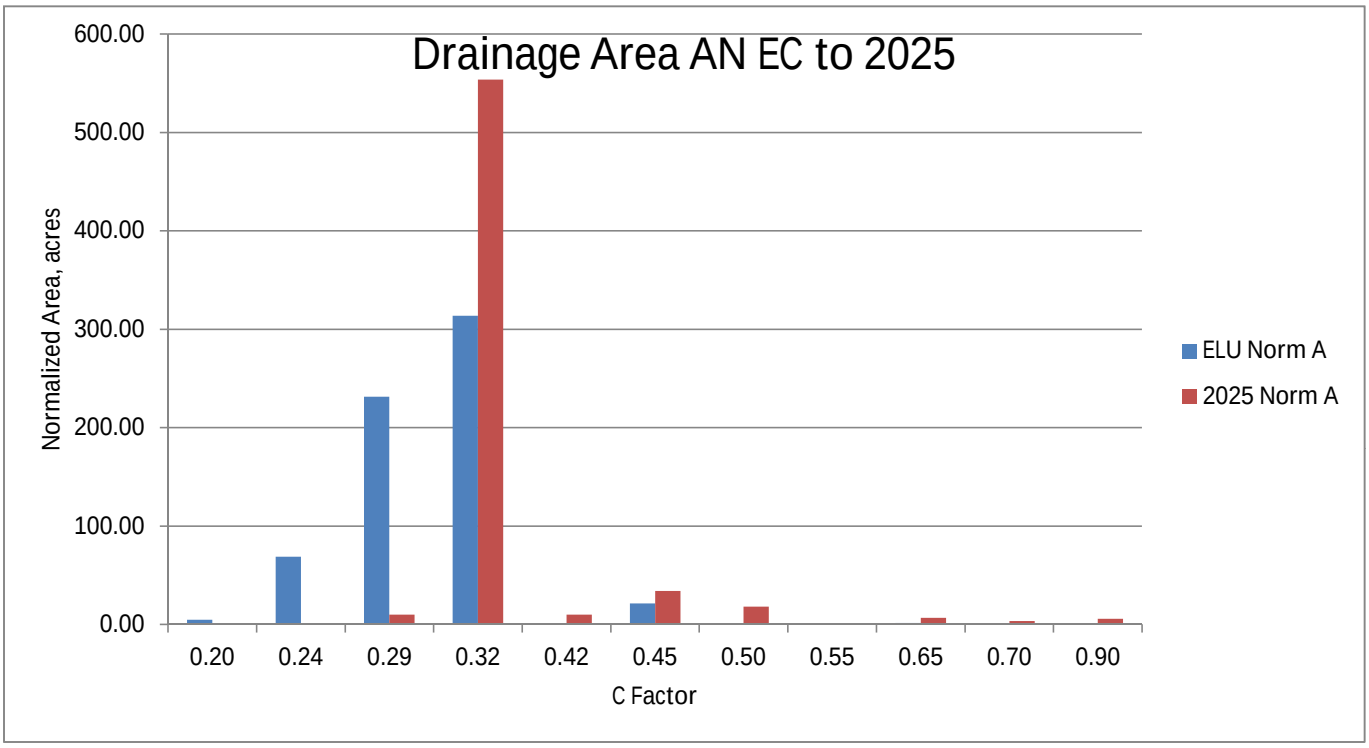

Drainage Area AH EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

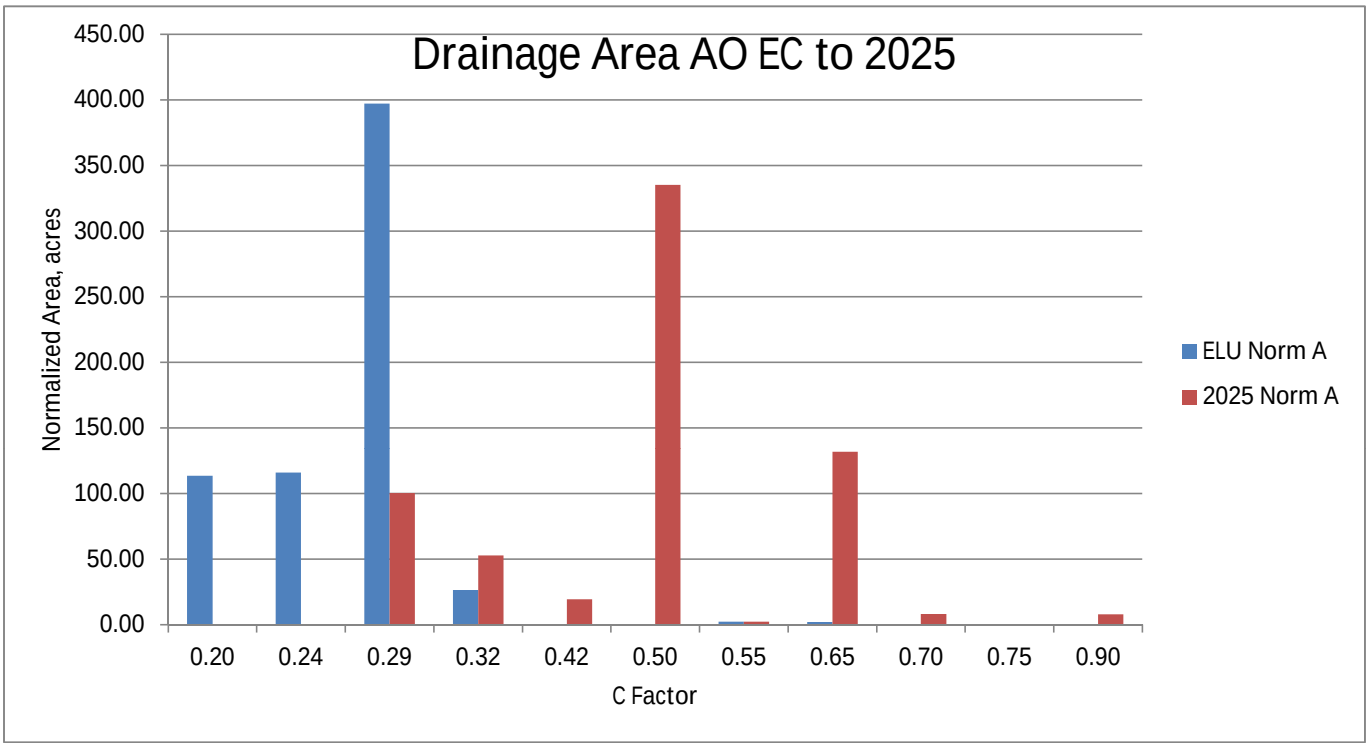

Drainage Area AI EC to 2025
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

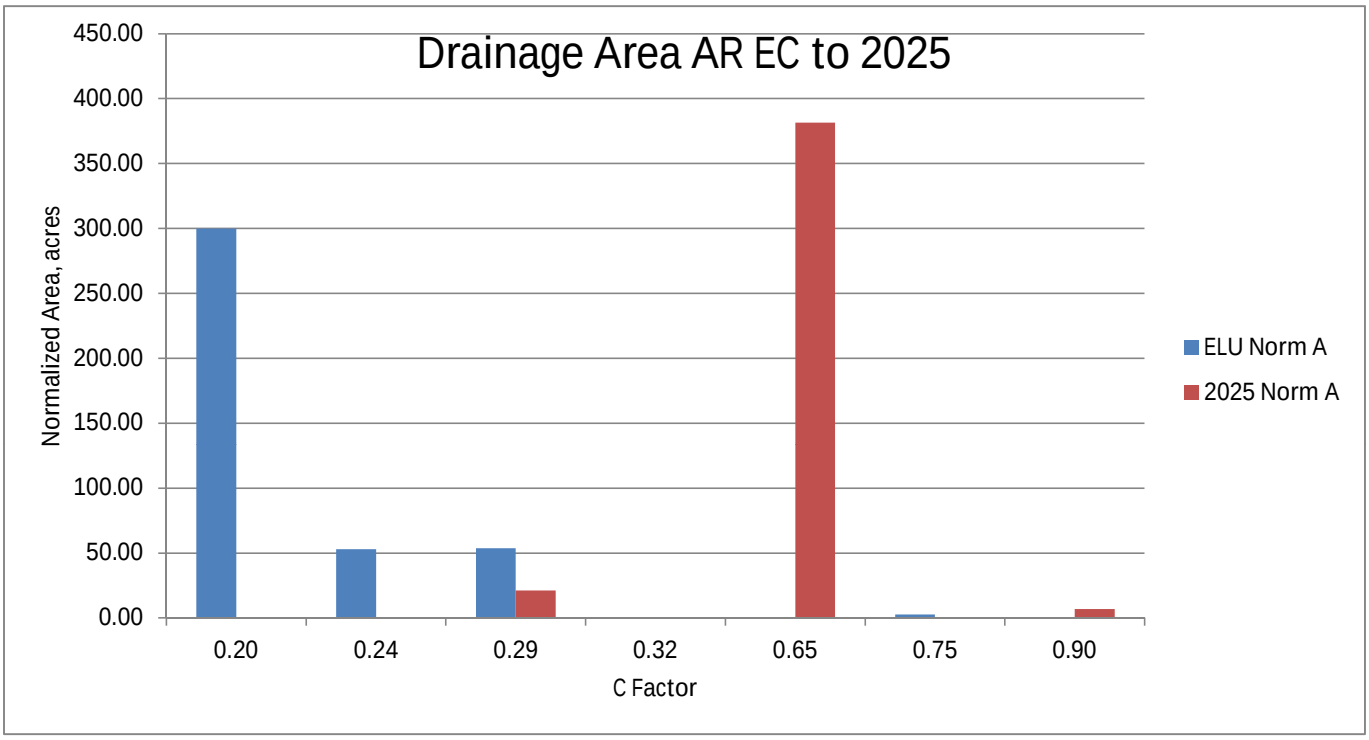

Drainage Area AJ EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
ELU Norm A
2025 Norm A

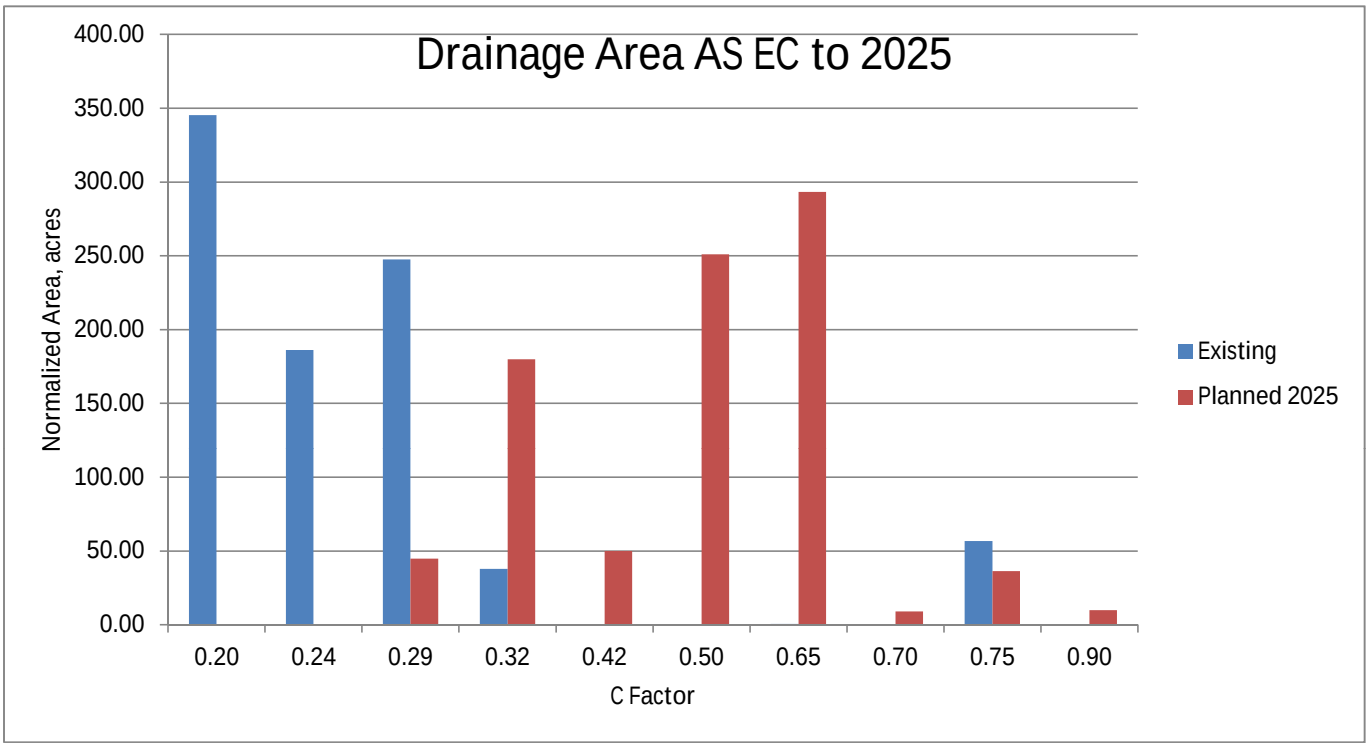

Drainage Area AK EC to 2025
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

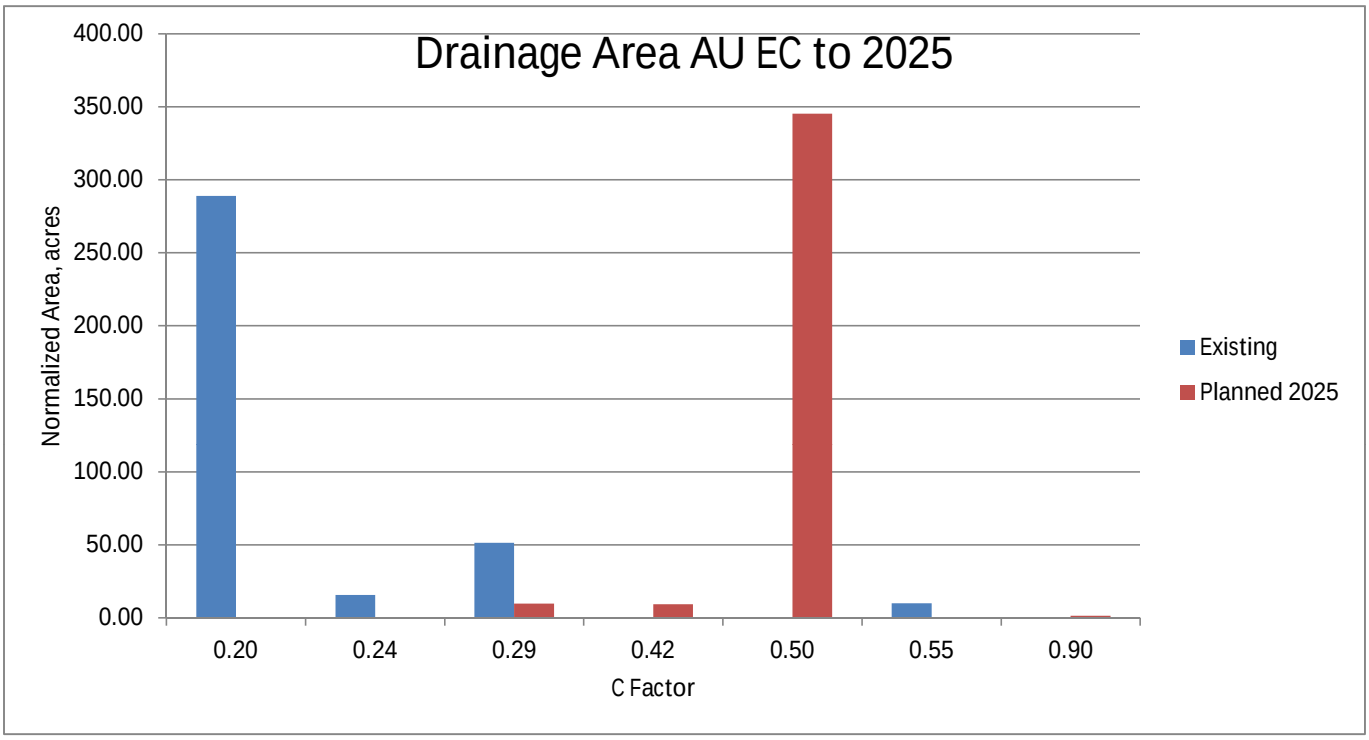

Drainage Area AL EC to 2025
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

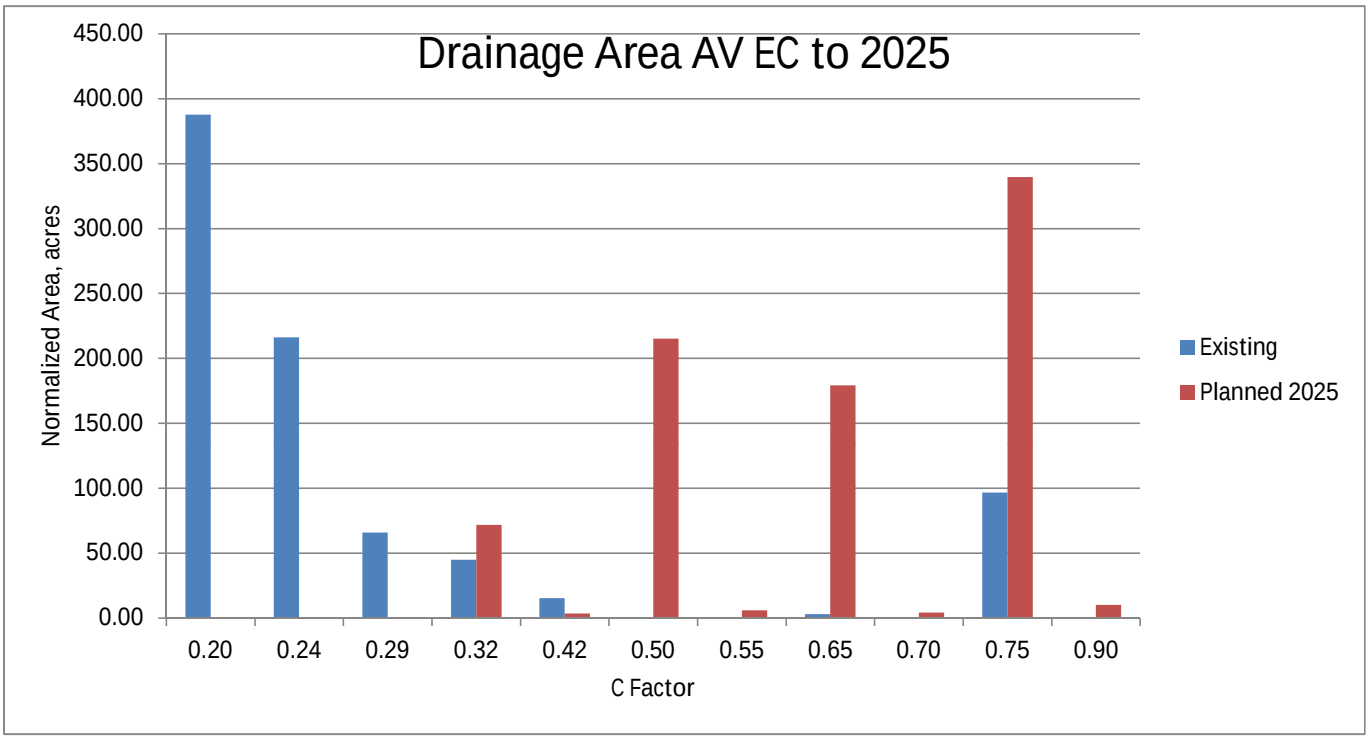

Drainage Area AN EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.90
C Factor
ELU Norm A
2025 Norm A

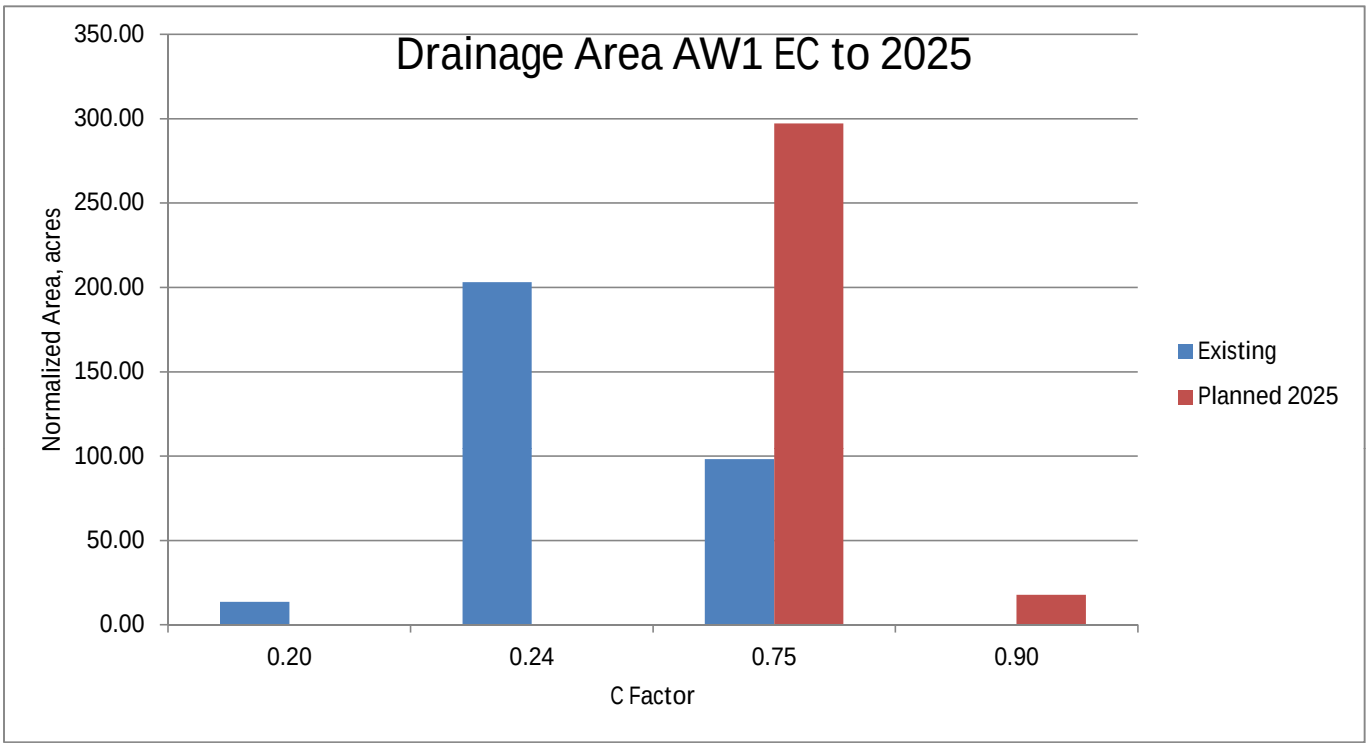

Drainage Area AO EC to 2025
Normalized Area, acres
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

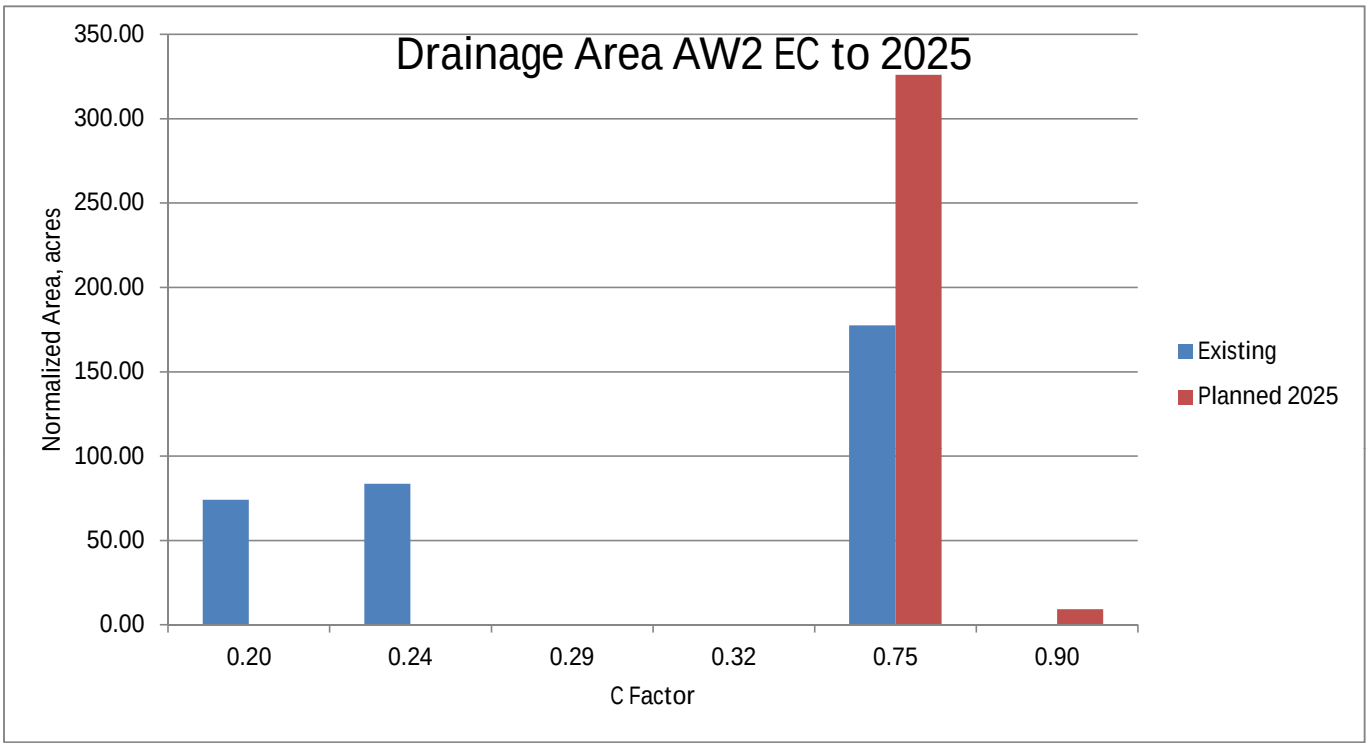

Drainage Area AR EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.65
0.75
0.90
C Factor
ELU Norm A
2025 Norm A

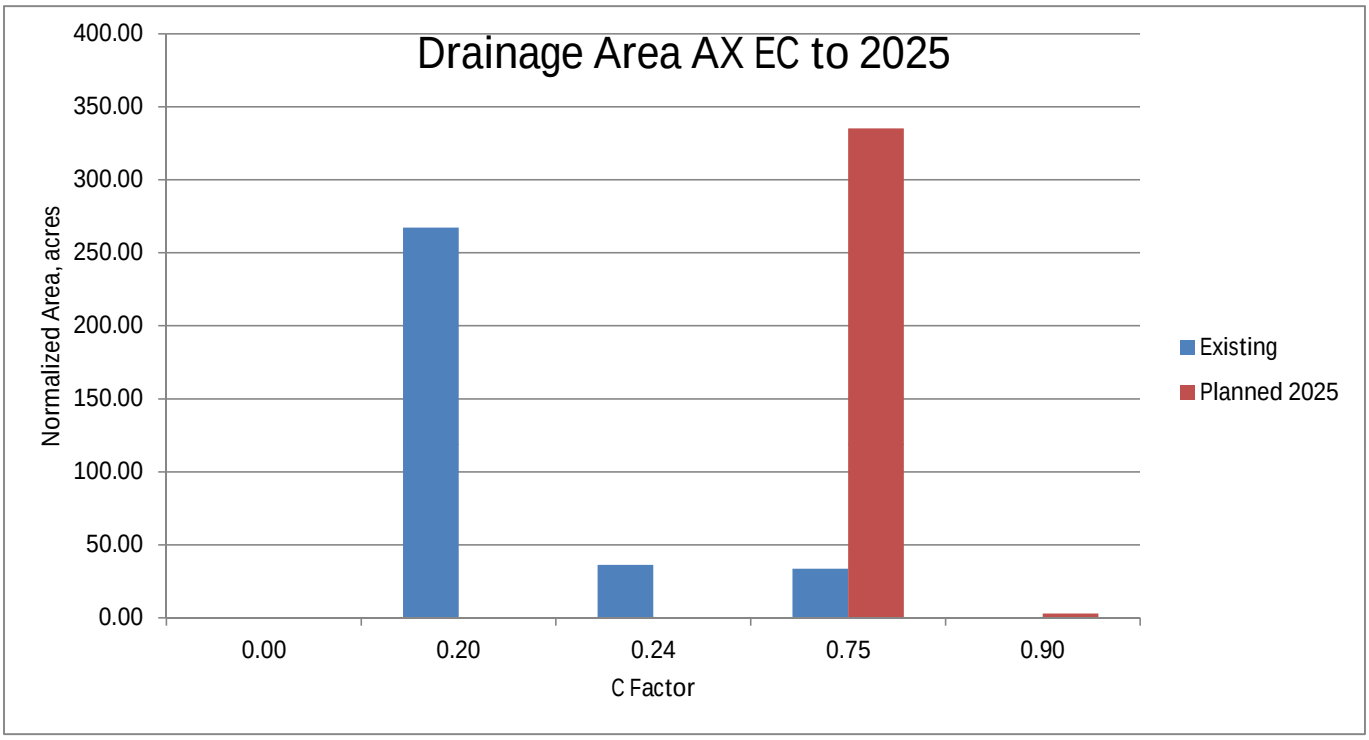

Drainage Area AS EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

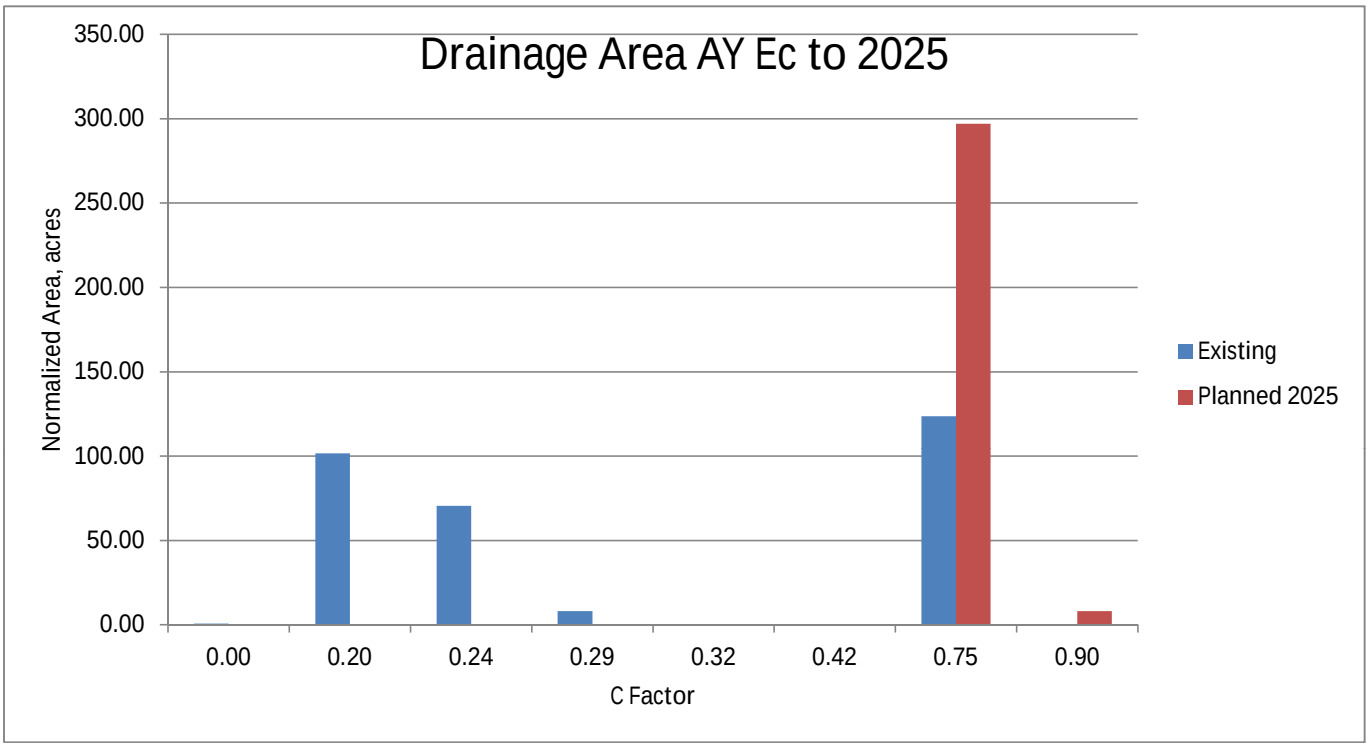

Drainage Area AU EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.42
0.50
0.55
0.90
C Factor
Existing
Planned 2025

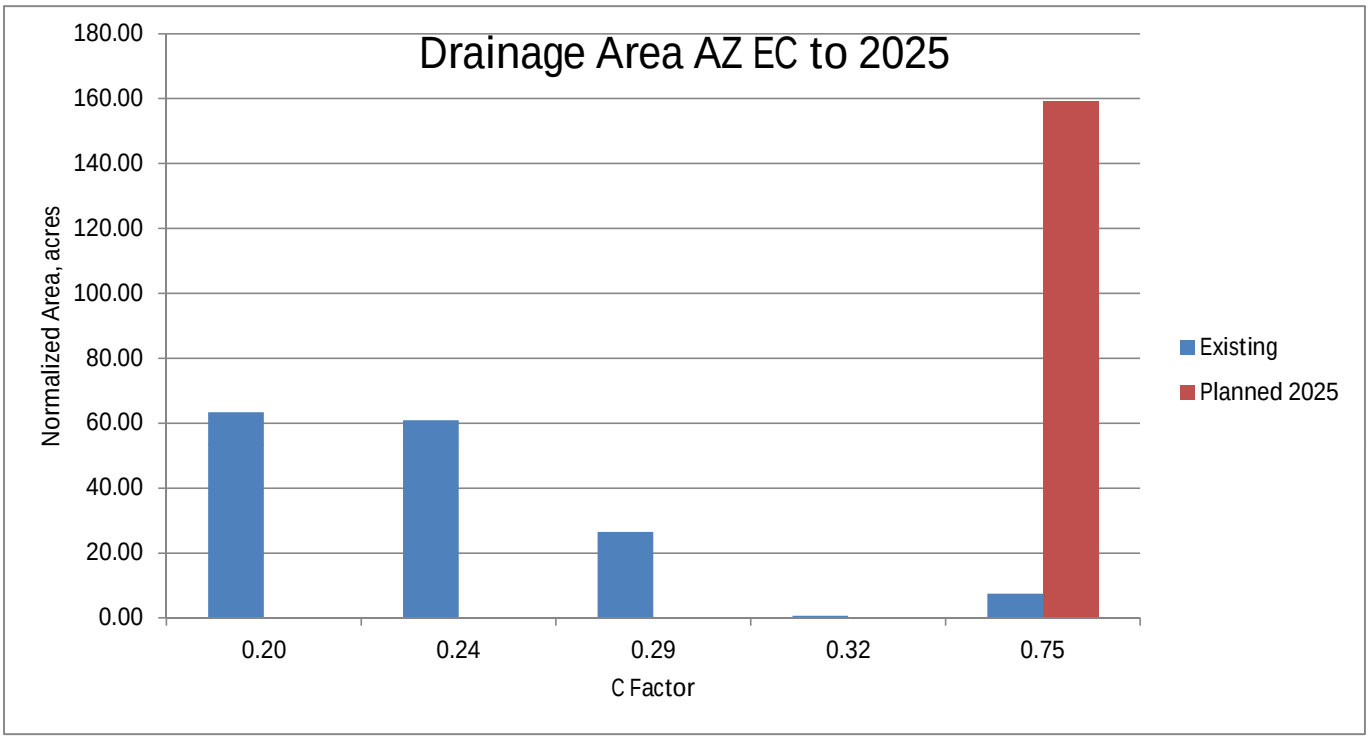

Drainage Area AV EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

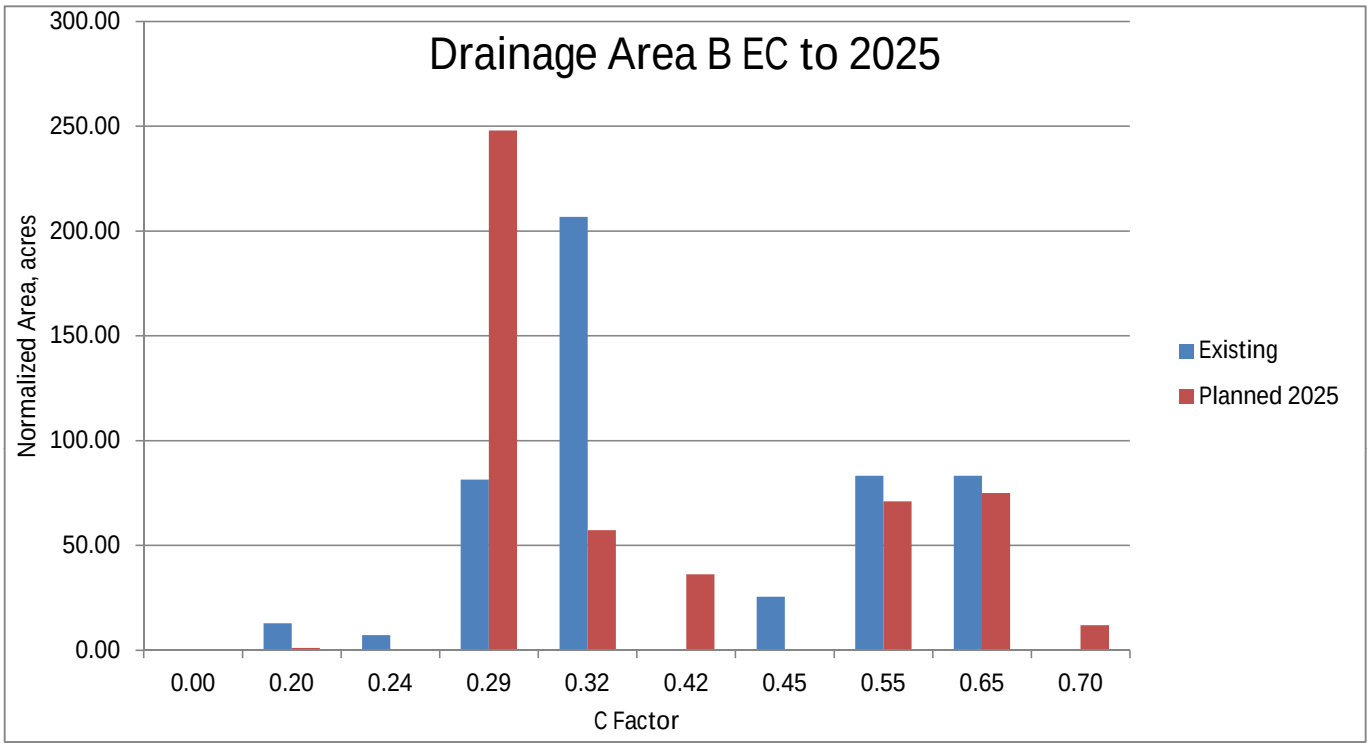

Drainage Area AW1 EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.75
0.90
C Factor
Existing
Planned 2025

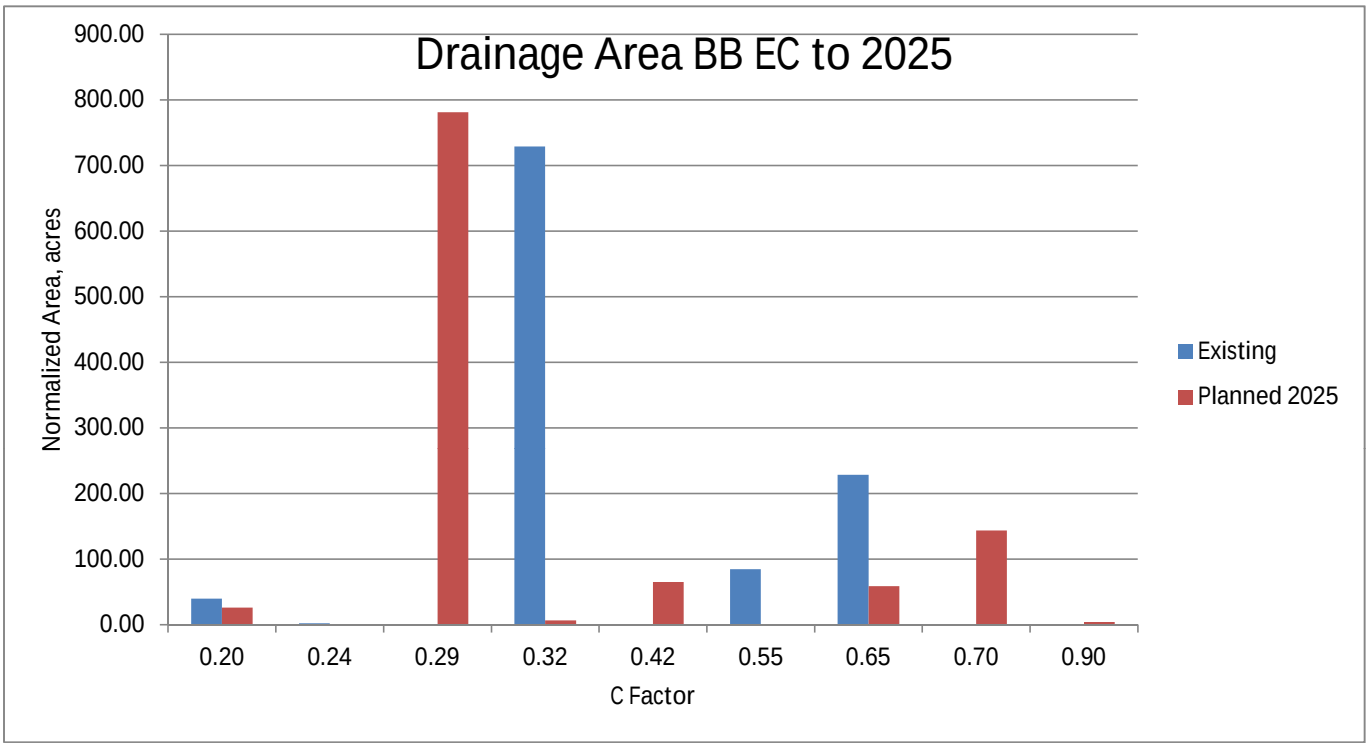

Drainage Area AW2 EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.75
0.90
C Factor
Existing
Planned 2025

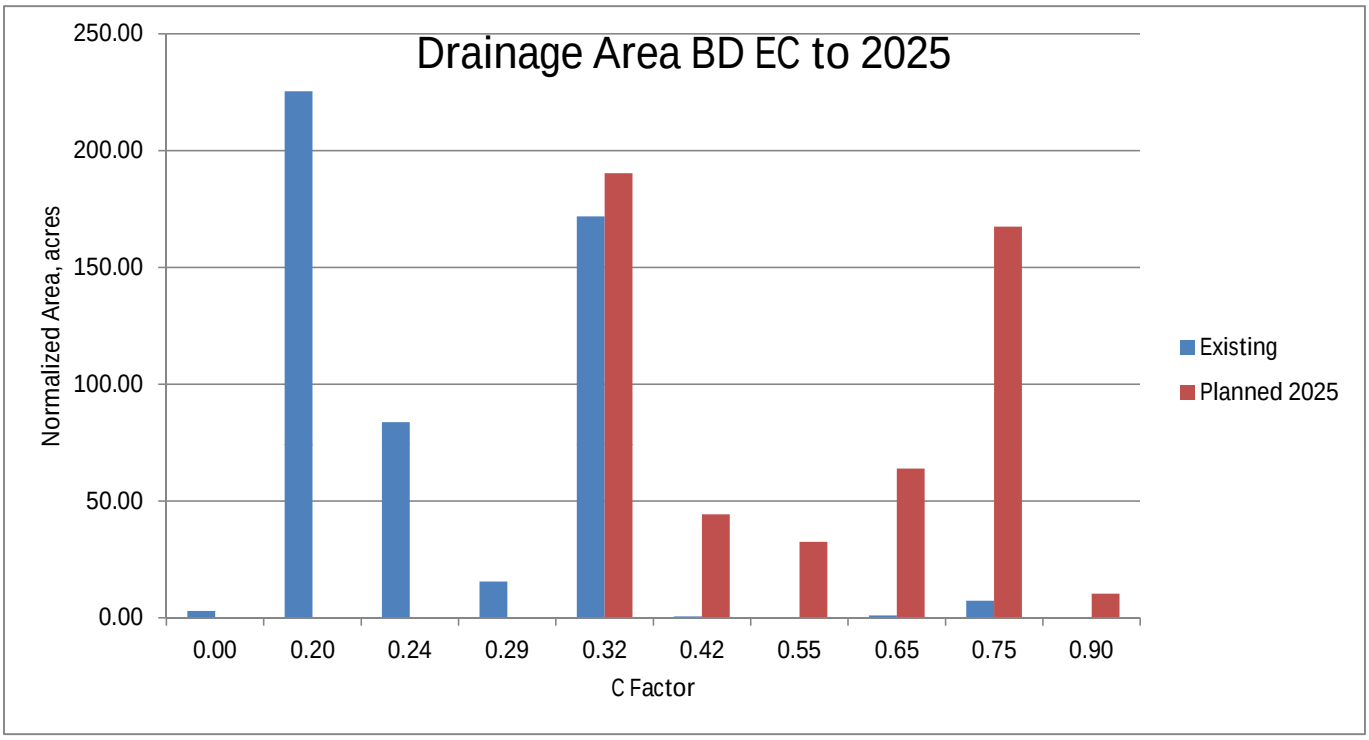

Drainage Area AX EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.75
0.90
C Factor
Existing
Planned 2025

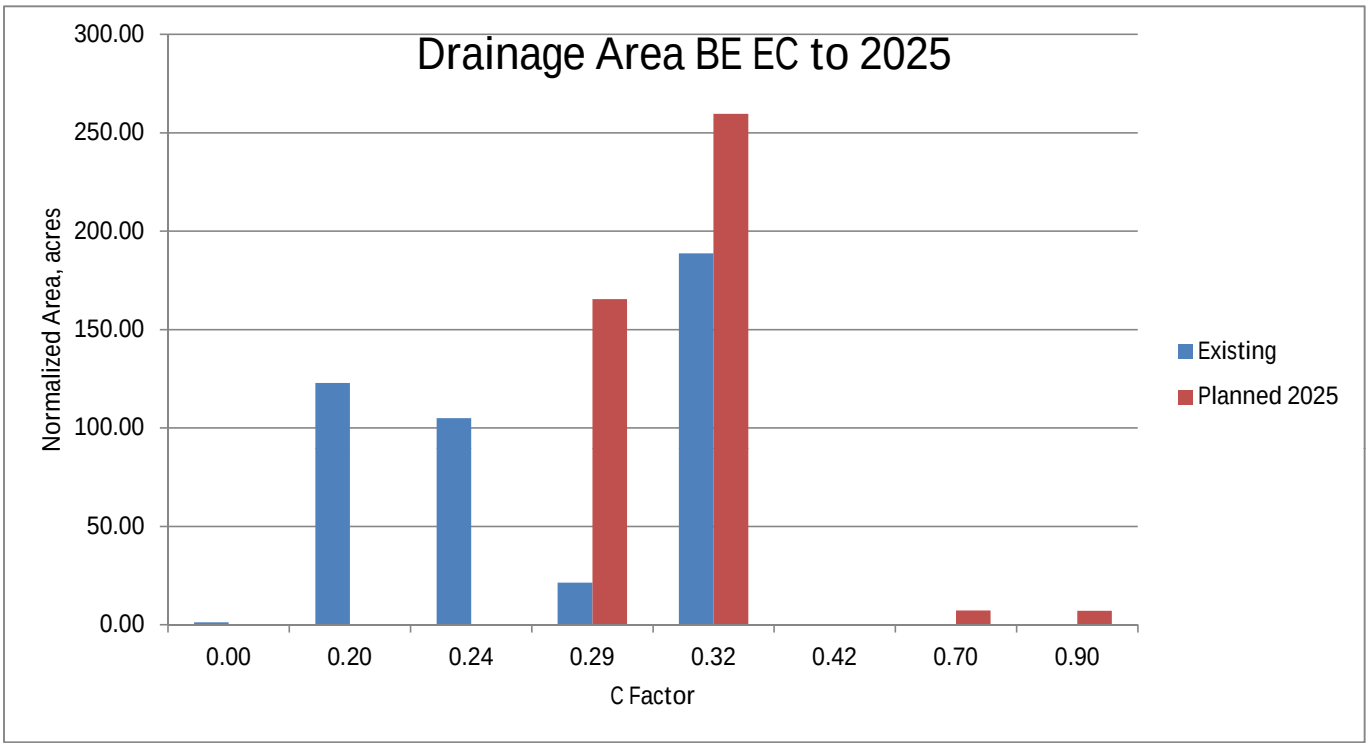

Drainage Area AY Ec to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.75
0.90
C Factor
Existing
Planned 2025

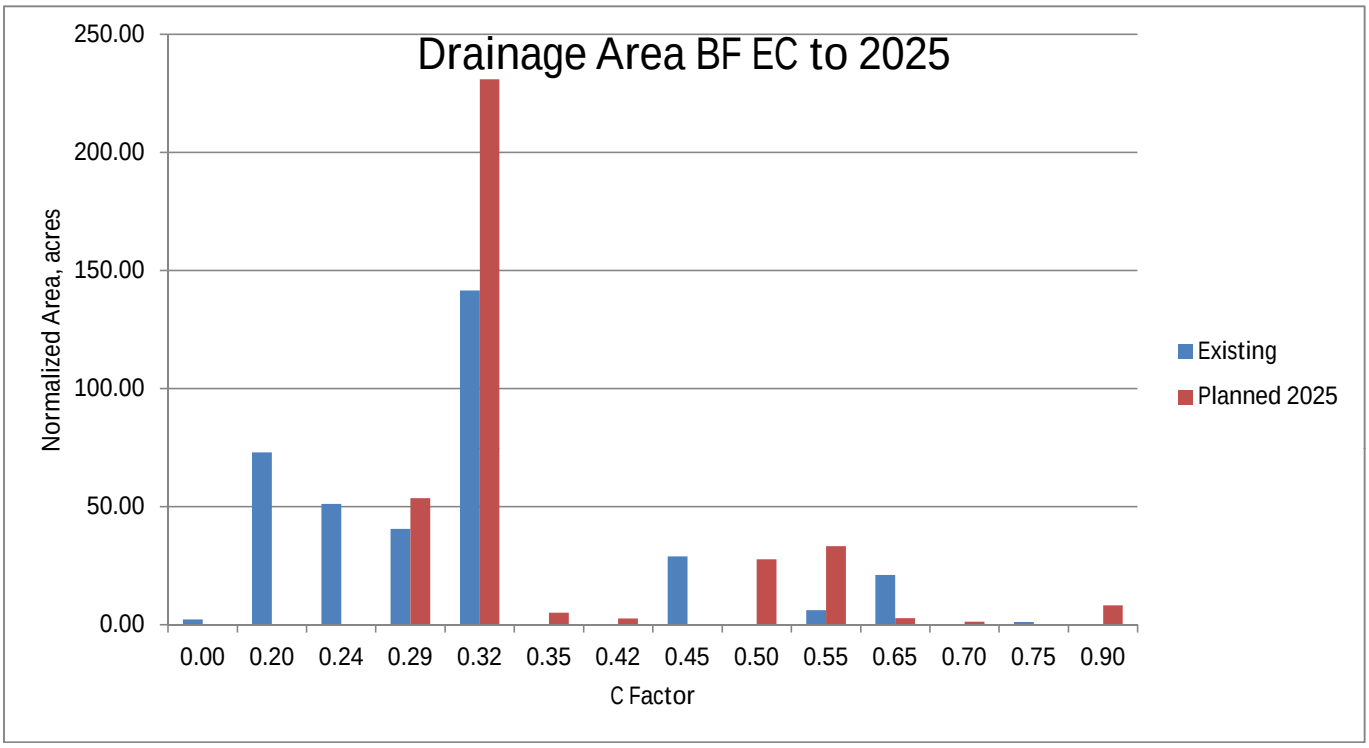

Drainage Area AZ EC to 2025
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.75
C Factor
Existing
Planned 2025

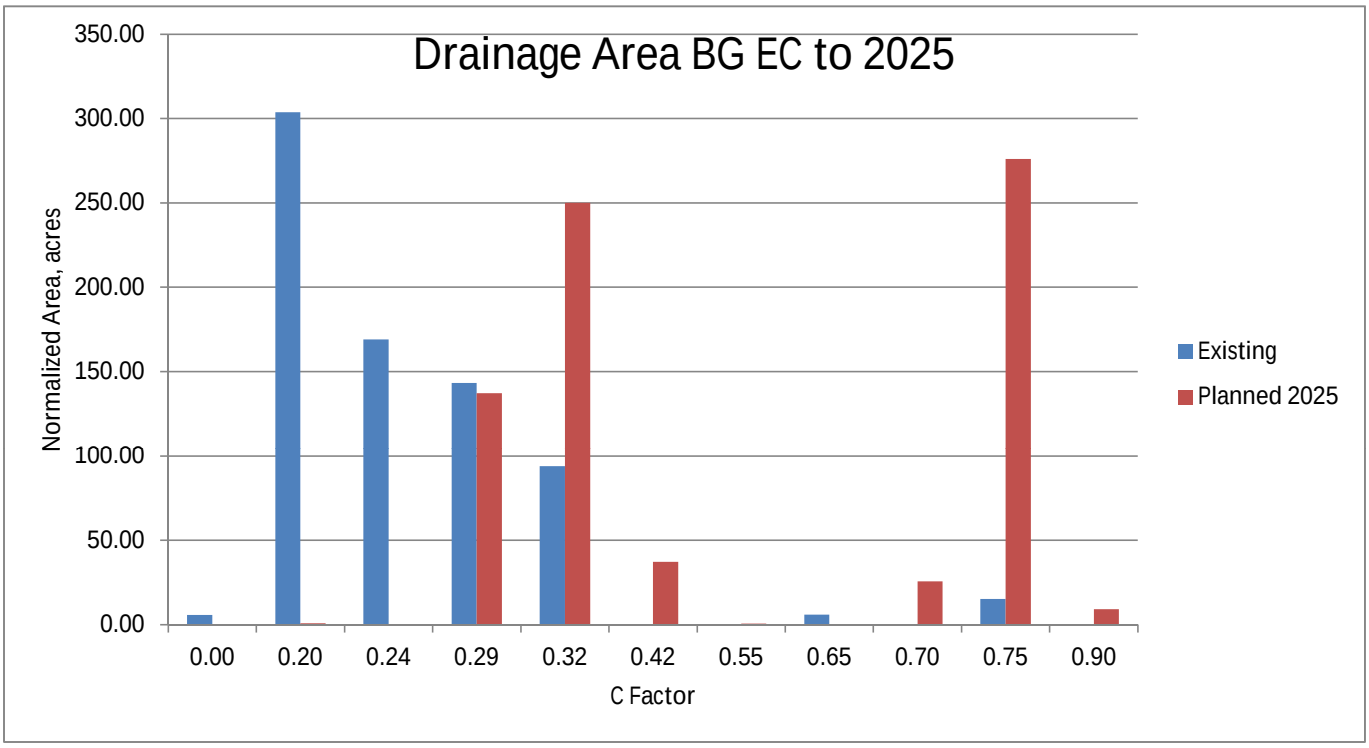

Drainage Area B EC to 2025
Normalized Area, acres
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
C Factor
Existing
Planned 2025

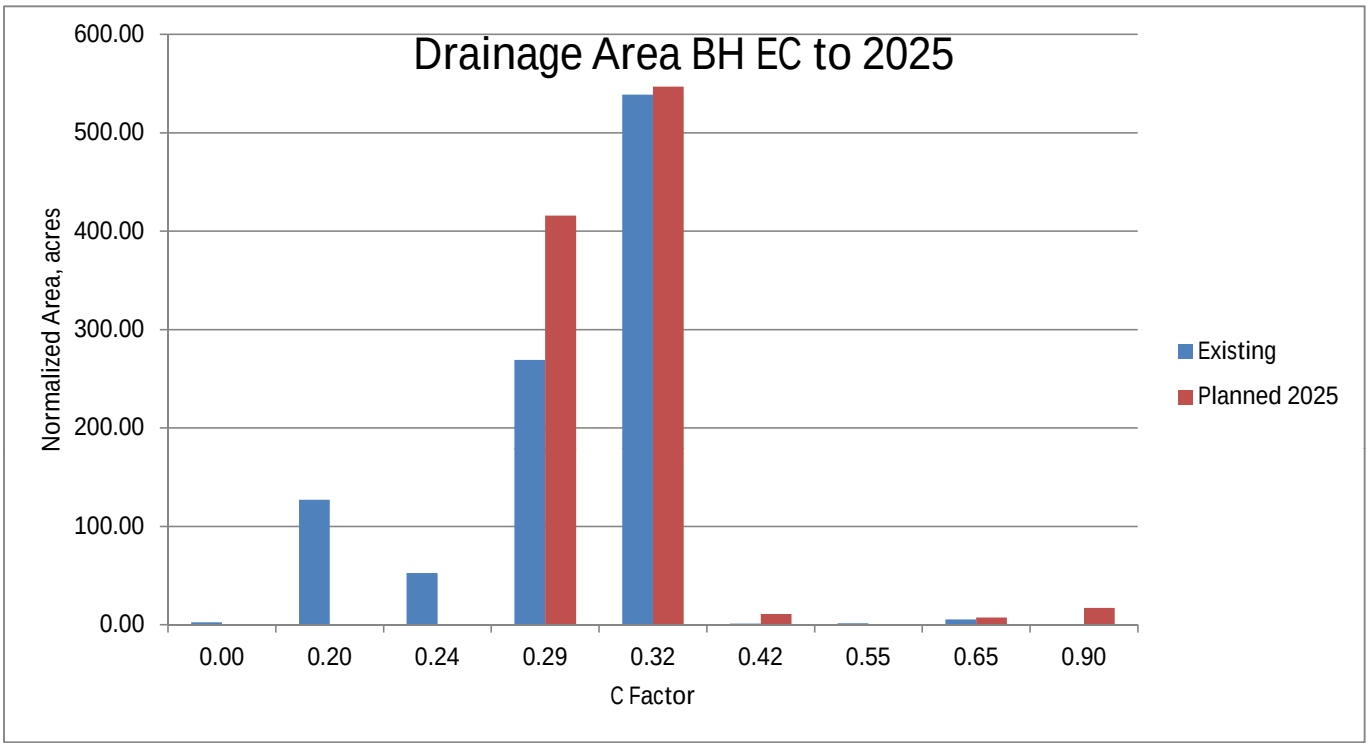

Drainage Area BB EC to 2025
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

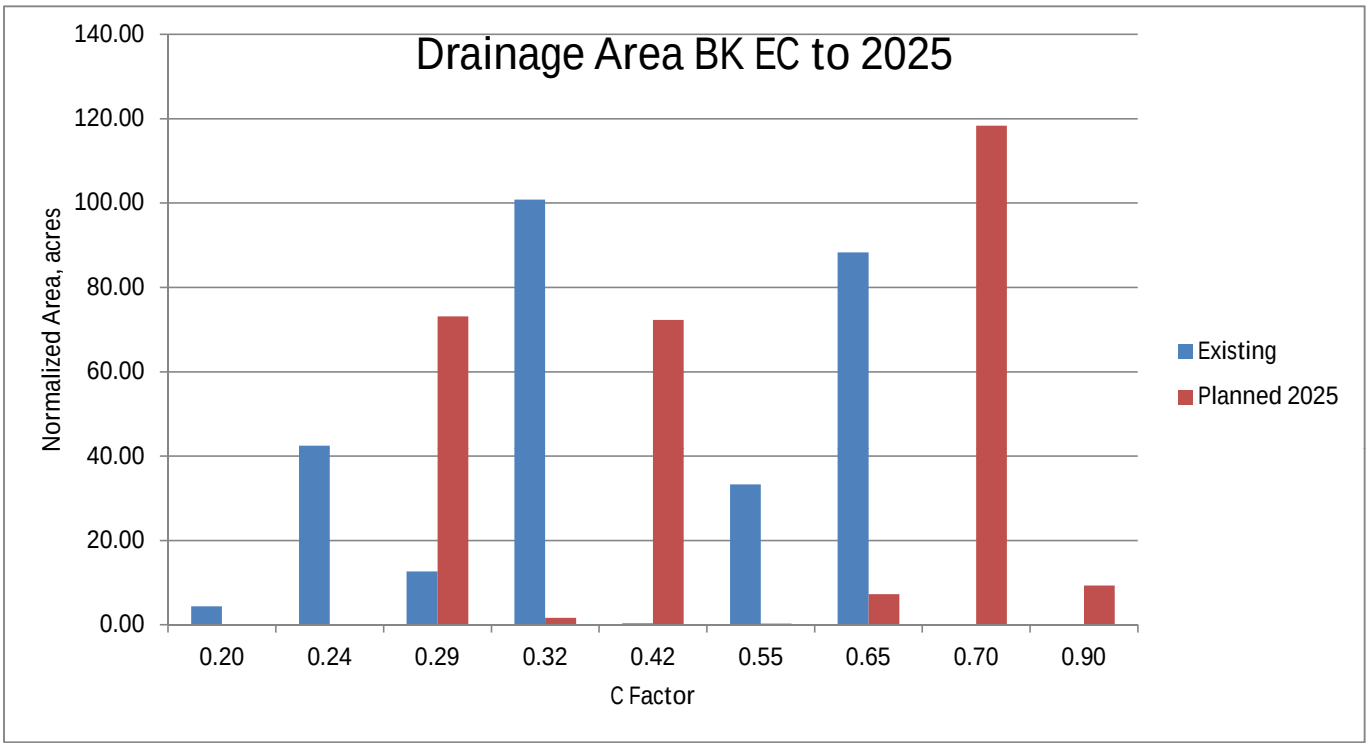

Drainage Area BD EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

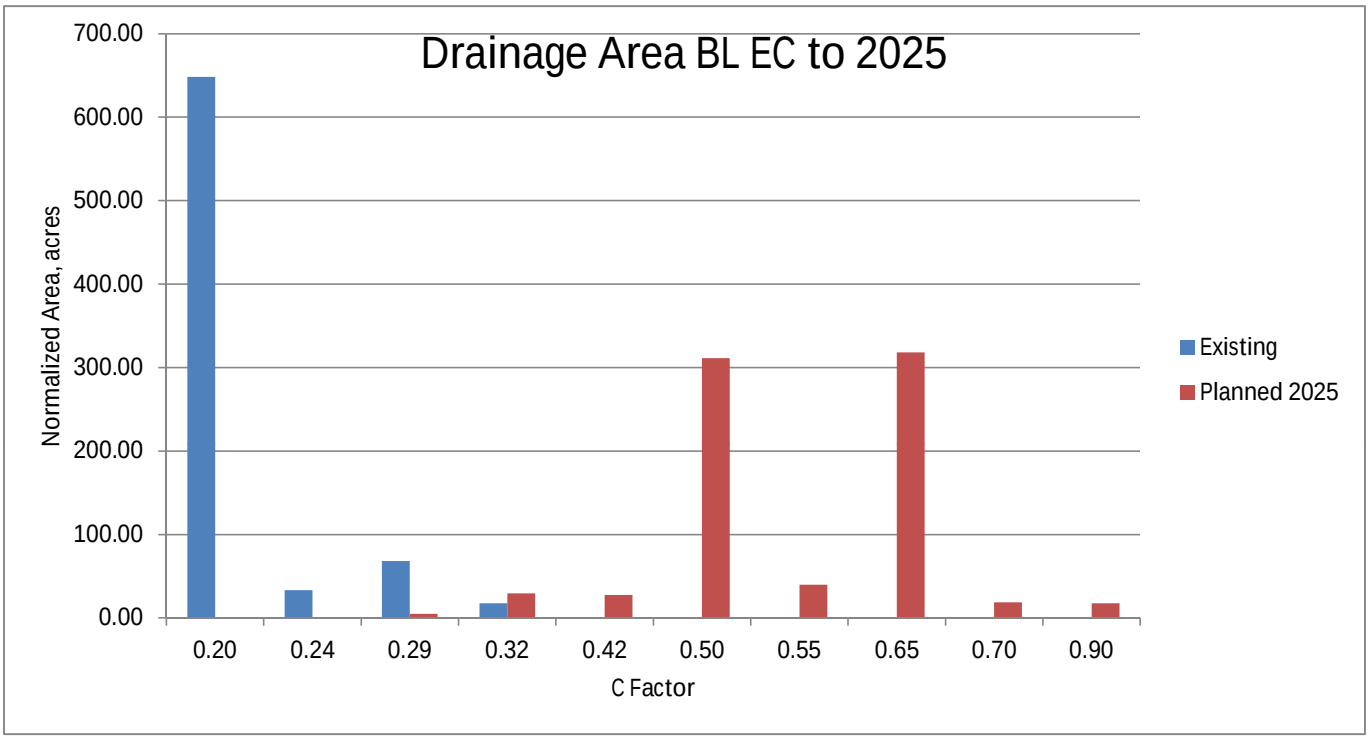

Drainage Area BE EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.70
0.90
C Factor
Existing
Planned 2025

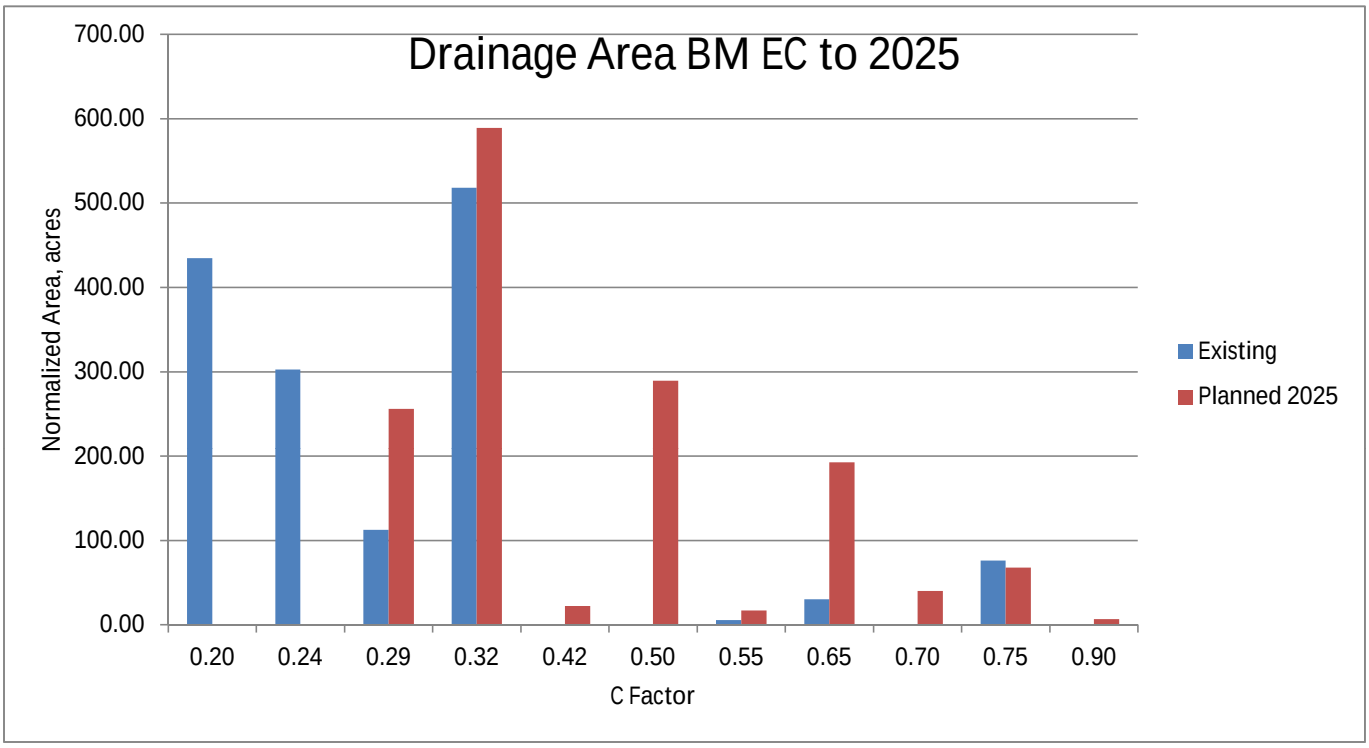

Drainage Area BF EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.35
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

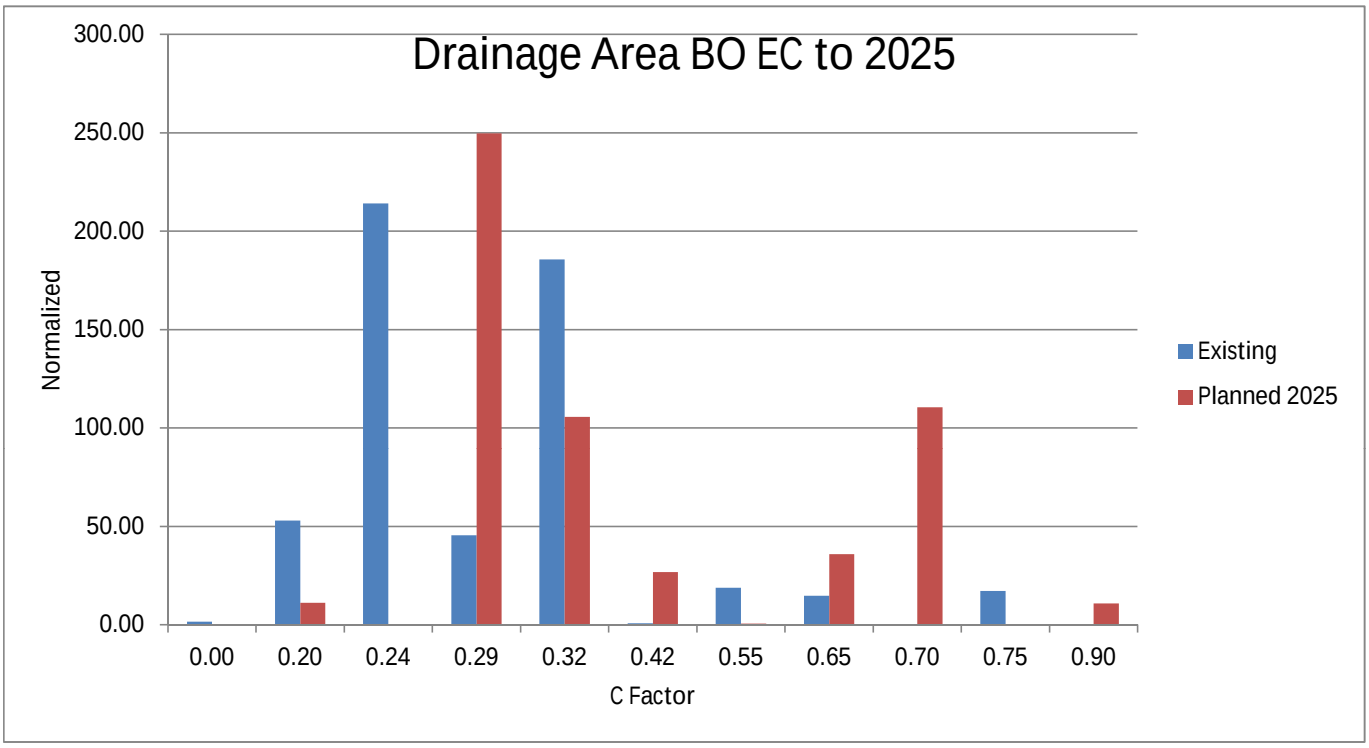

Drainage Area BG EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

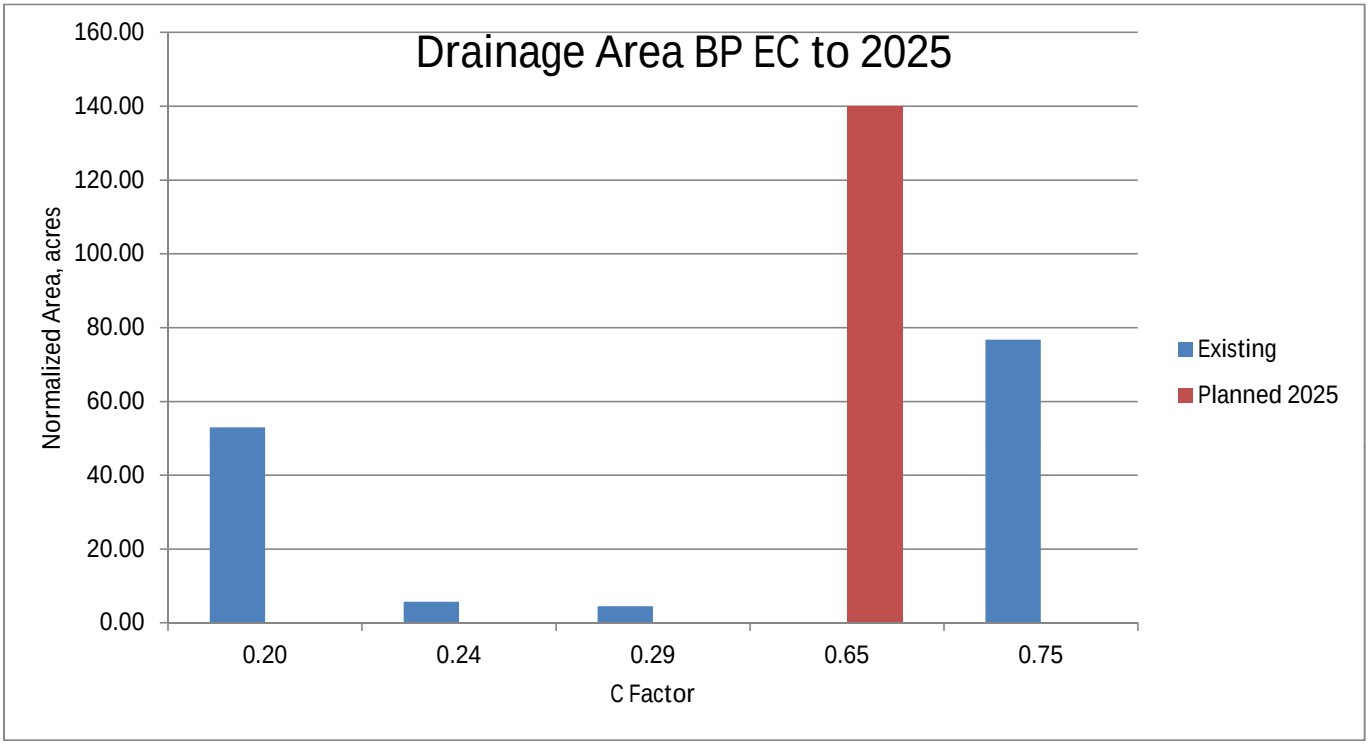

Drainage Area BH EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025

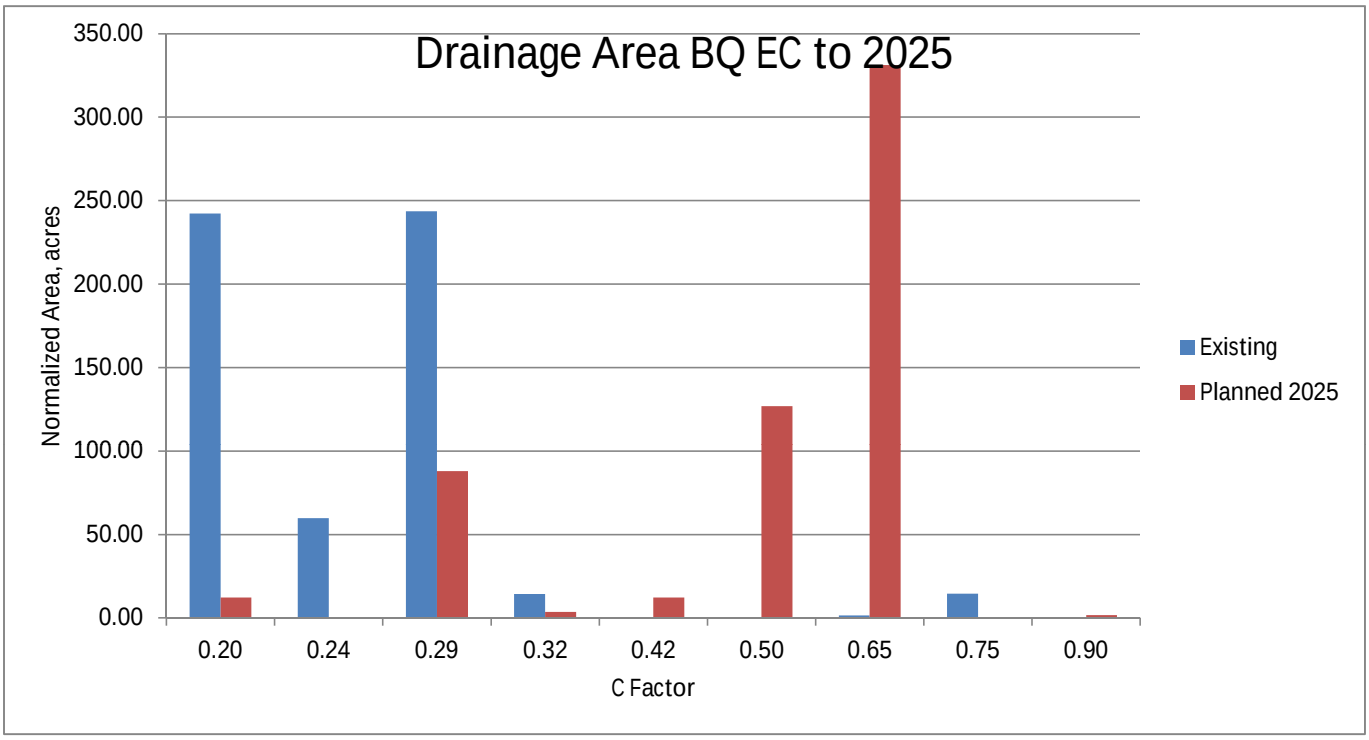

Drainage Area BK EC to 2025
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

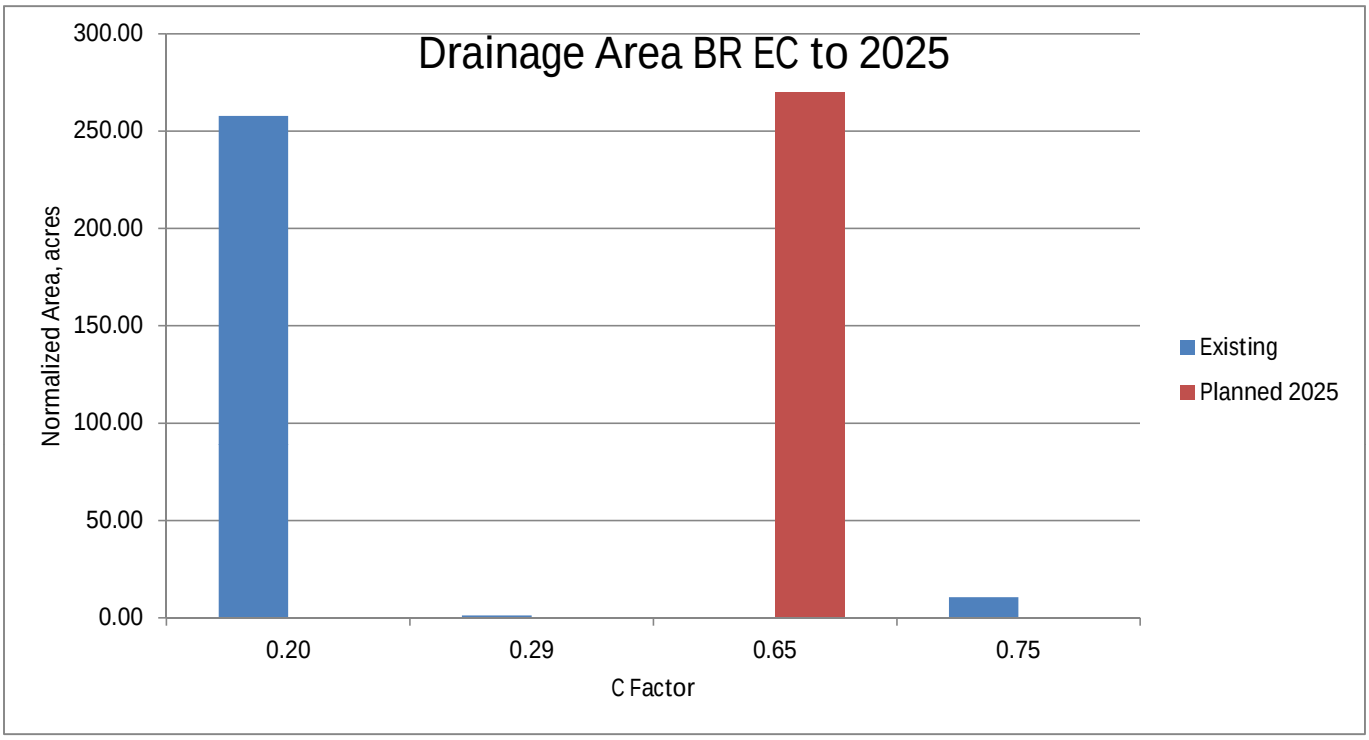

Drainage Area BL EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

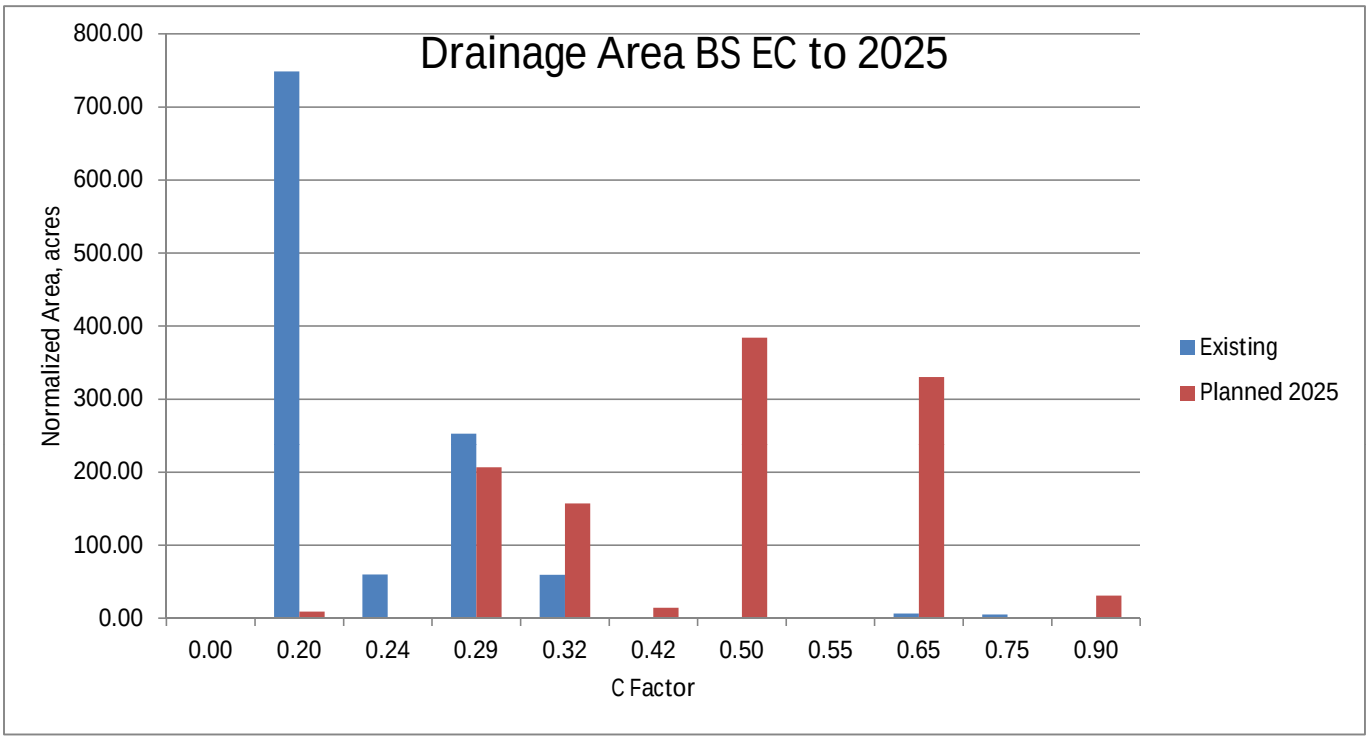

Drainage Area BM EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

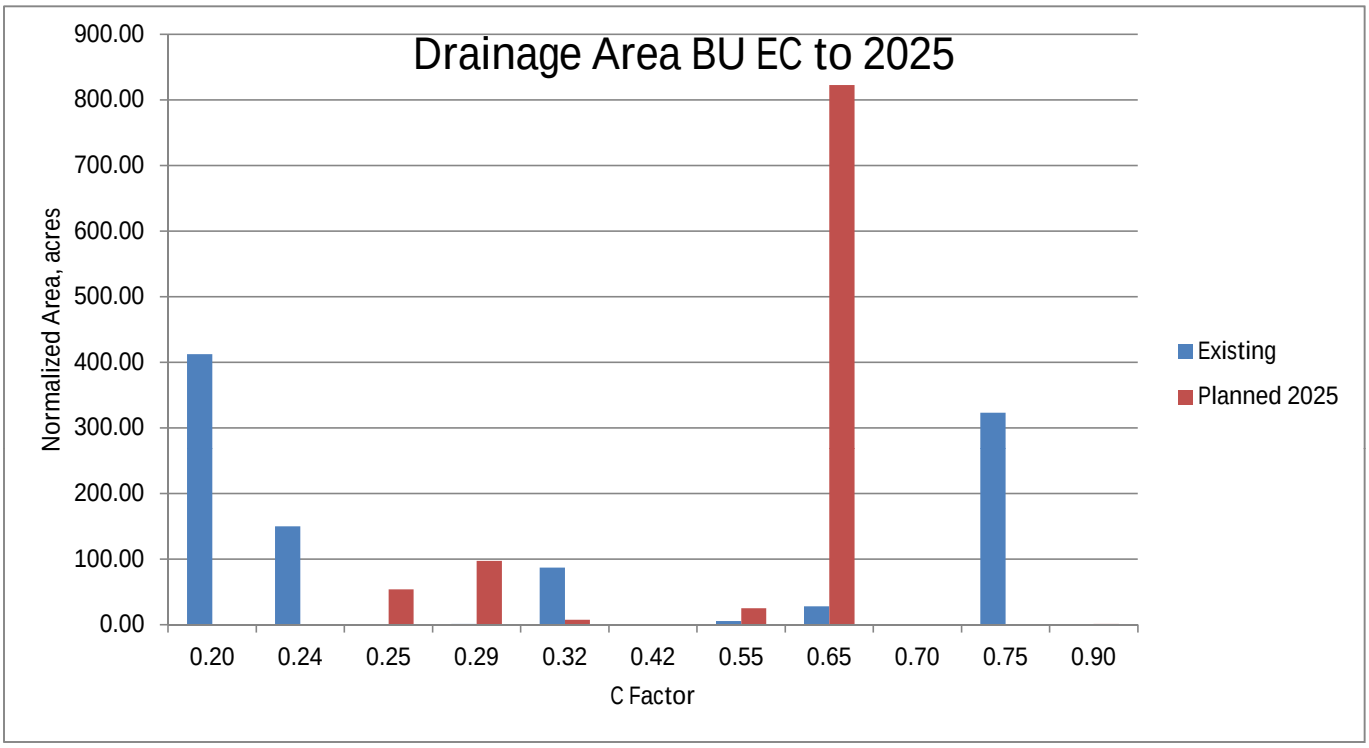

Drainage Area BO EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

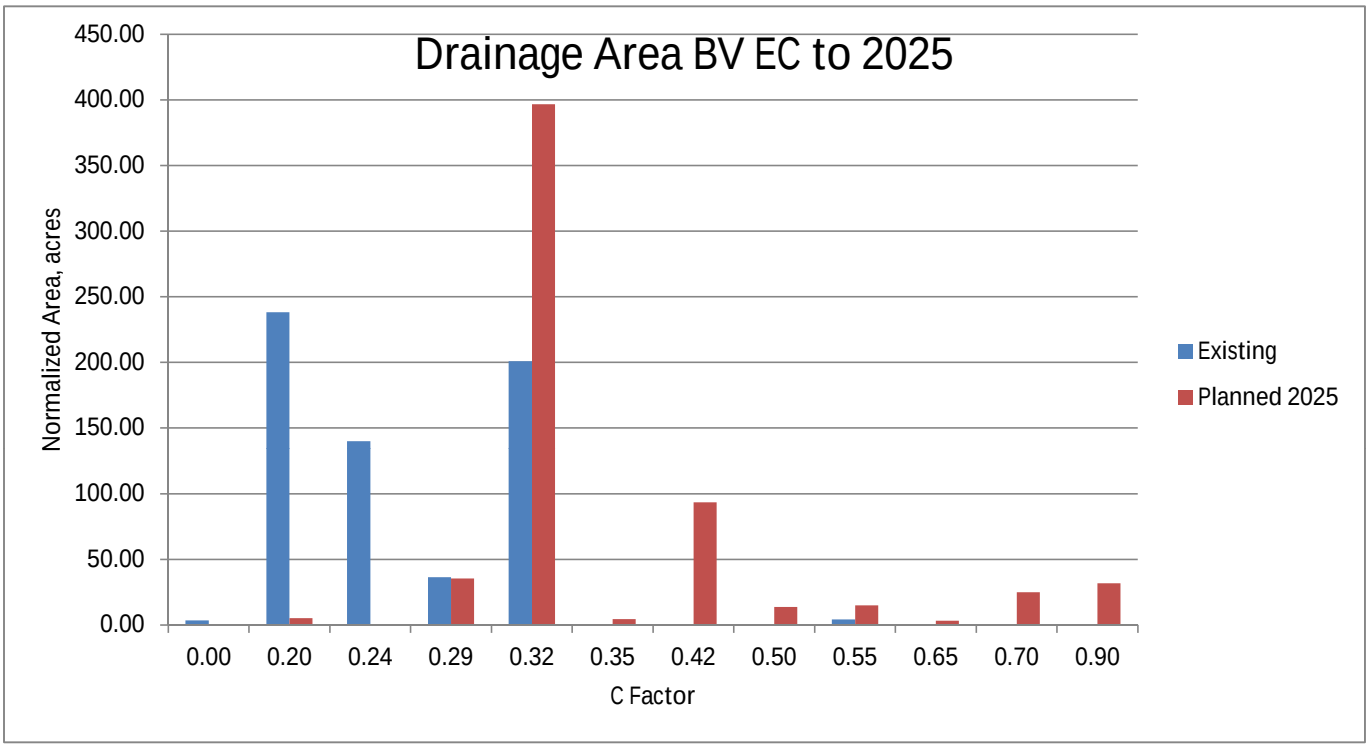

Drainage Area BP EC to 2025
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.65
0.75
C Factor
Existing
Planned 2025

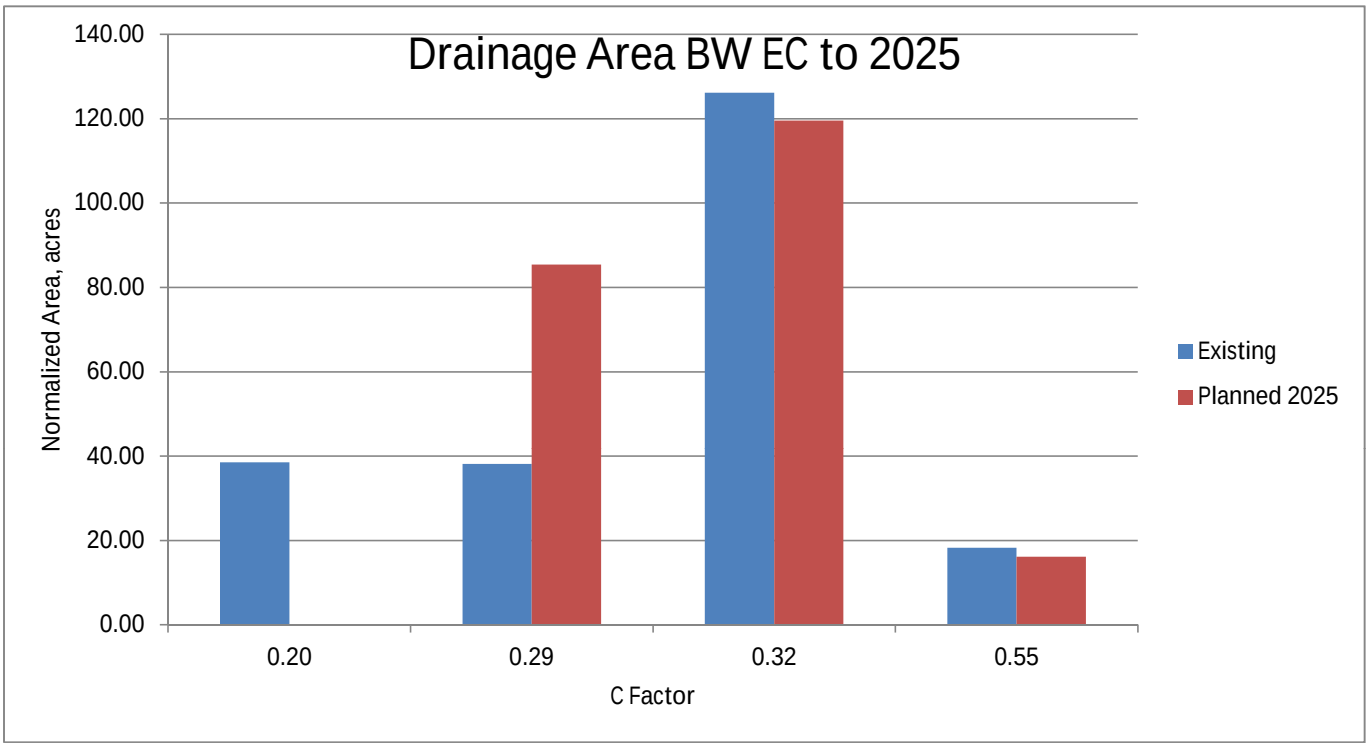

Drainage Area BQ EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.65
0.75
0.90
C Factor
Existing
Planned 2025

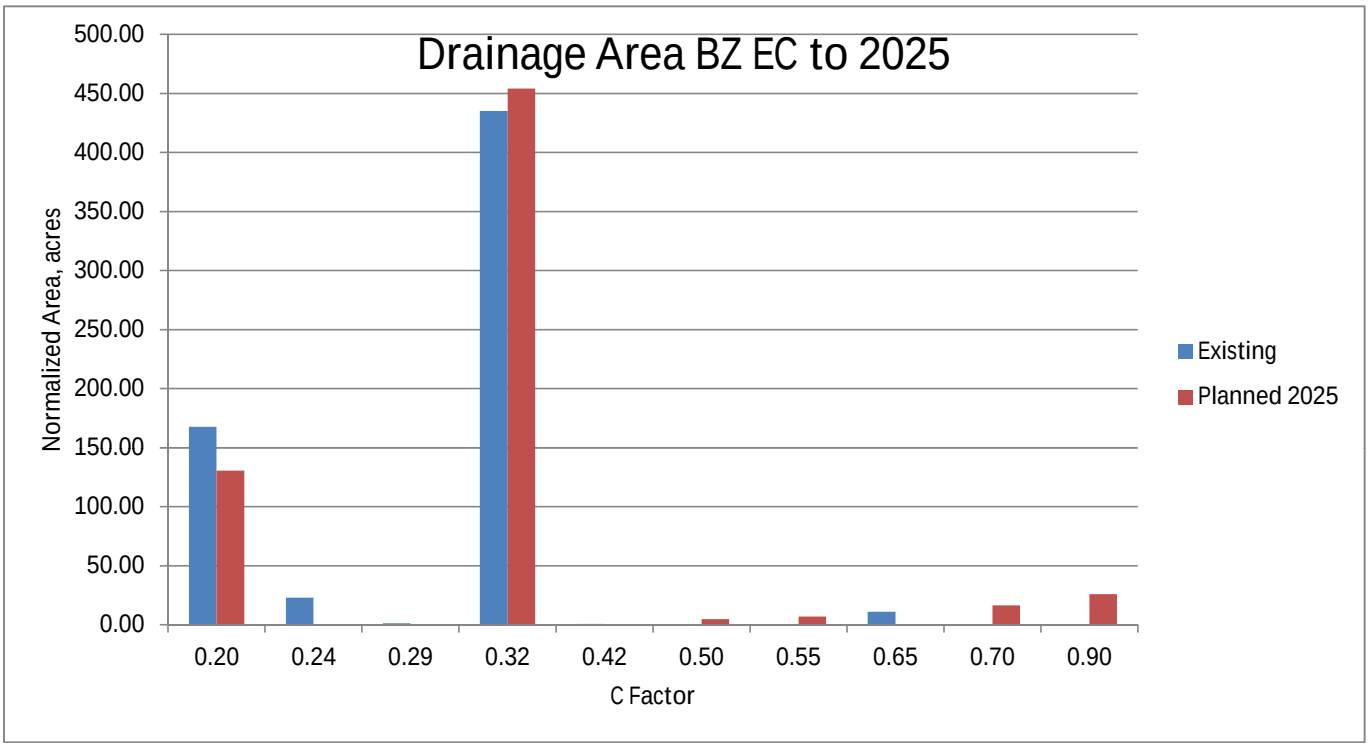

Drainage Area BR EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.65
0.75
C Factor
Existing
Planned 2025

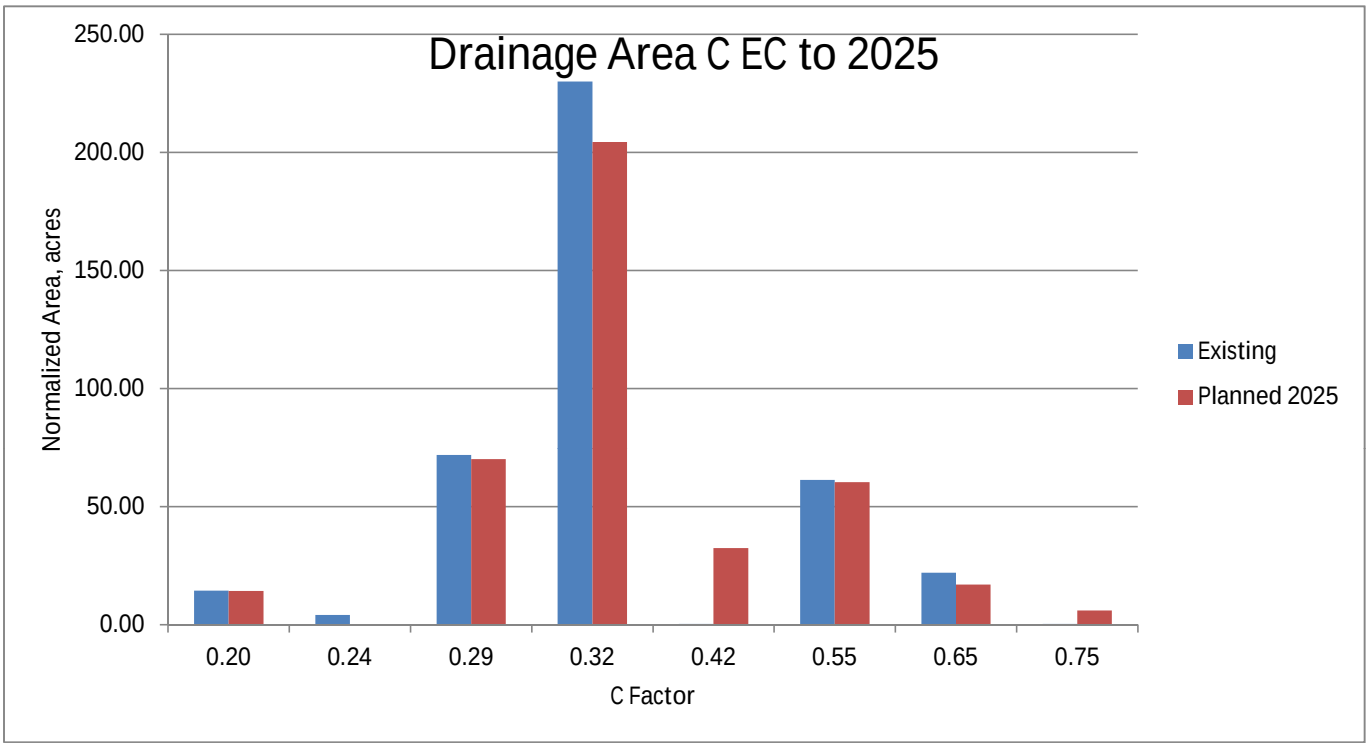

Drainage Area BS EC to 2025
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

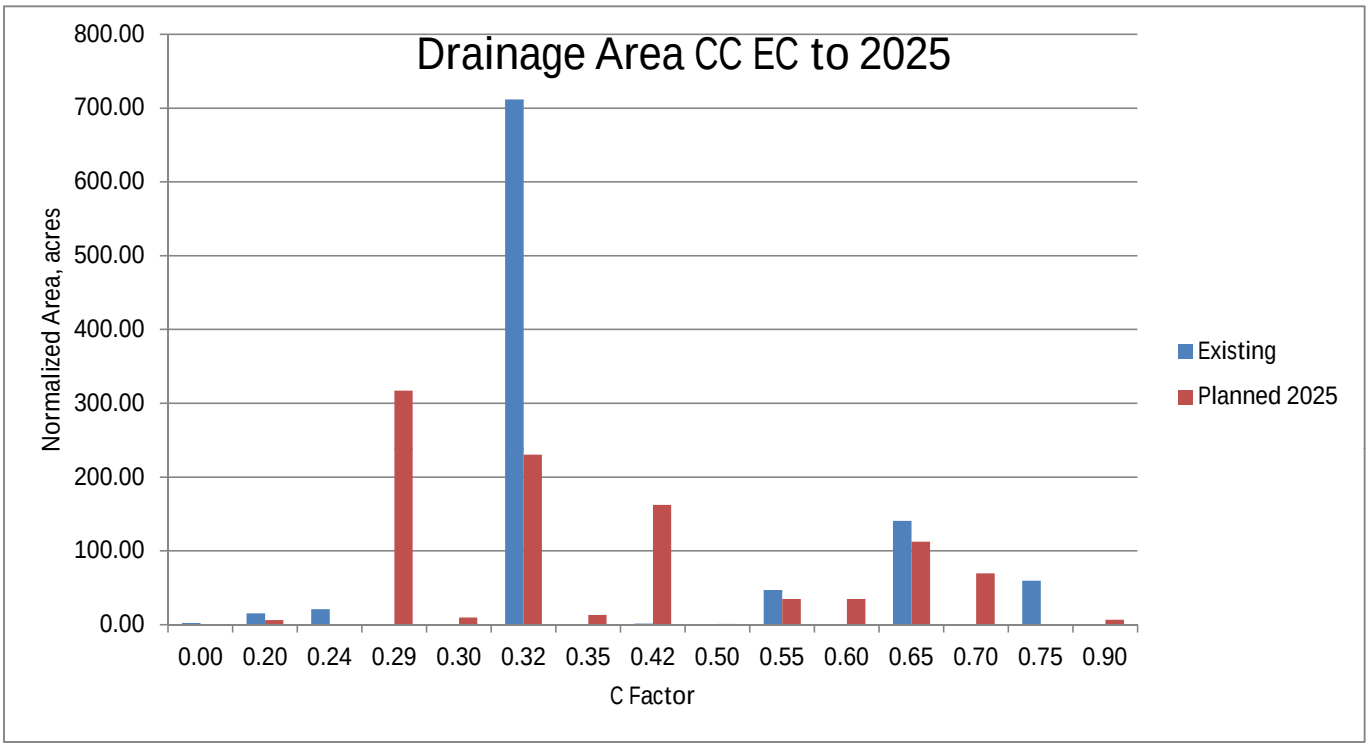

Drainage Area BU EC to 2025
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.25
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

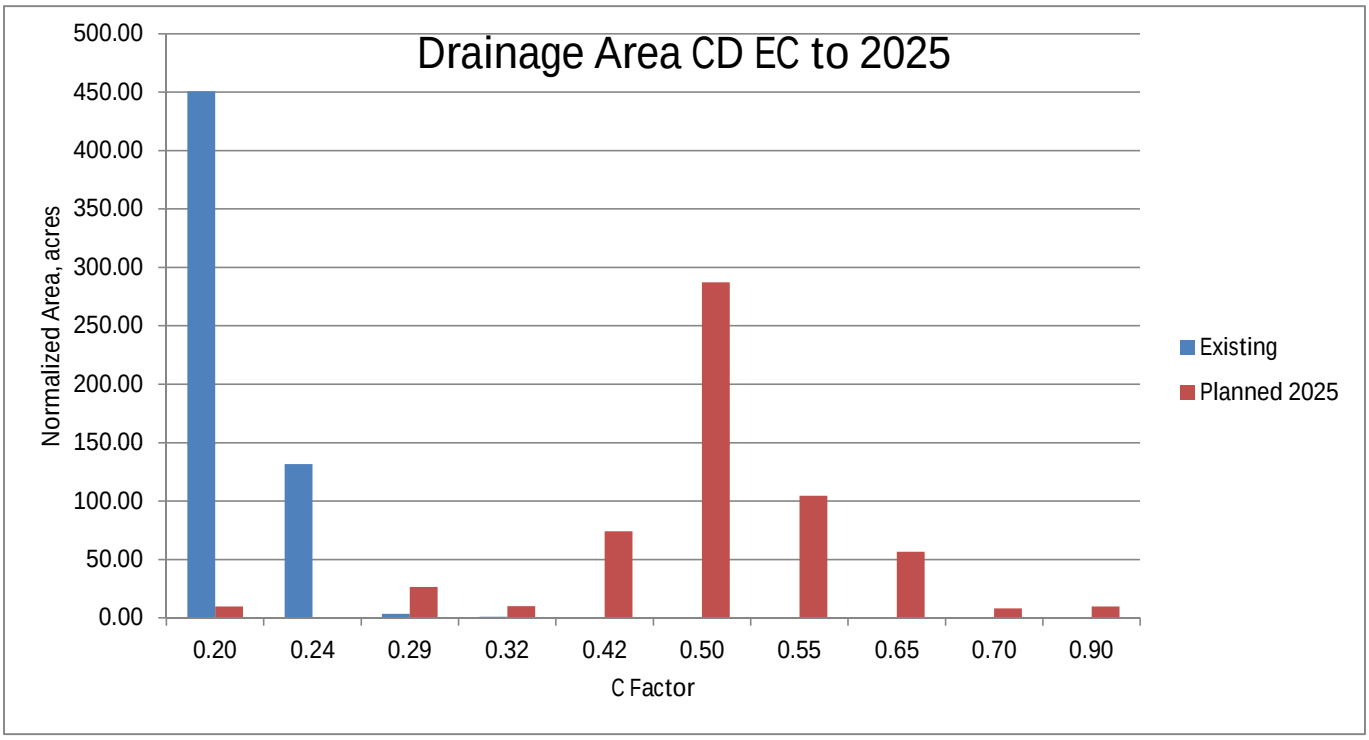

Drainage Area BV EC to 2025
Normalized Area, acres
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.00
0.20
0.24
0.29
0.32
0.35
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

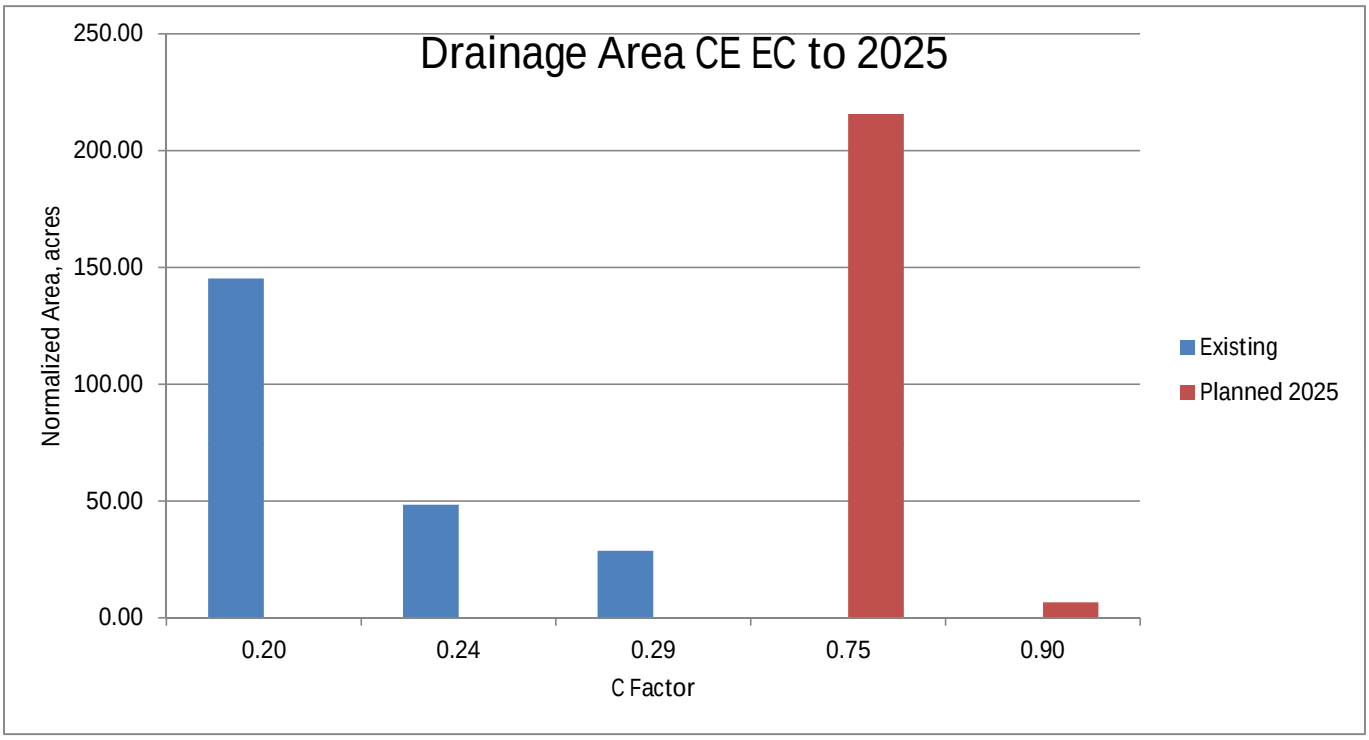

Drainage Area BW EC to 2025
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.55
C Factor
Existing
Planned 2025

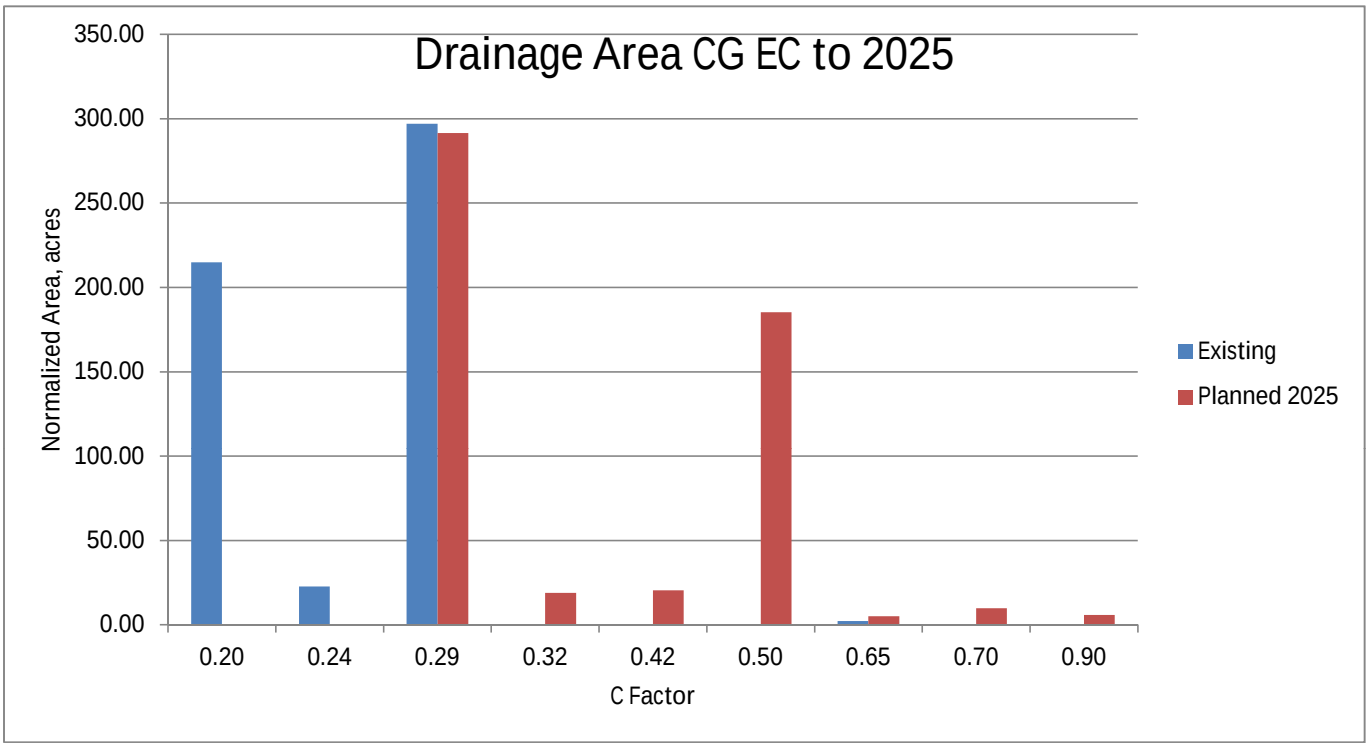

Drainage Area BZ EC to 2025
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

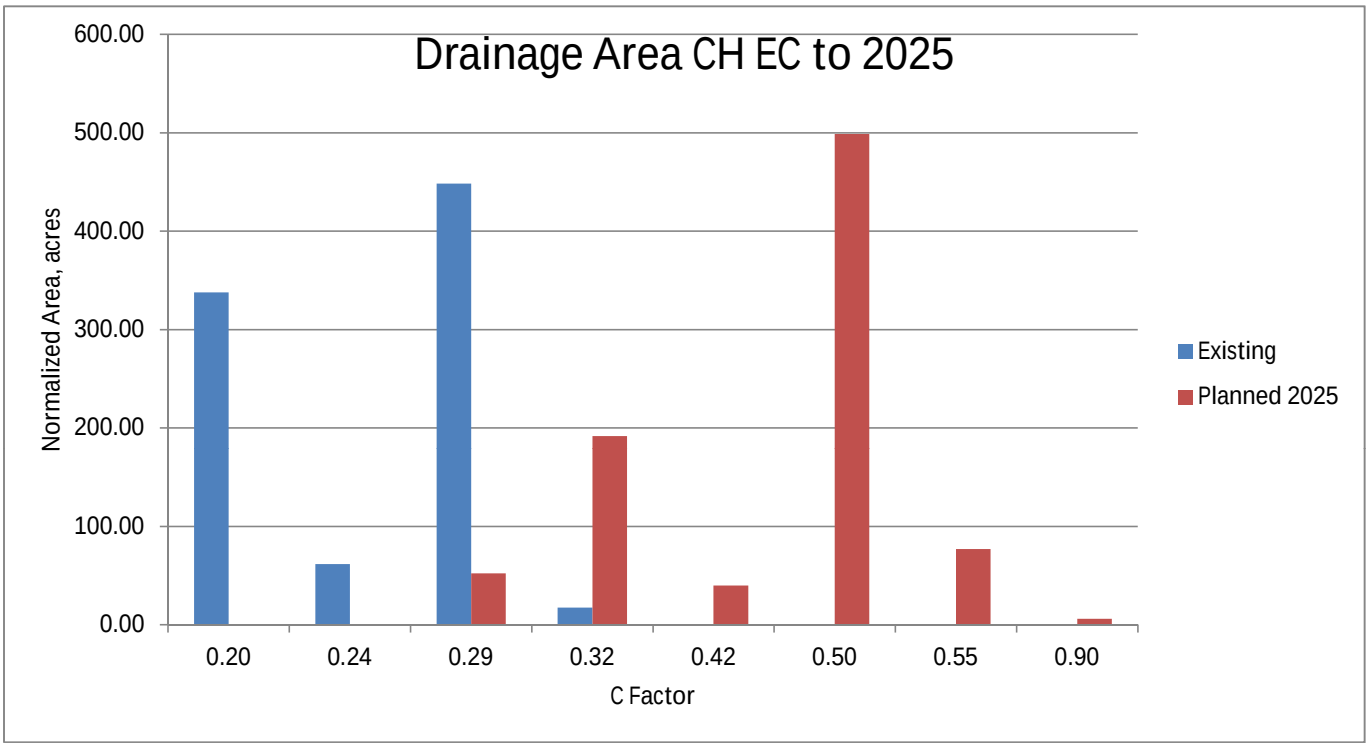

Drainage Area C EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
Existing
Planned 2025

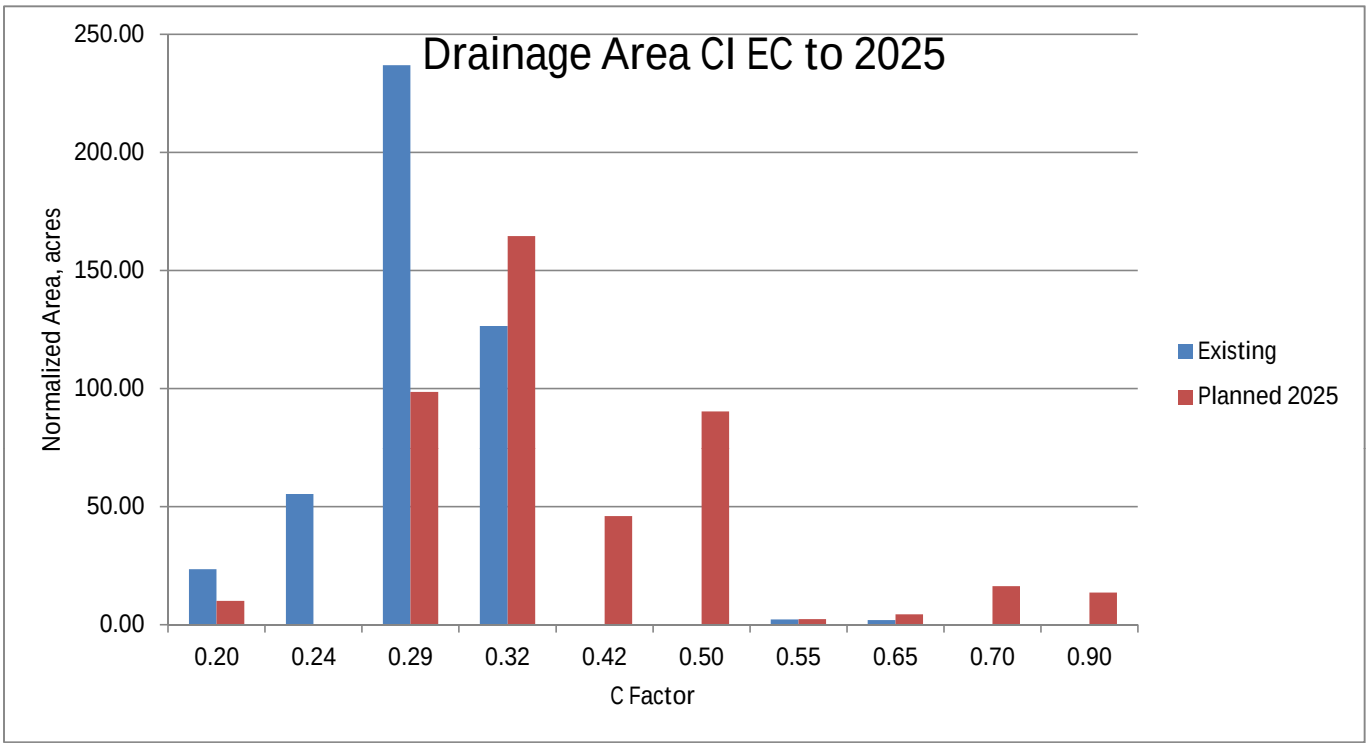

Drainage Area CC EC to 2025
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.30
0.32
0.35
0.42
0.50
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

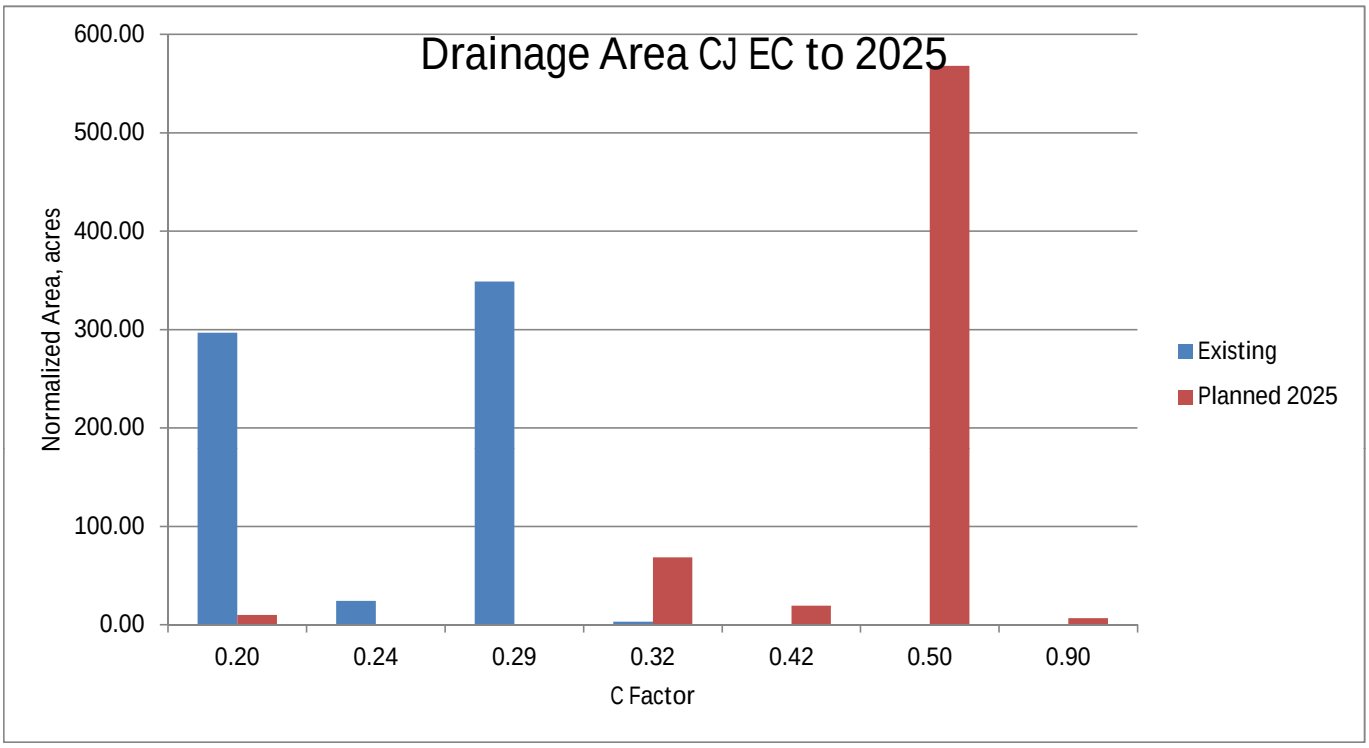

Drainage Area CD EC to 2025
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

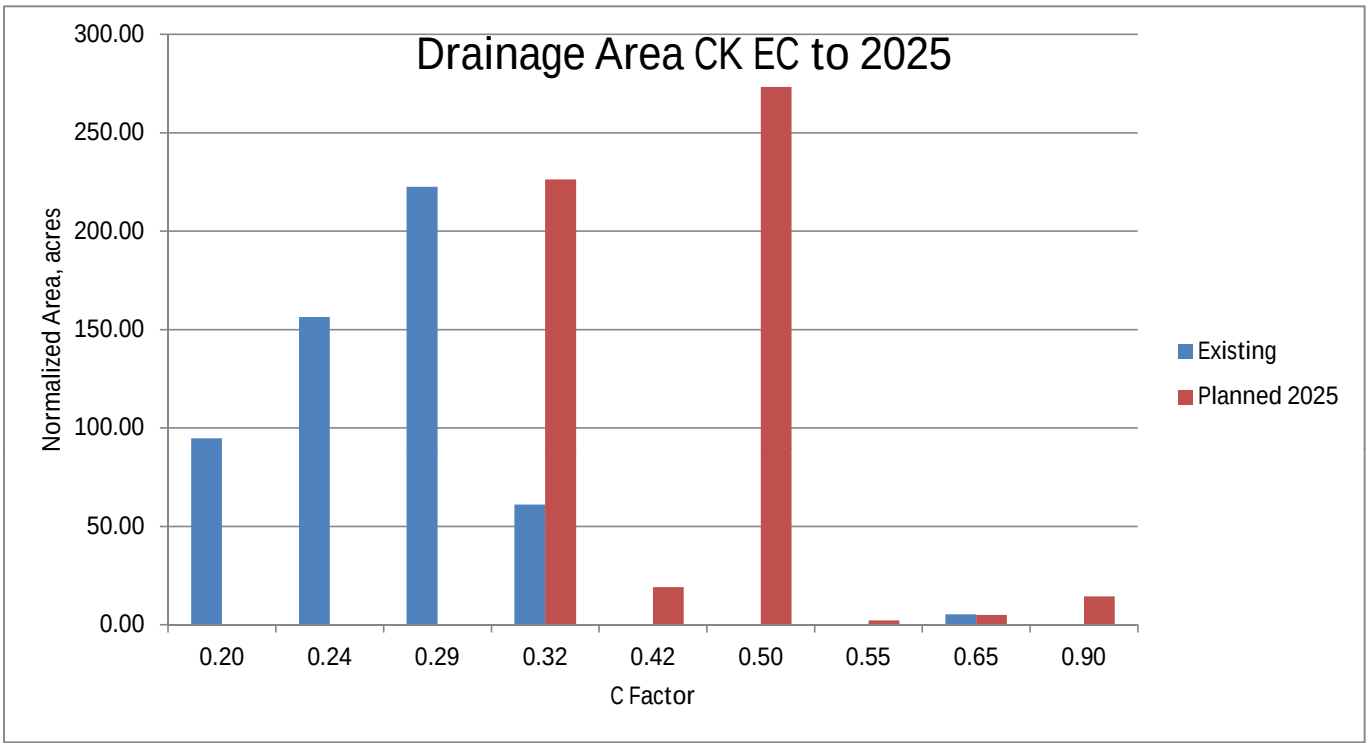

Drainage Area CE EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.75
0.90
C Factor
Existing
Planned 2025

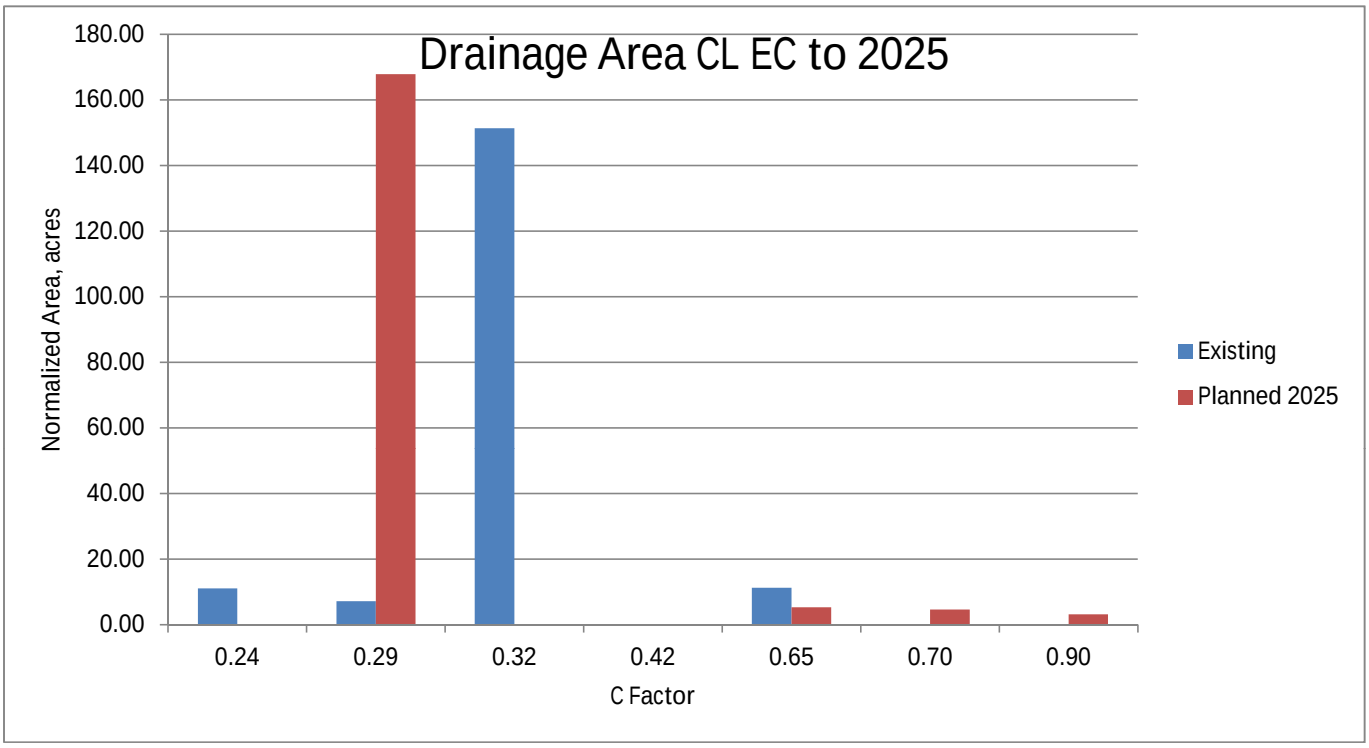

Drainage Area CG EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.65
0.70
0.90
C Factor
Existing
Planned 2025

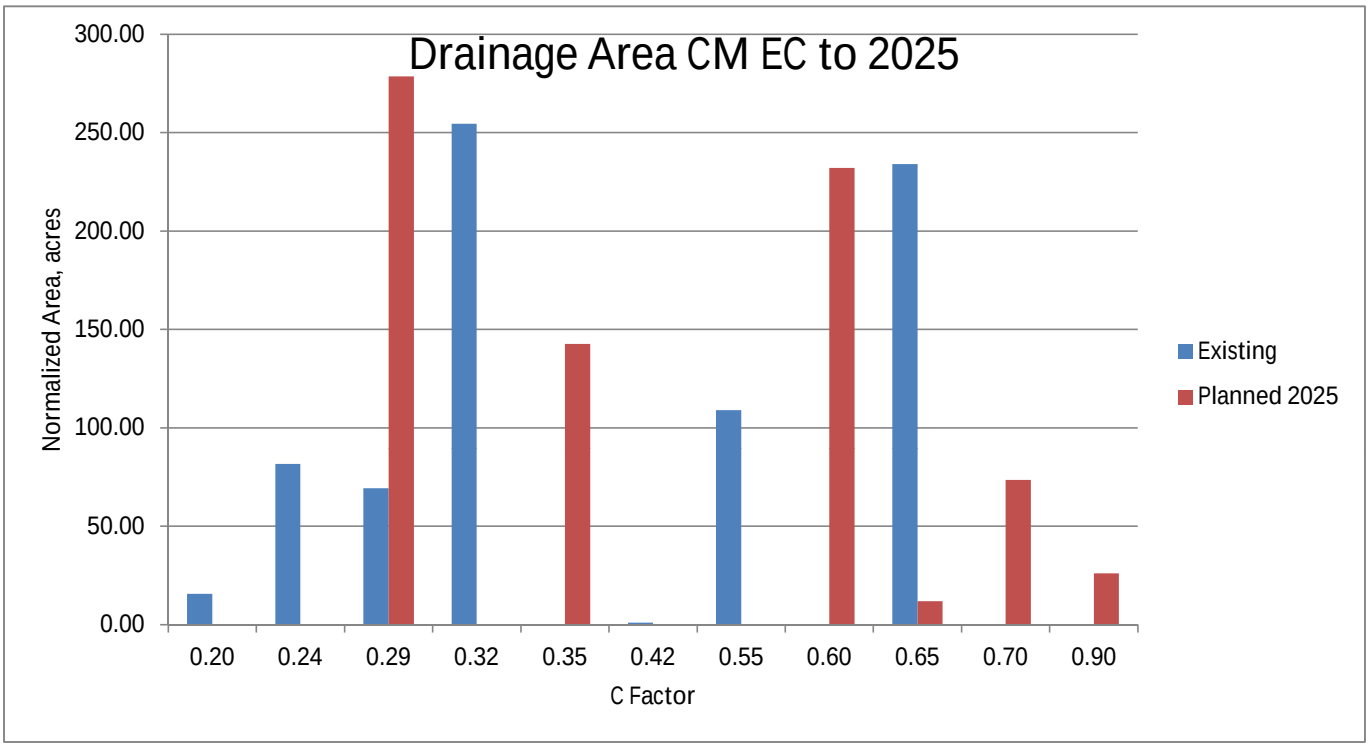

Drainage Area CH EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.90
C Factor
Existing
Planned 2025

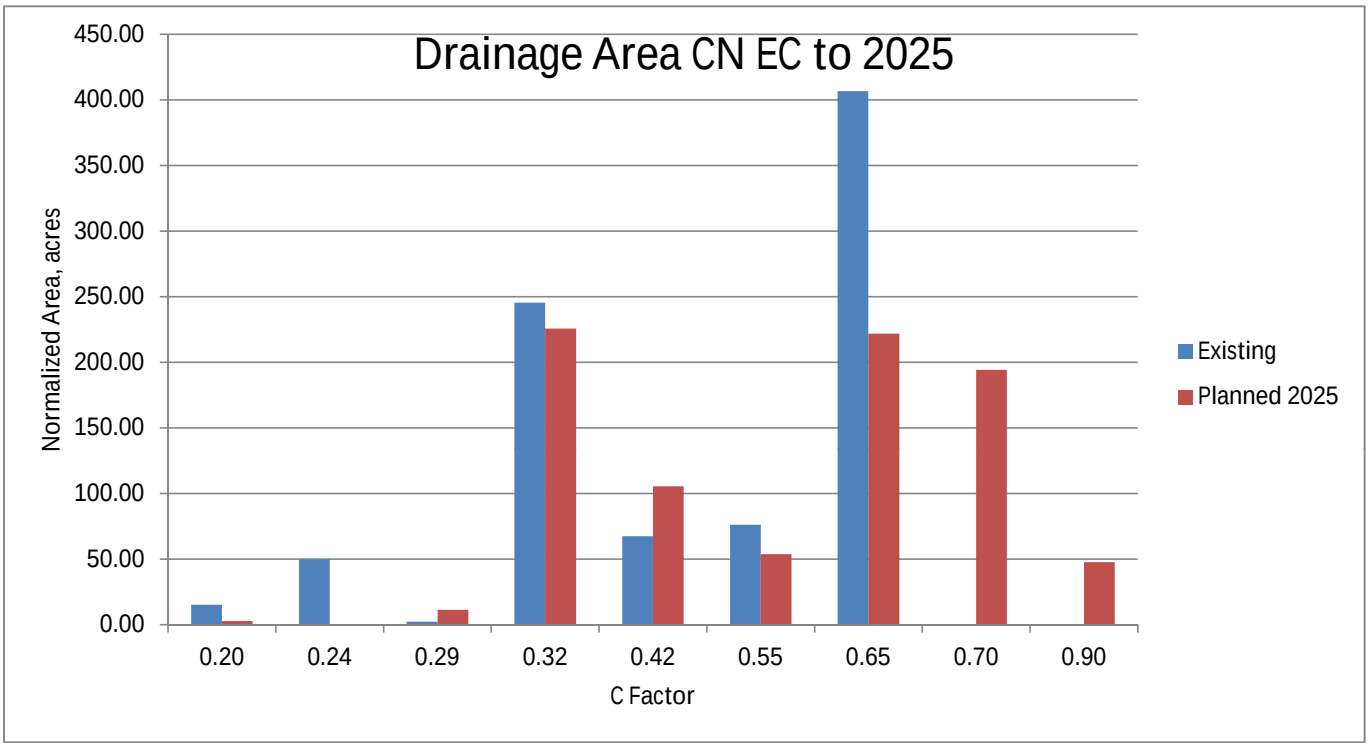

Drainage Area CI EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

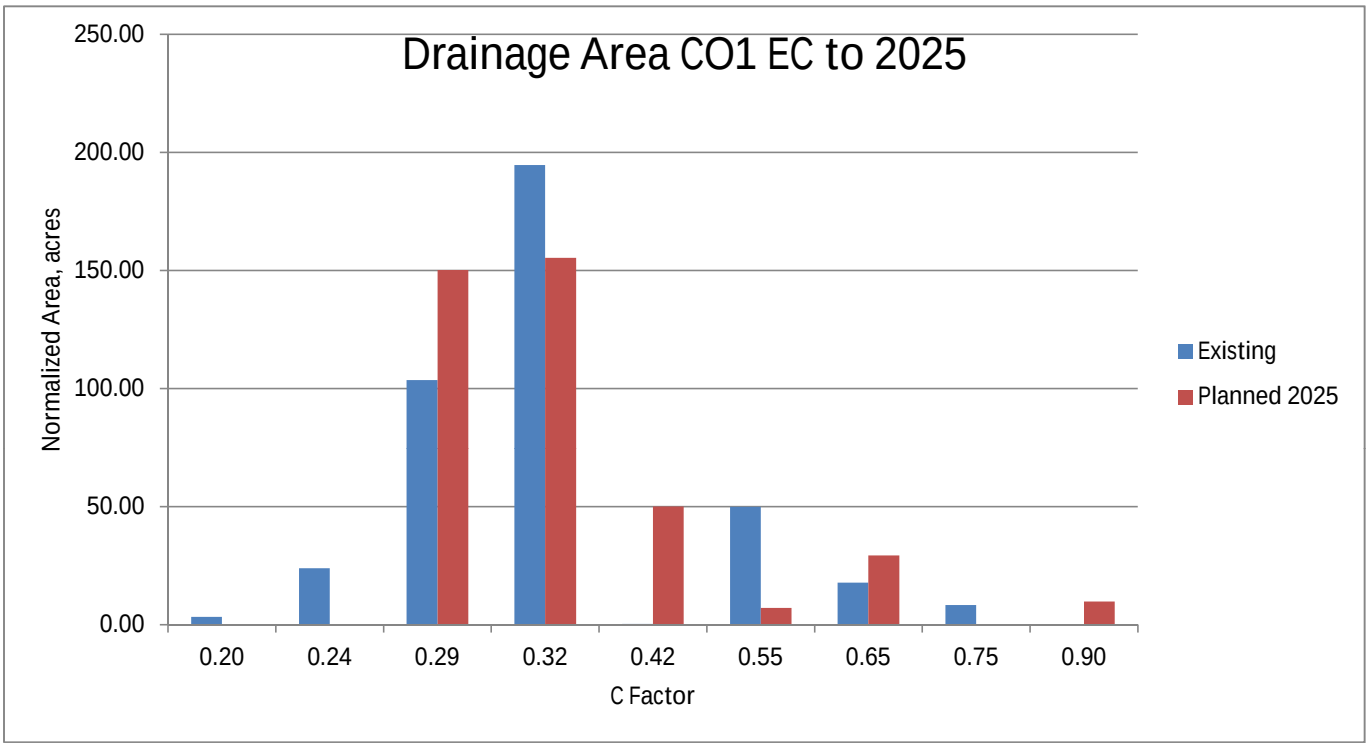

Drainage Area CJ EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.90
C Factor
Existing
Planned 2025

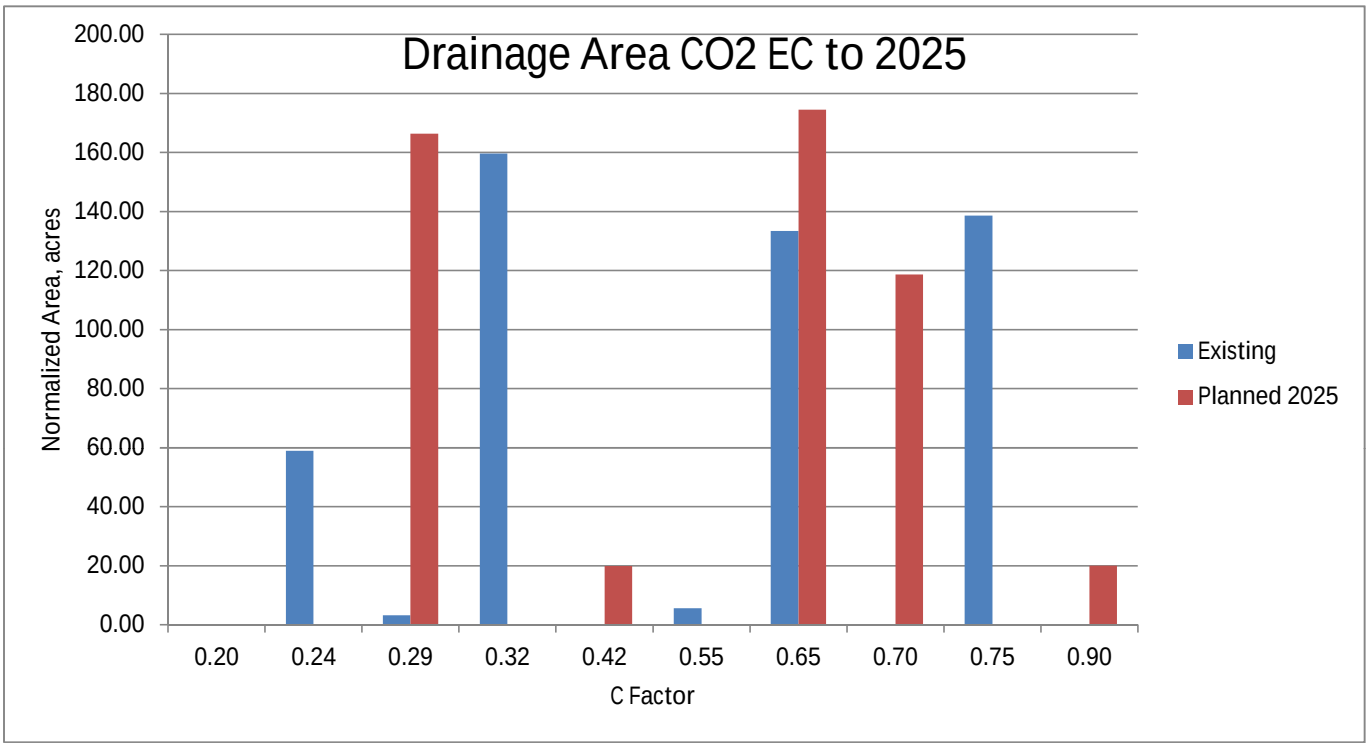

Drainage Area CK EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.90
C Factor
Existing
Planned 2025

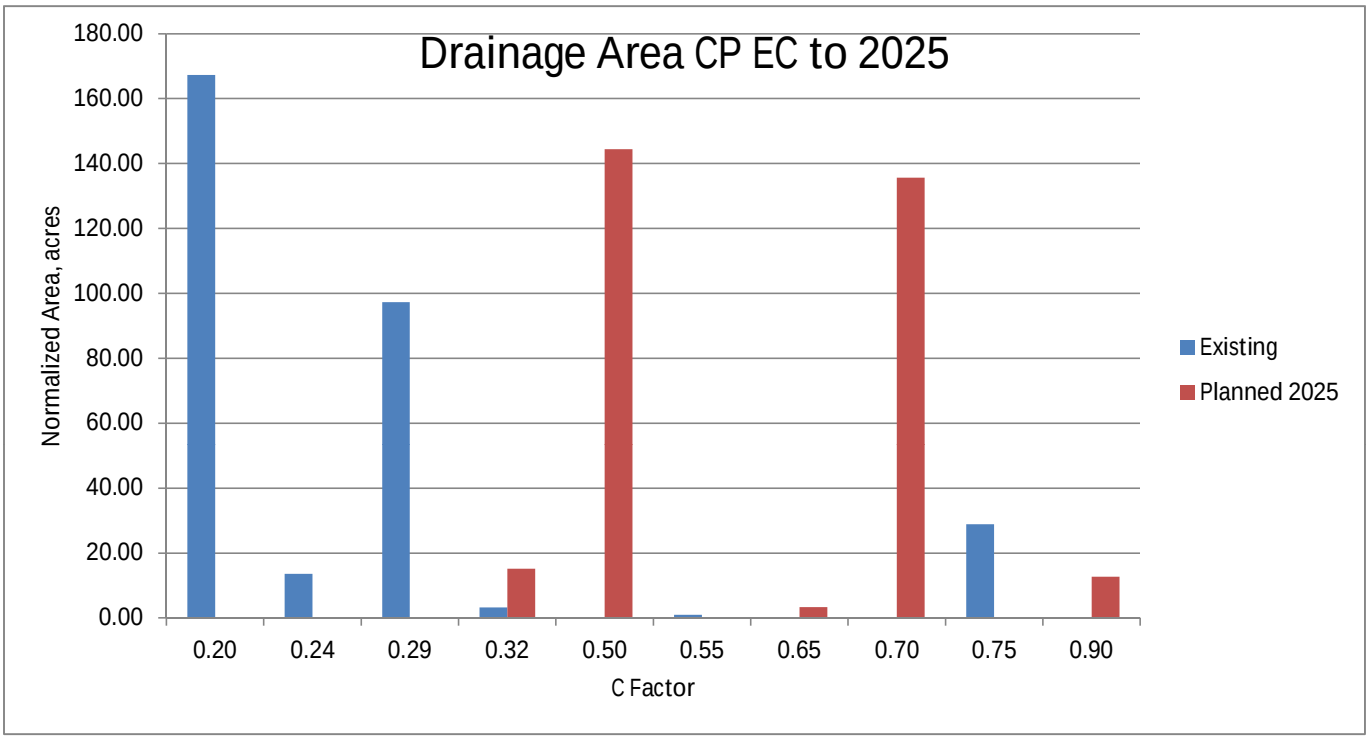

Drainage Area CL EC to 2025
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.24
0.29
0.32
0.42
0.65
0.70
0.90
C Factor
Existing
Planned 2025

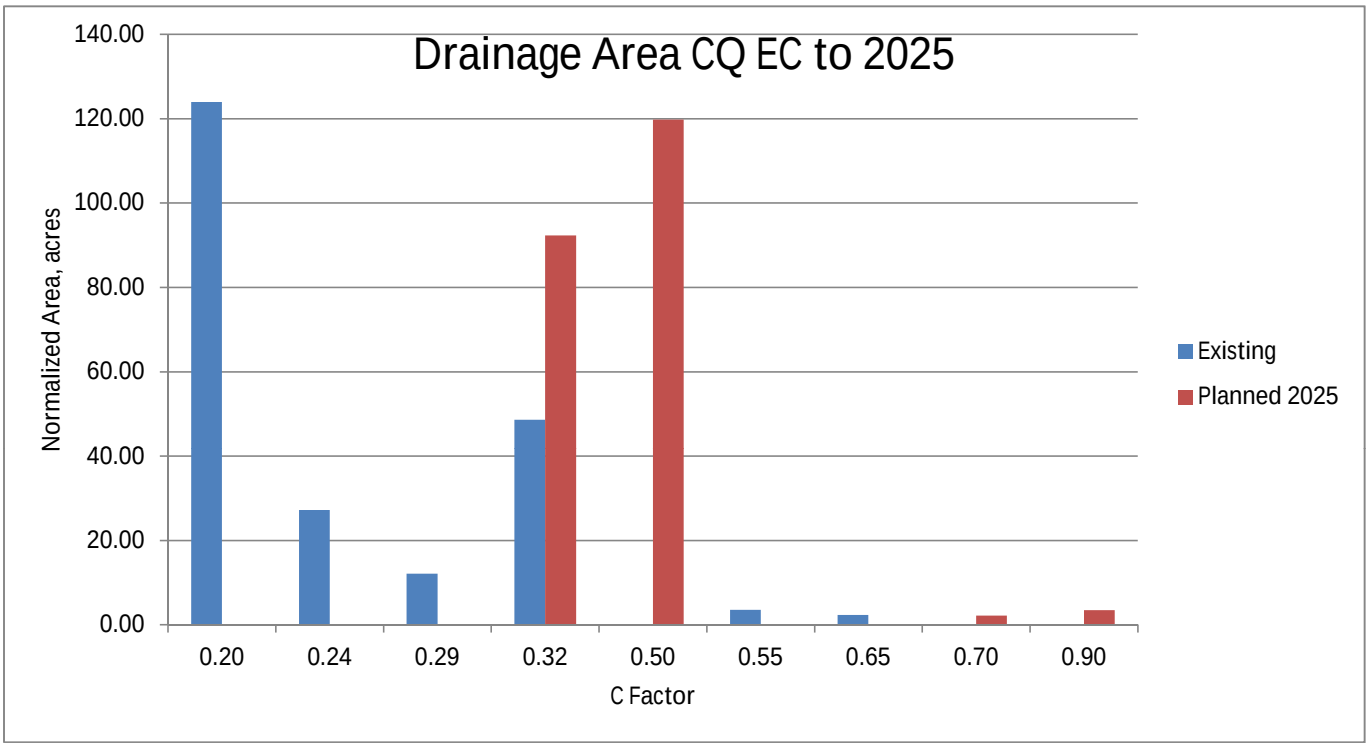

Drainage Area CM EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.55
0.60
0.65
0.70
0.90
C Factor
Existing
Planned 2025

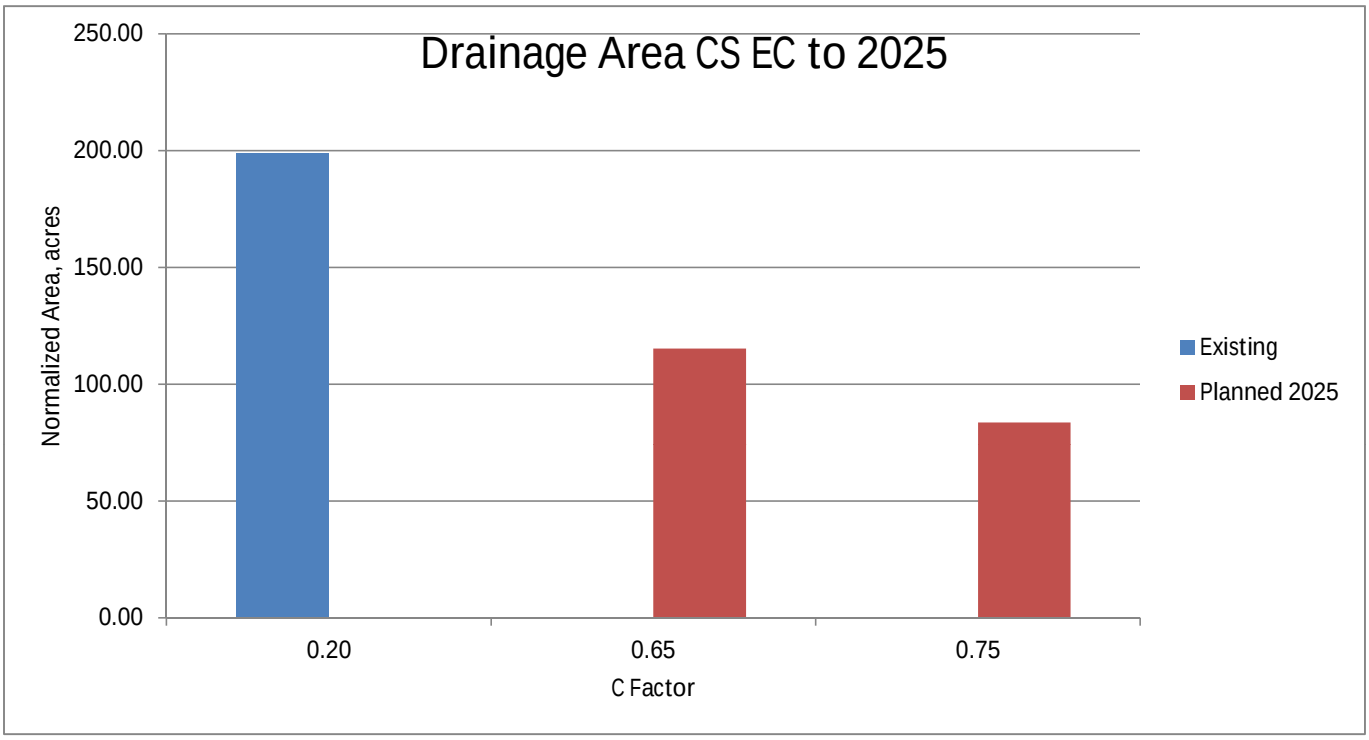

Drainage Area CN EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

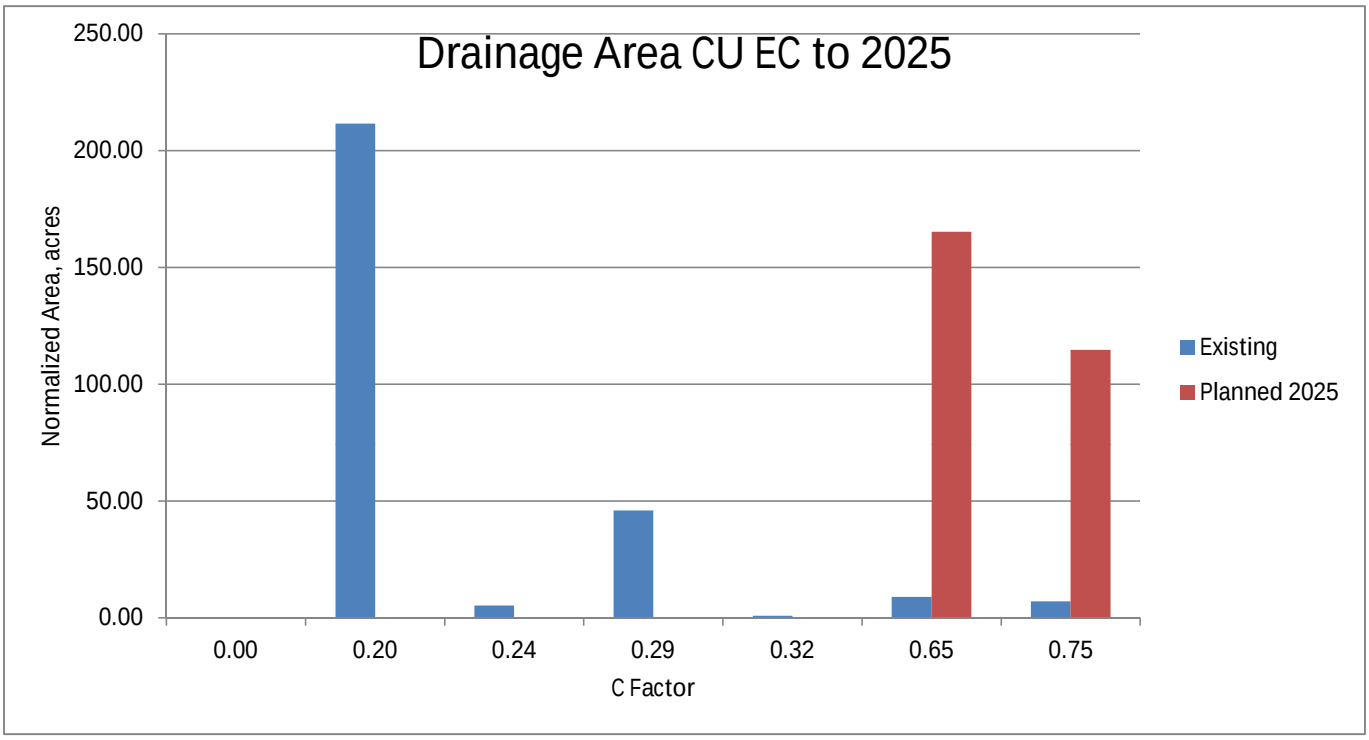

Drainage Area CO1 EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

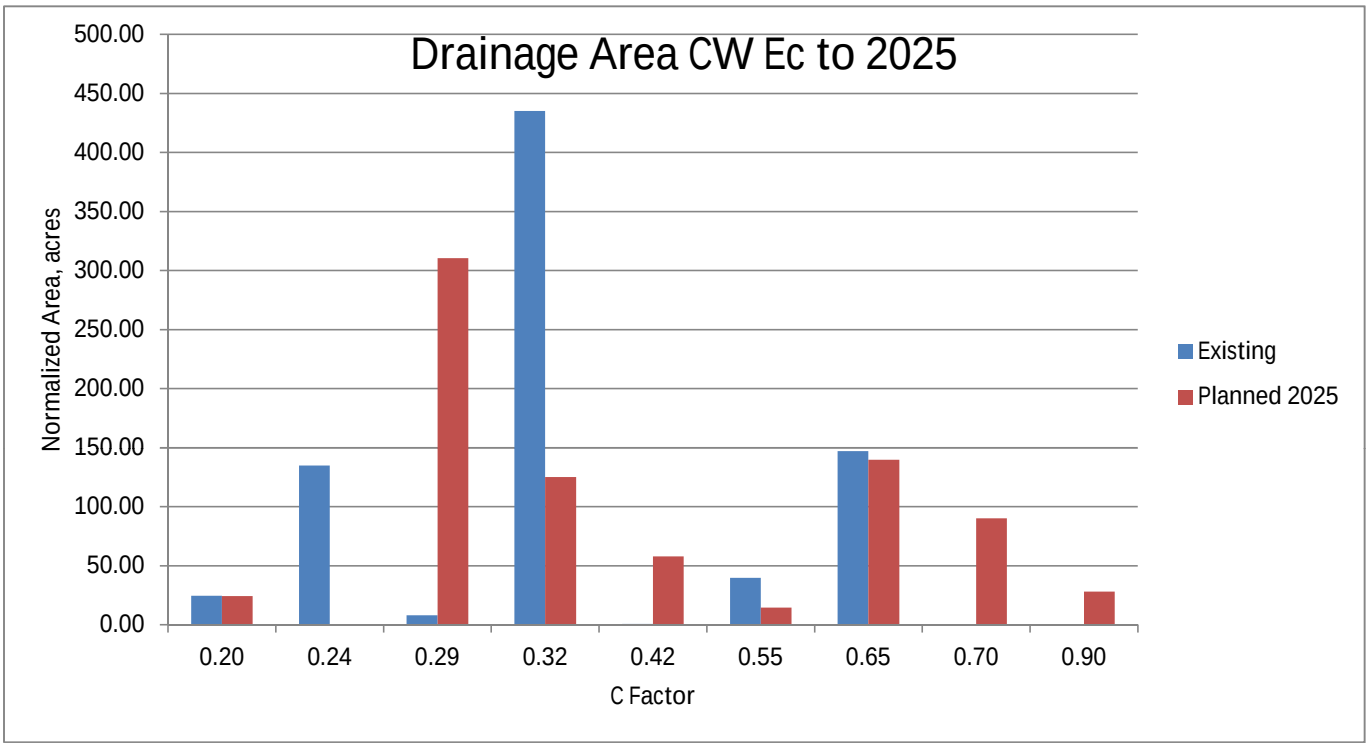

Drainage Area CO2 EC to 2025
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

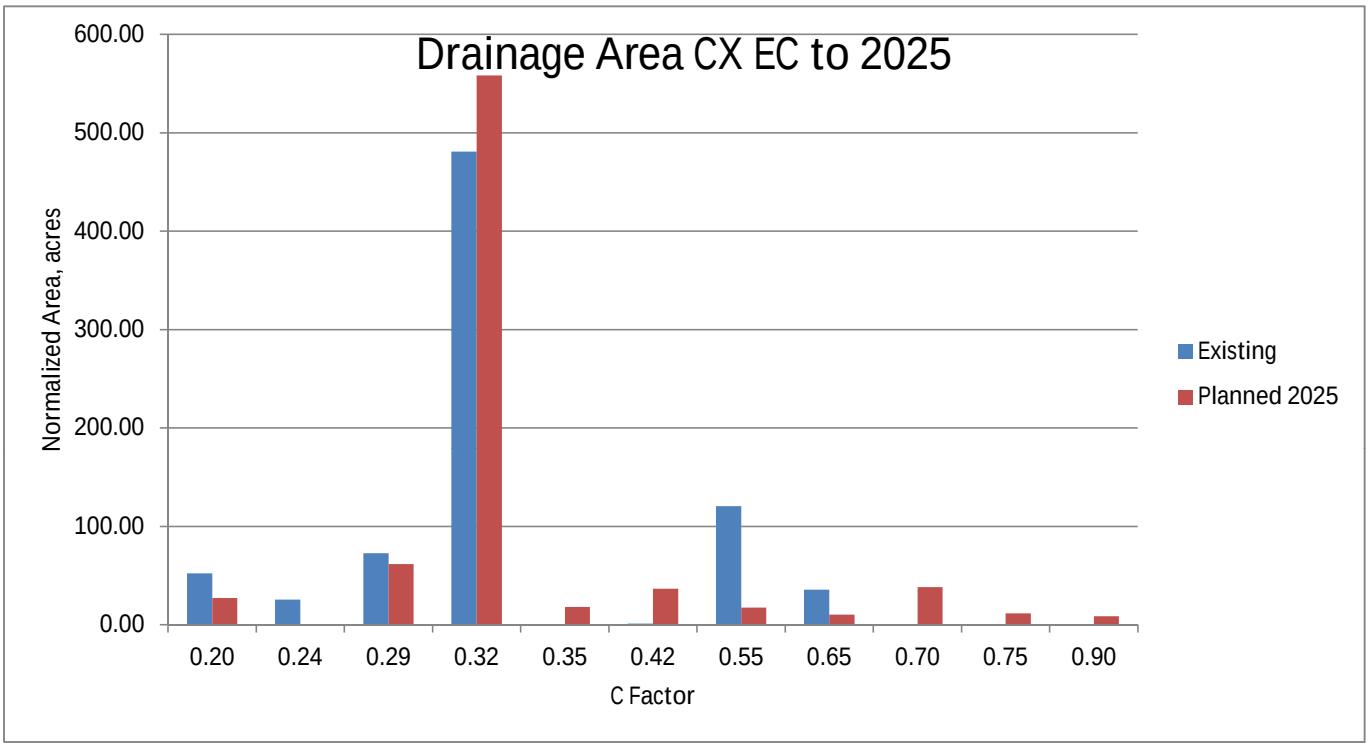

Drainage Area CP EC to 2025
Normalized Area, acres
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.29
0.32
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

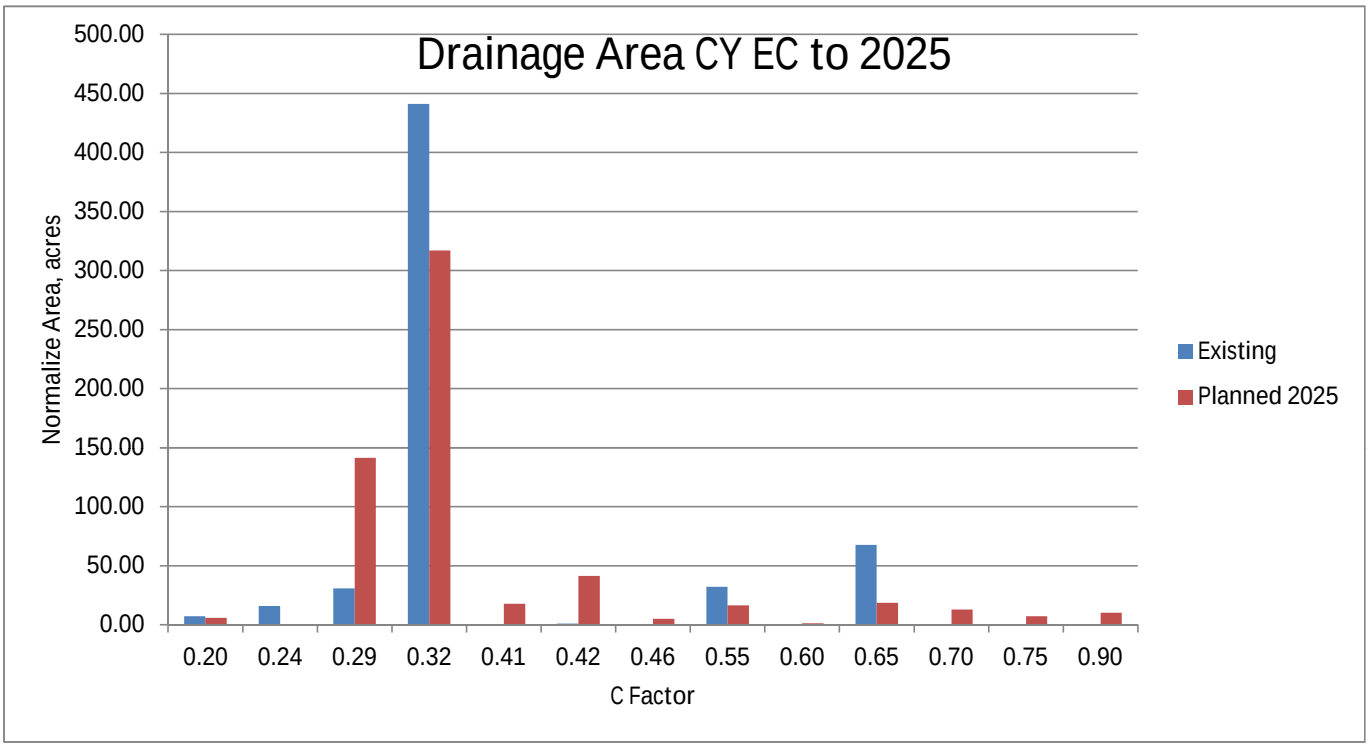

Drainage Area CQ EC to 2025
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

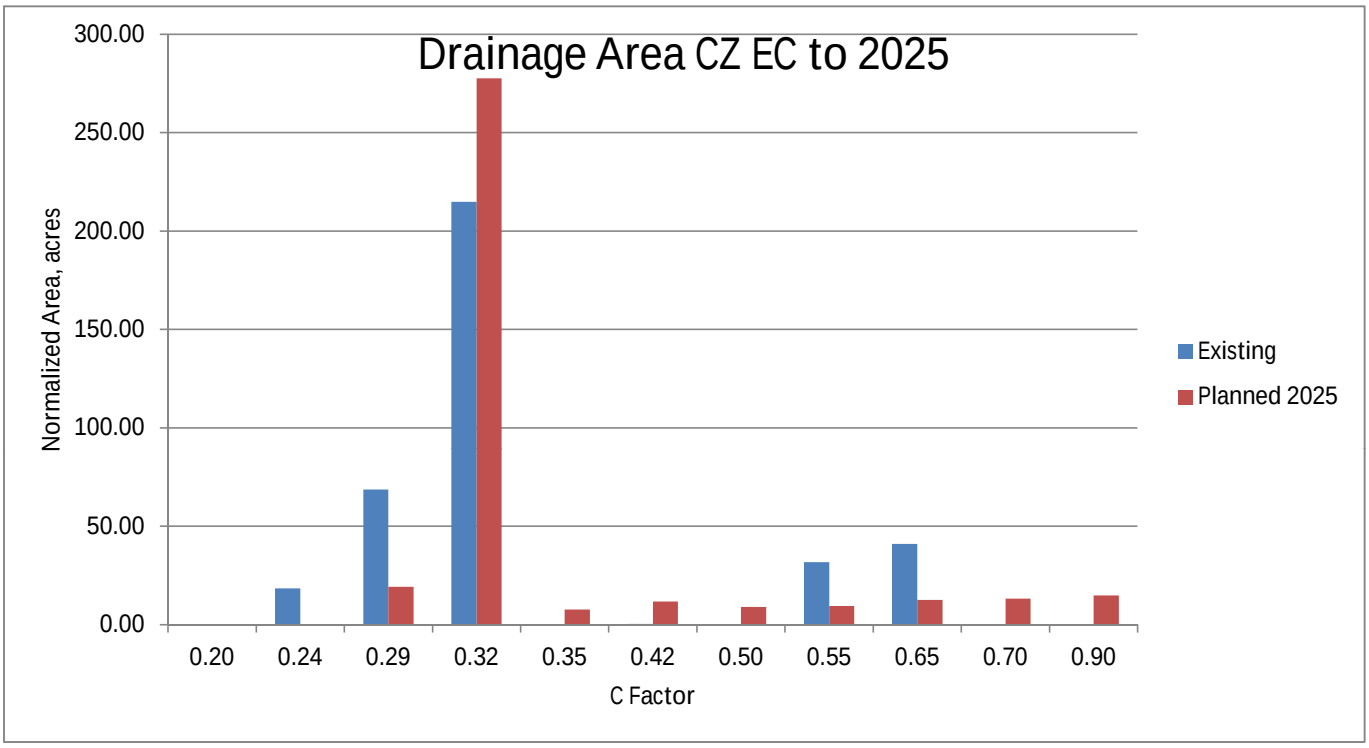

Drainage Area CS EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.65
0.75
C Factor
Existing
Planned 2025

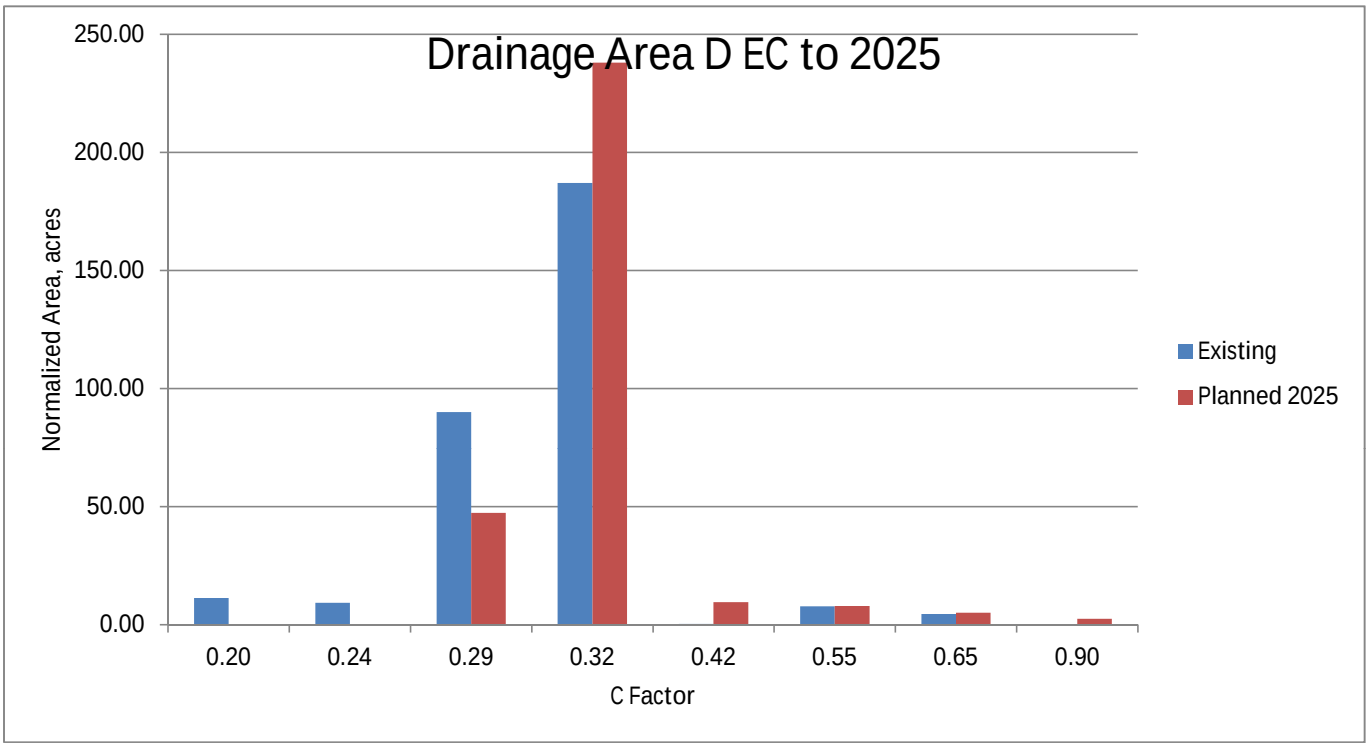

Drainage Area CU EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.65
0.75
C Factor
Existing
Planned 2025

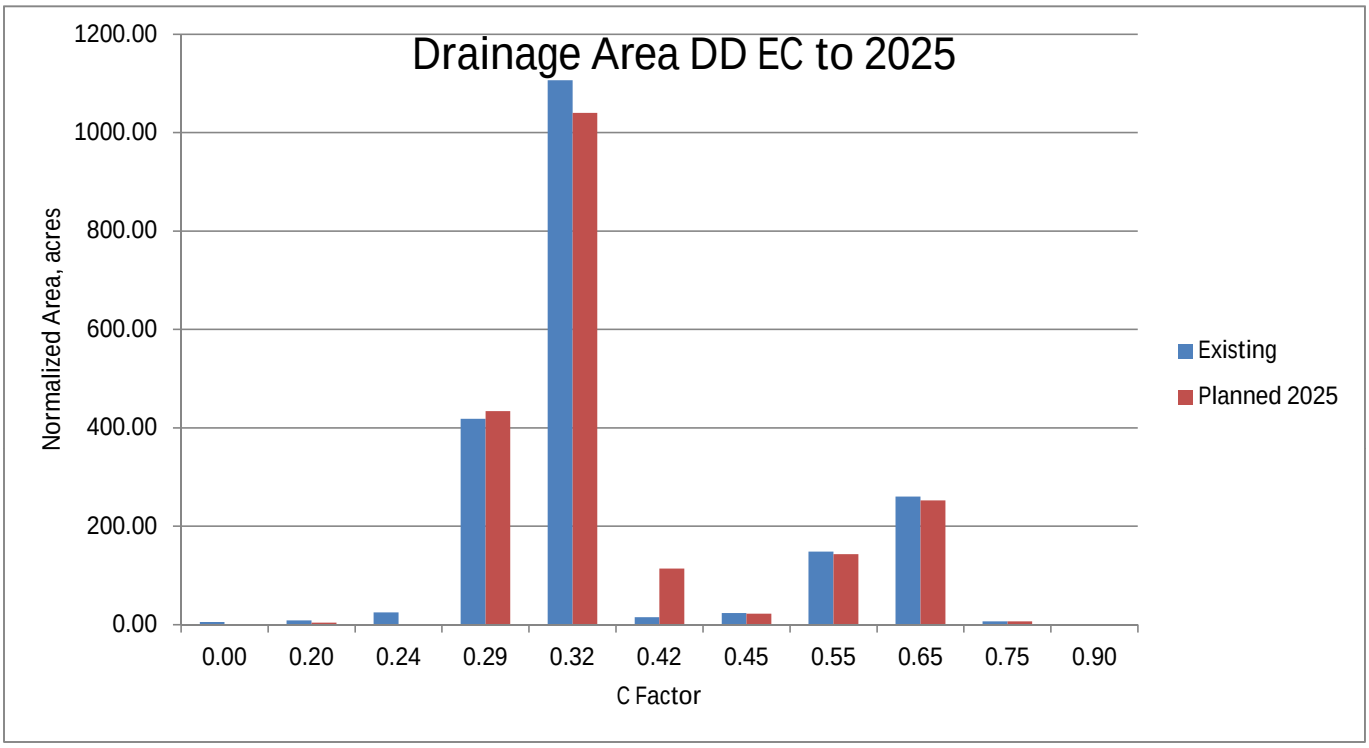

Drainage Area CW Ec to 2025
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

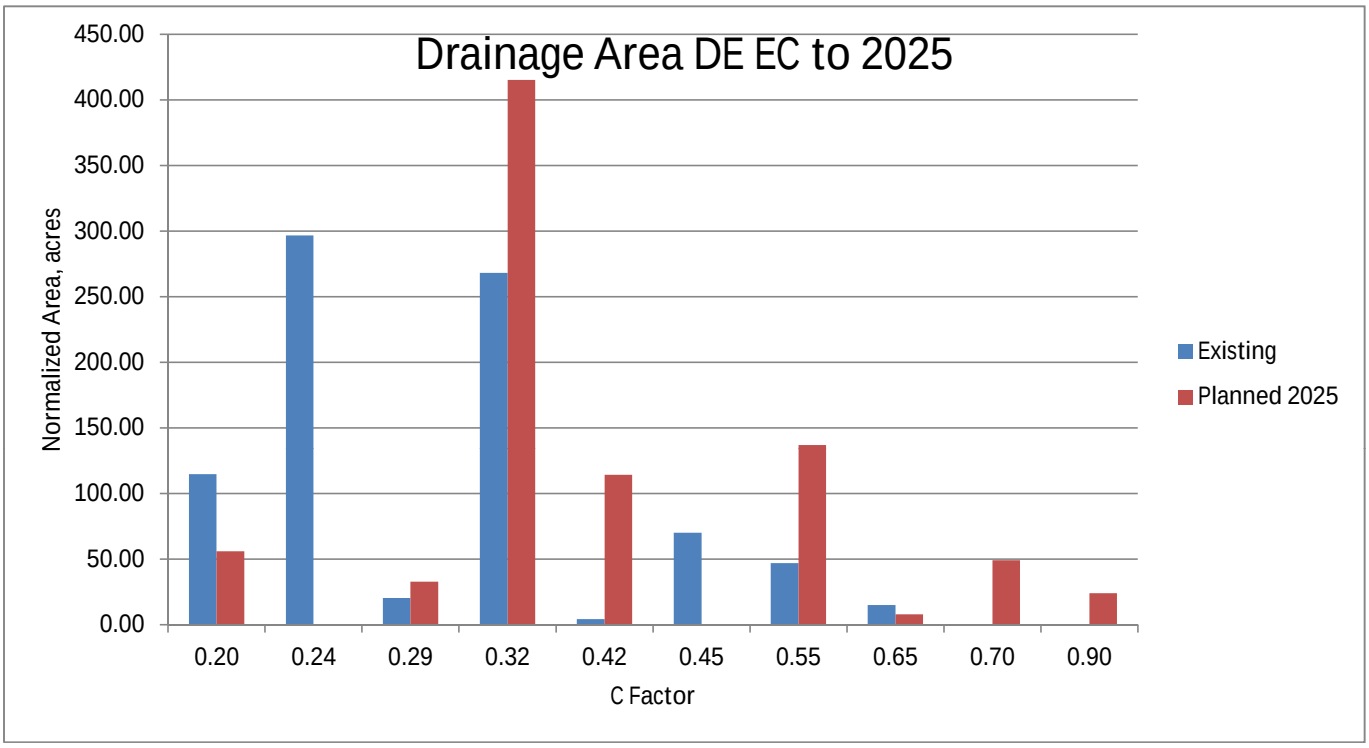

Drainage Area CX EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

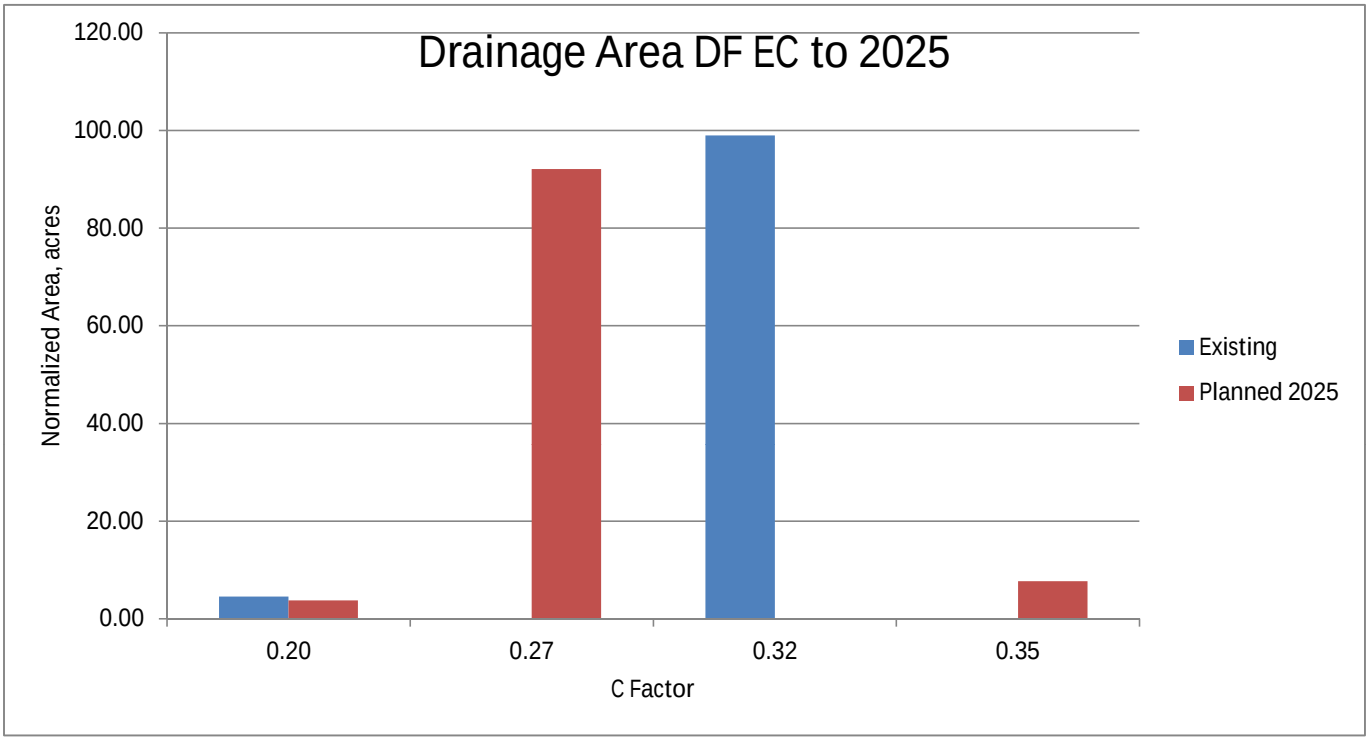

Drainage Area CY EC to 2025
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalize Area, acres
0.20
0.24
0.29
0.32
0.41
0.42
0.46
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

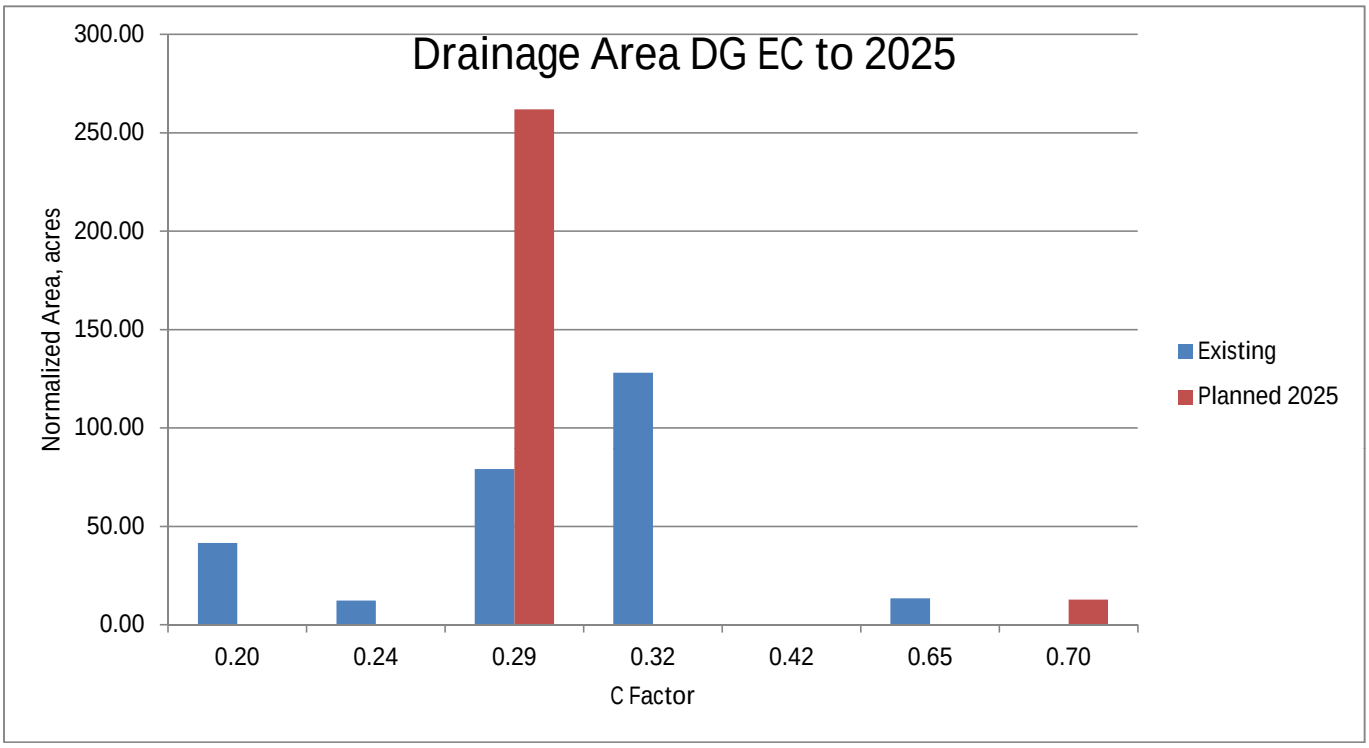

Drainage Area CZ EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

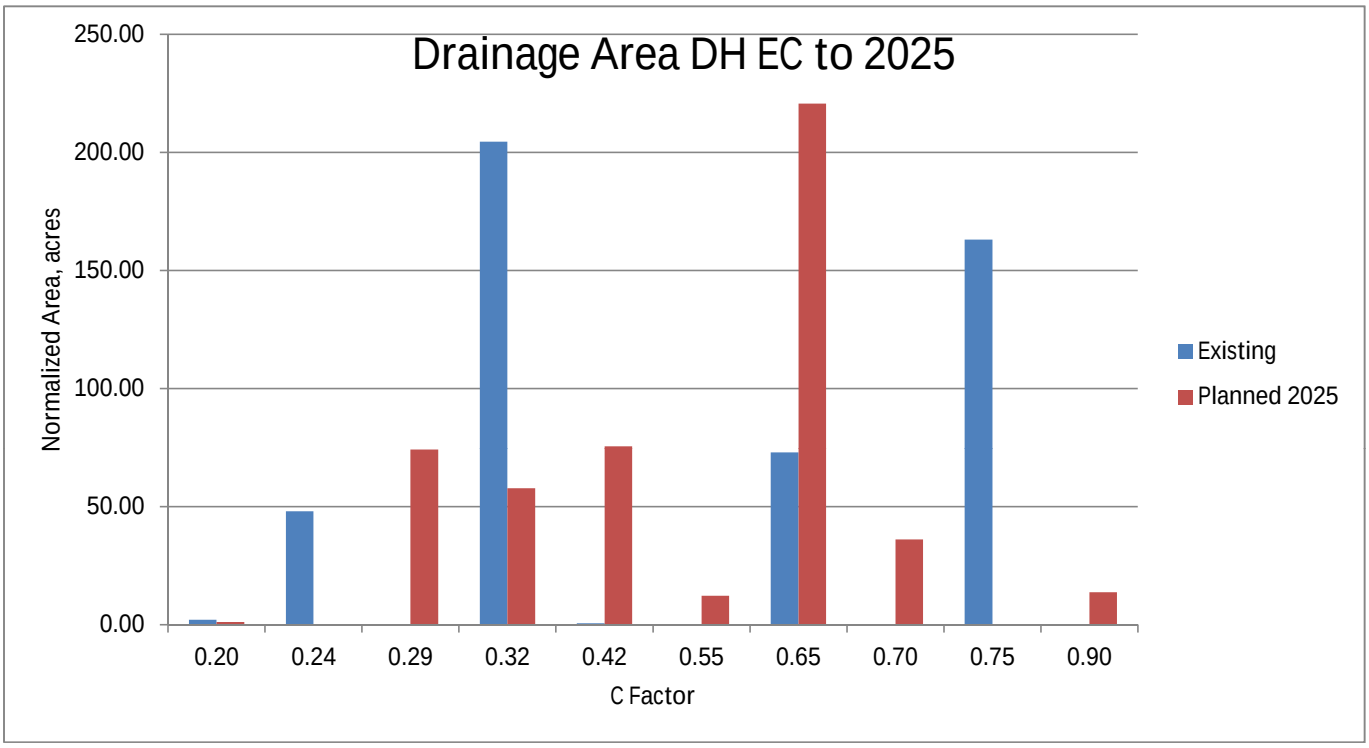

Drainage Area D EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025

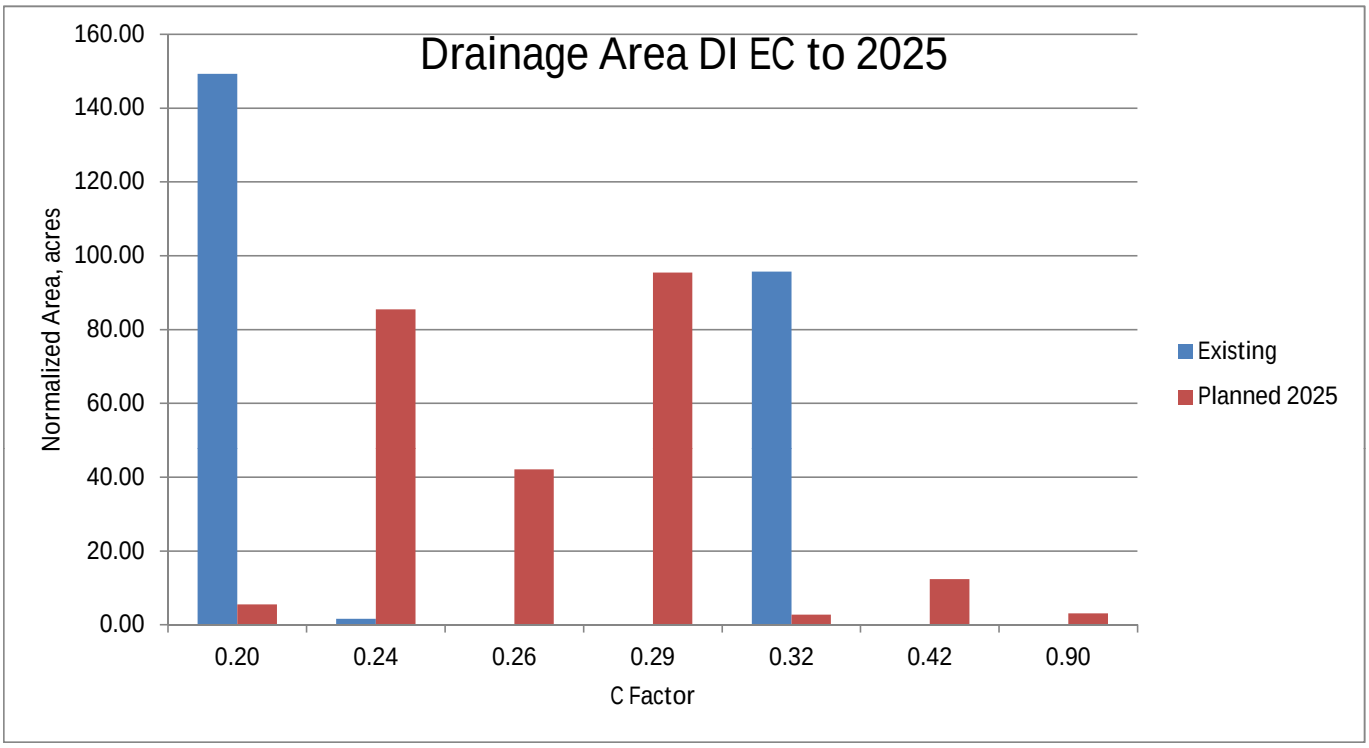

Drainage Area DD EC to 2025
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

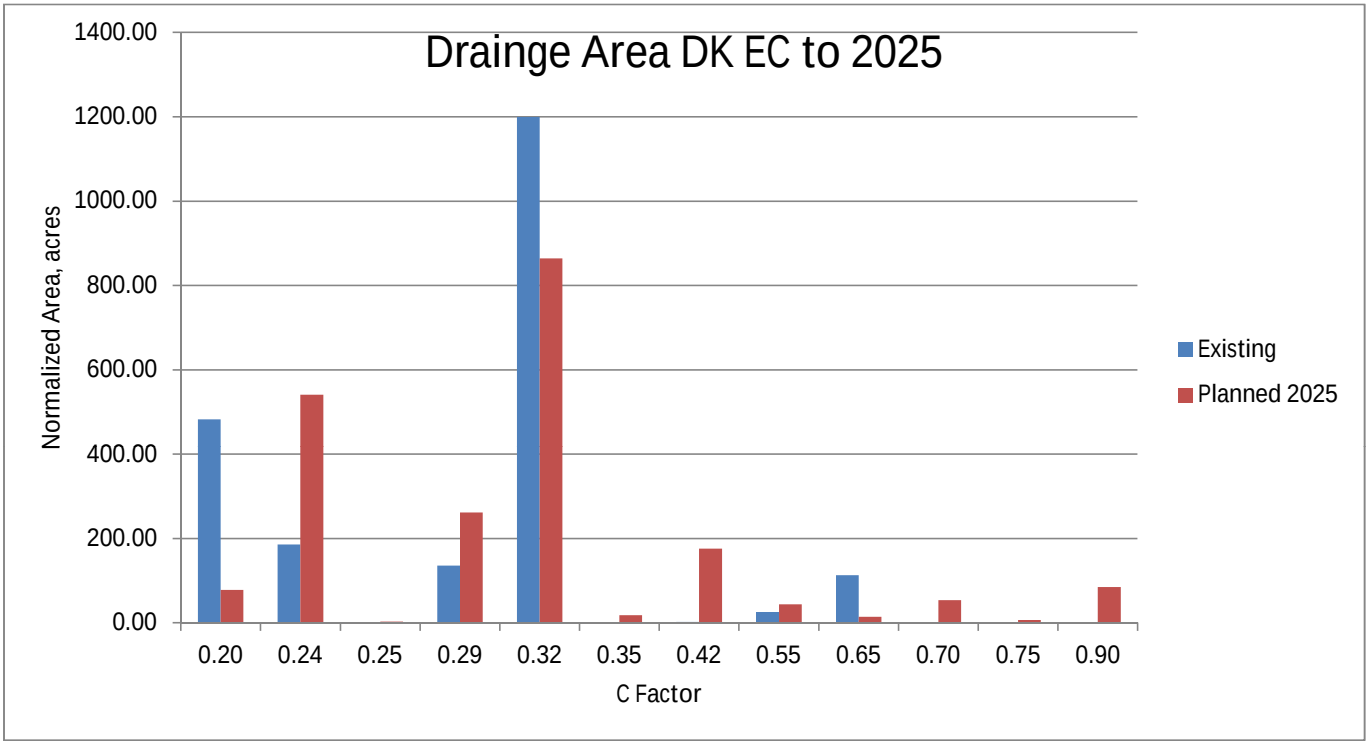

Drainage Area DE EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

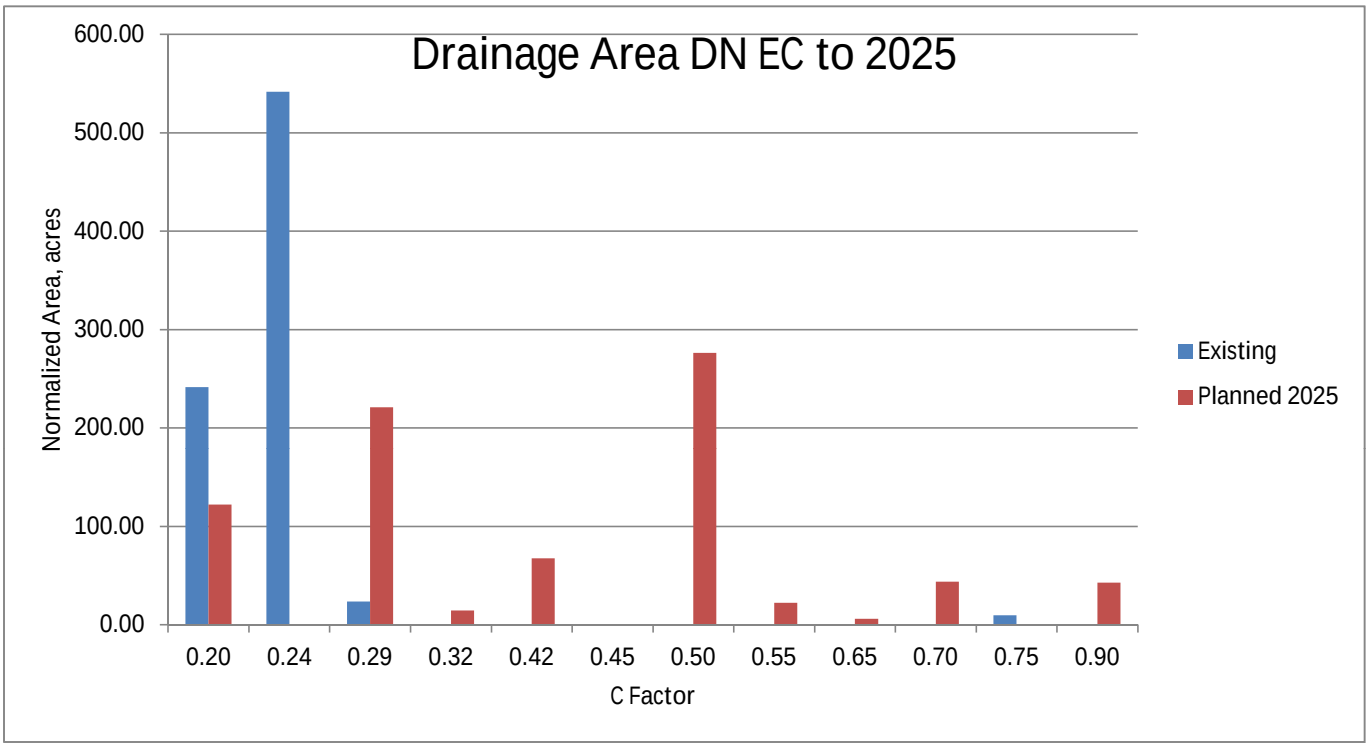

Drainage Area DF EC to 2025
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.27
0.32
0.35
C Factor
Existing
Planned 2025

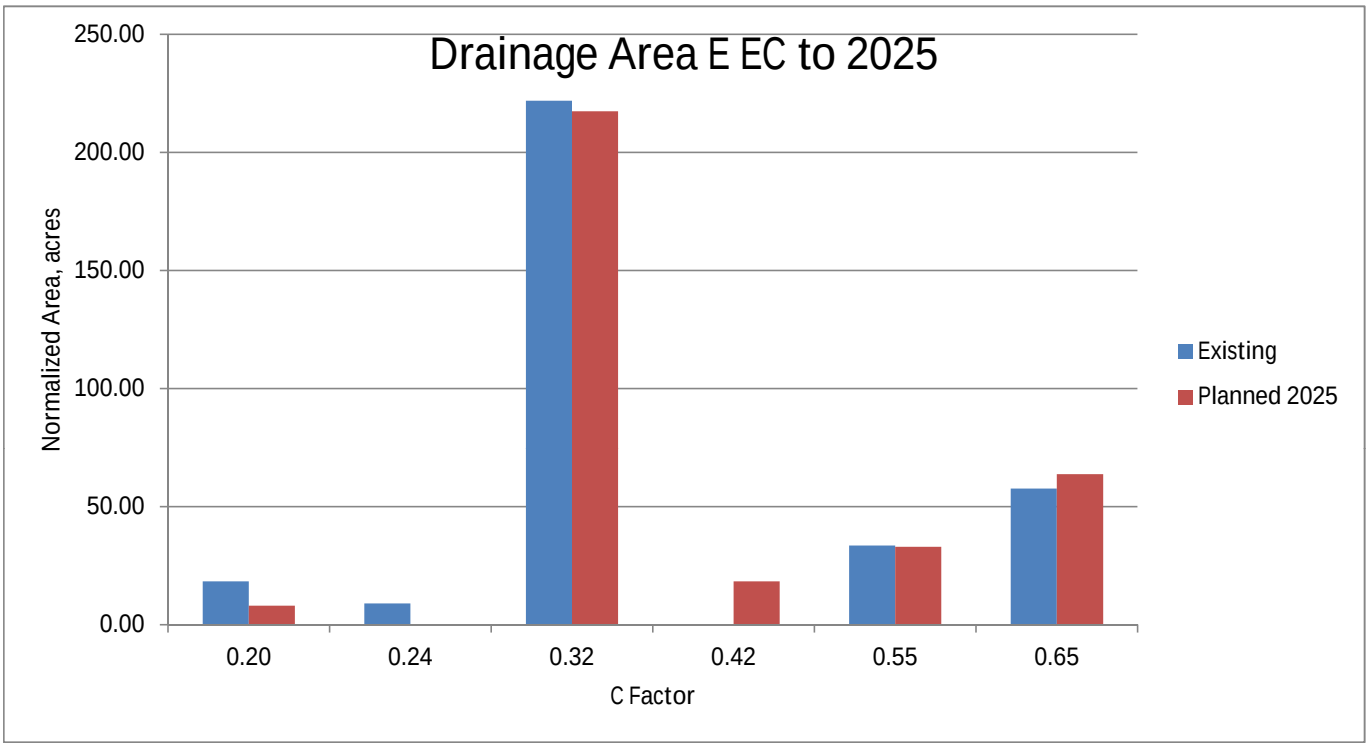

Drainage Area DG EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.65
0.70
C Factor
Existing
Planned 2025

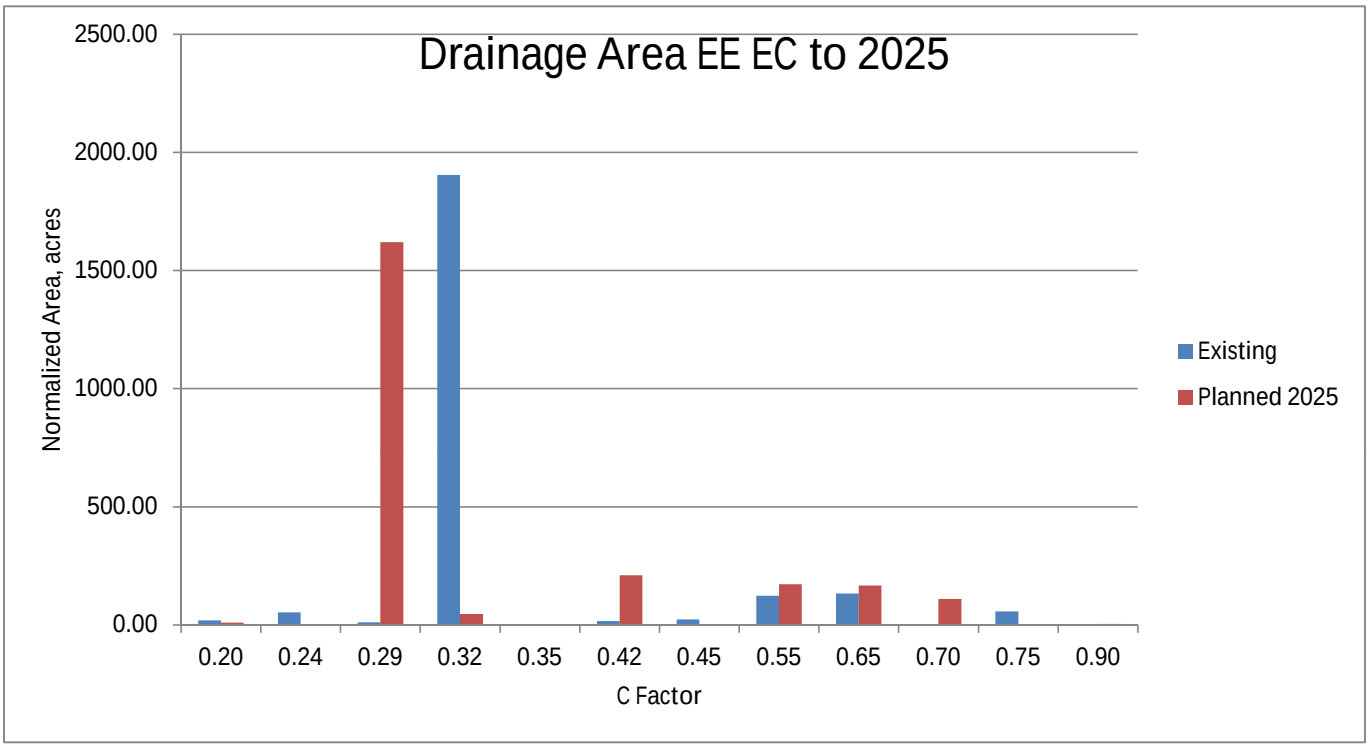

Drainage Area DH EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

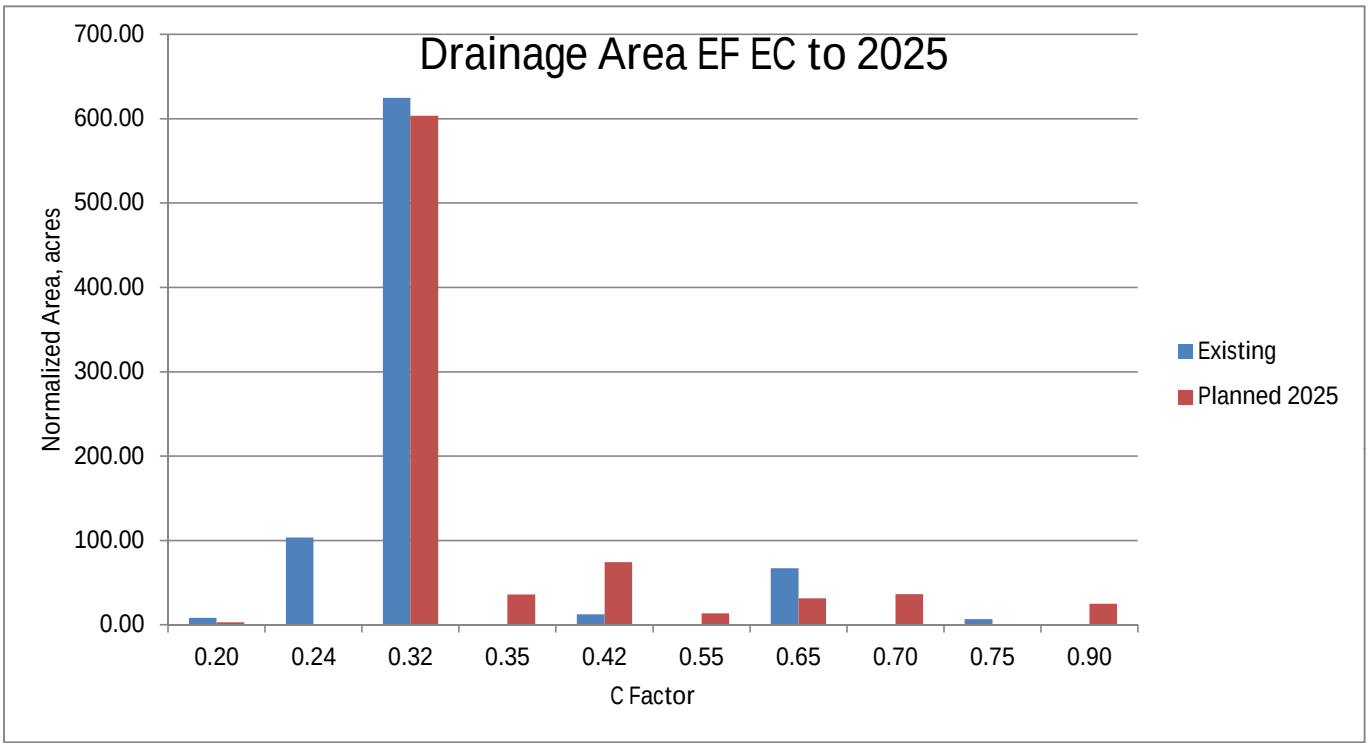

Drainage Area DI EC to 2025
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.26
0.29
0.32
0.42
0.90
C Factor
Existing
Planned 2025

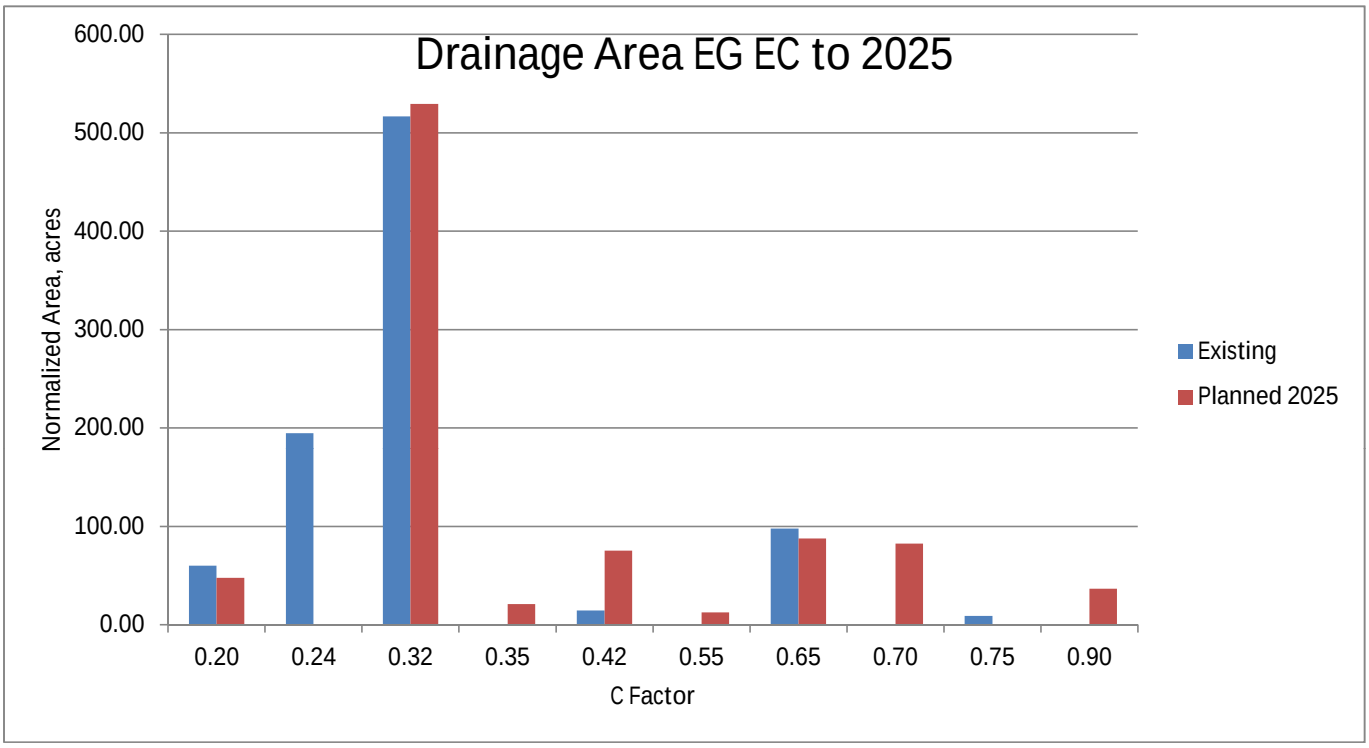

Drainge Area DK EC to 2025
1400.00
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
Normalized Area, acres
0.20
0.24
0.25
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

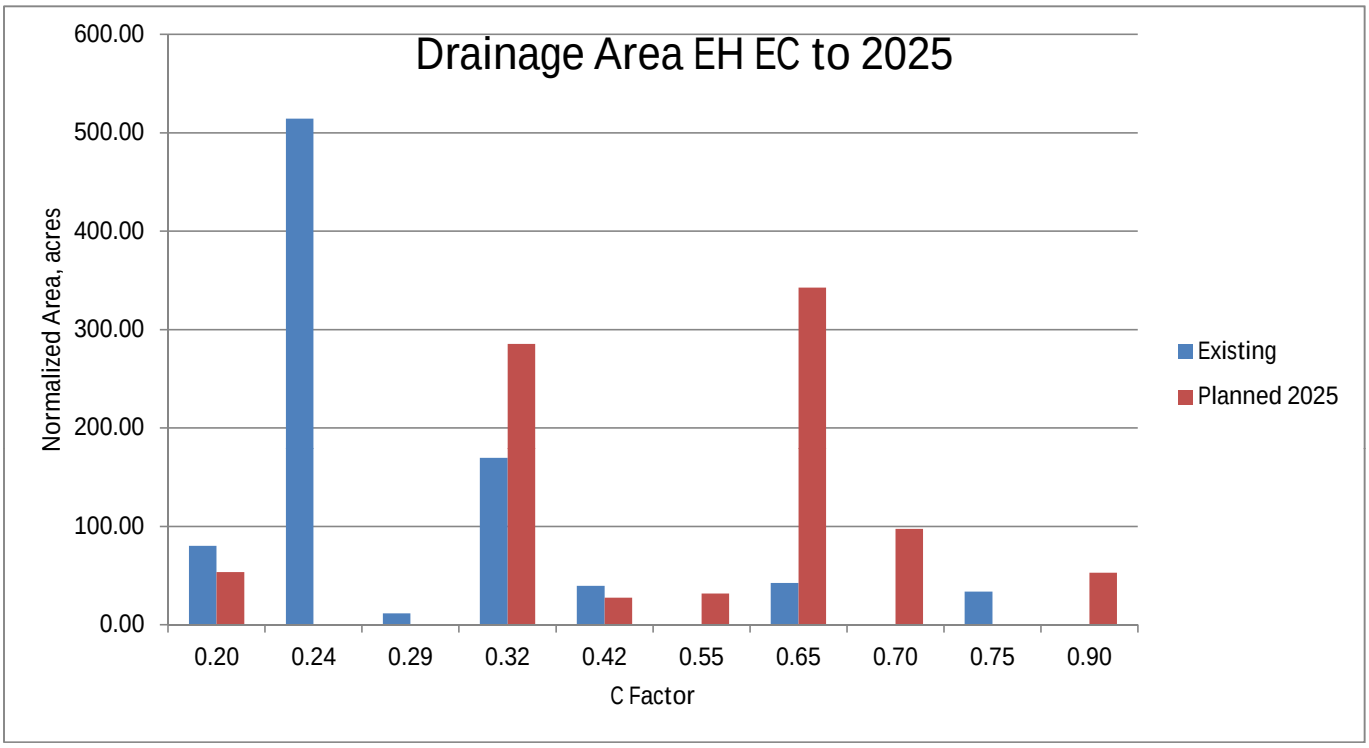

Drainage Area DN EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

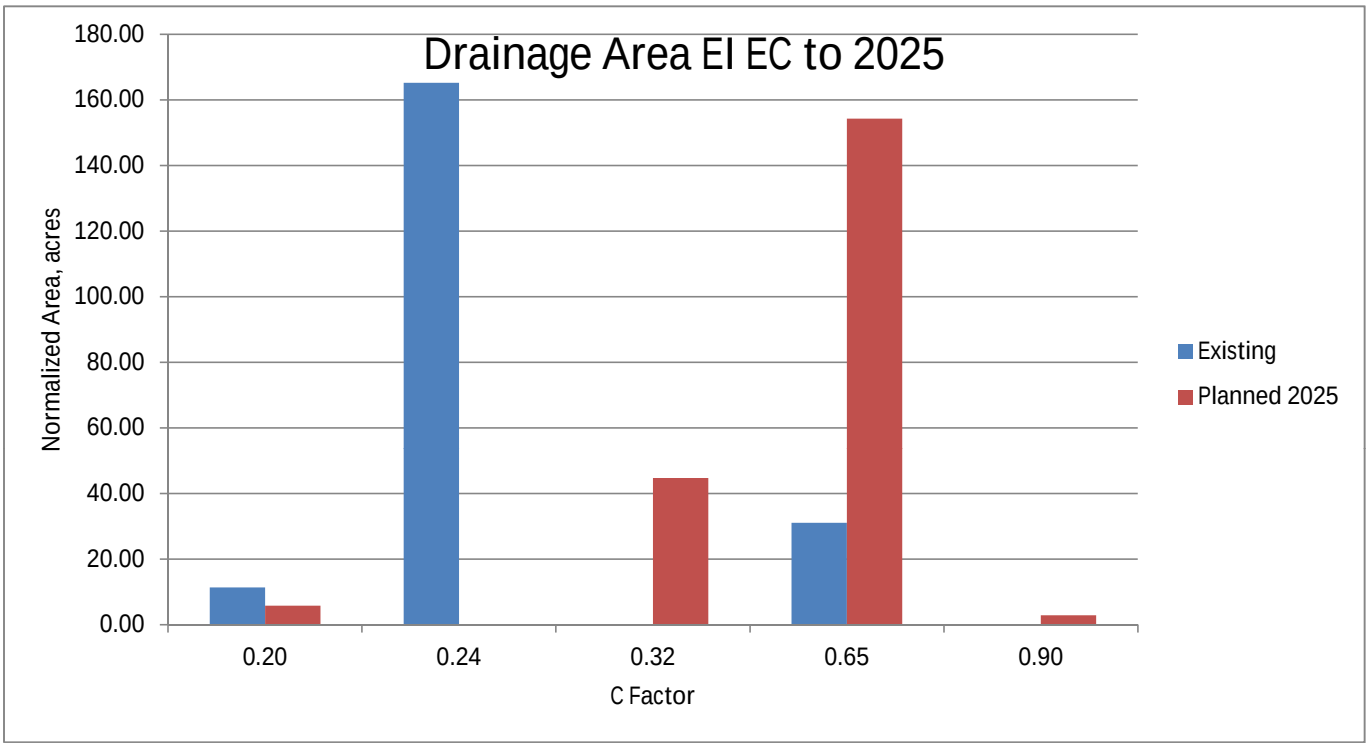

Drainage Area E EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.42
0.55
0.65
C Factor
Existing
Planned 2025

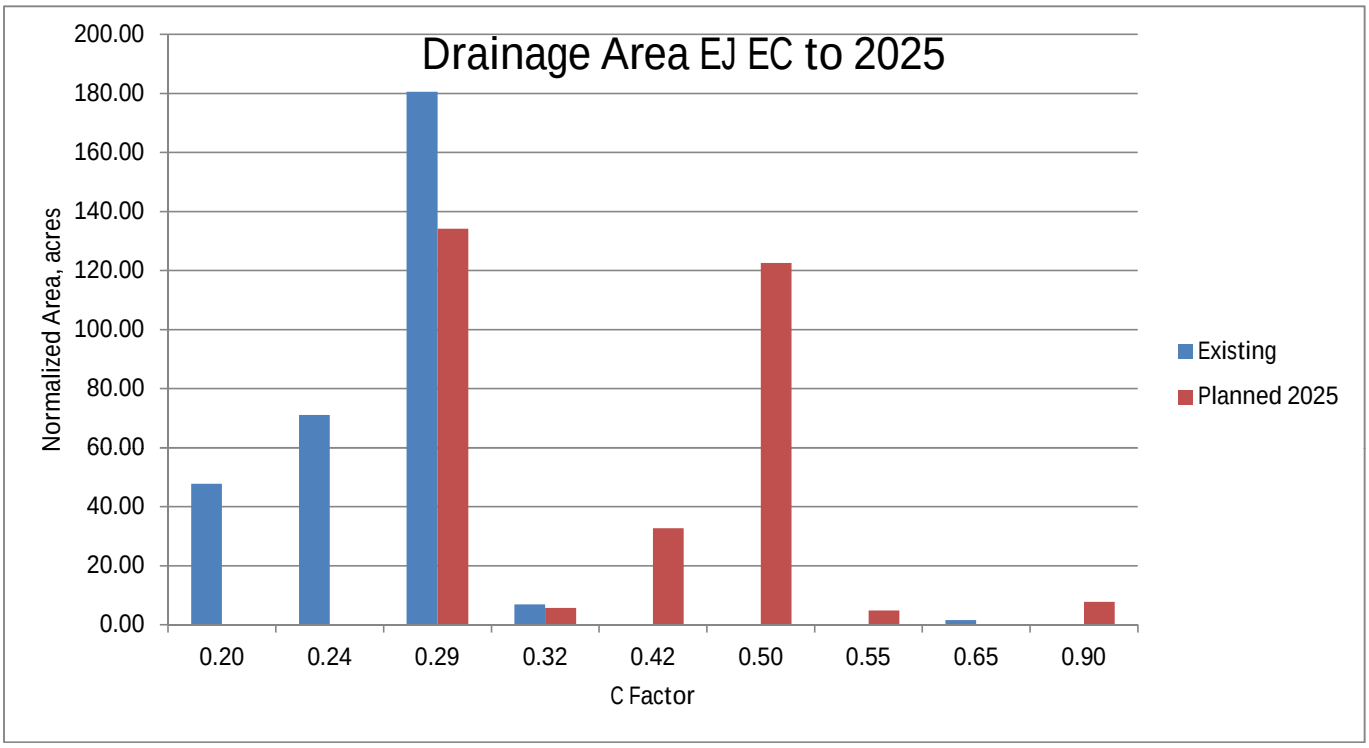

Drainage Area EE EC to 2025
2500.00
2000.00
1500.00
1000.00
500.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

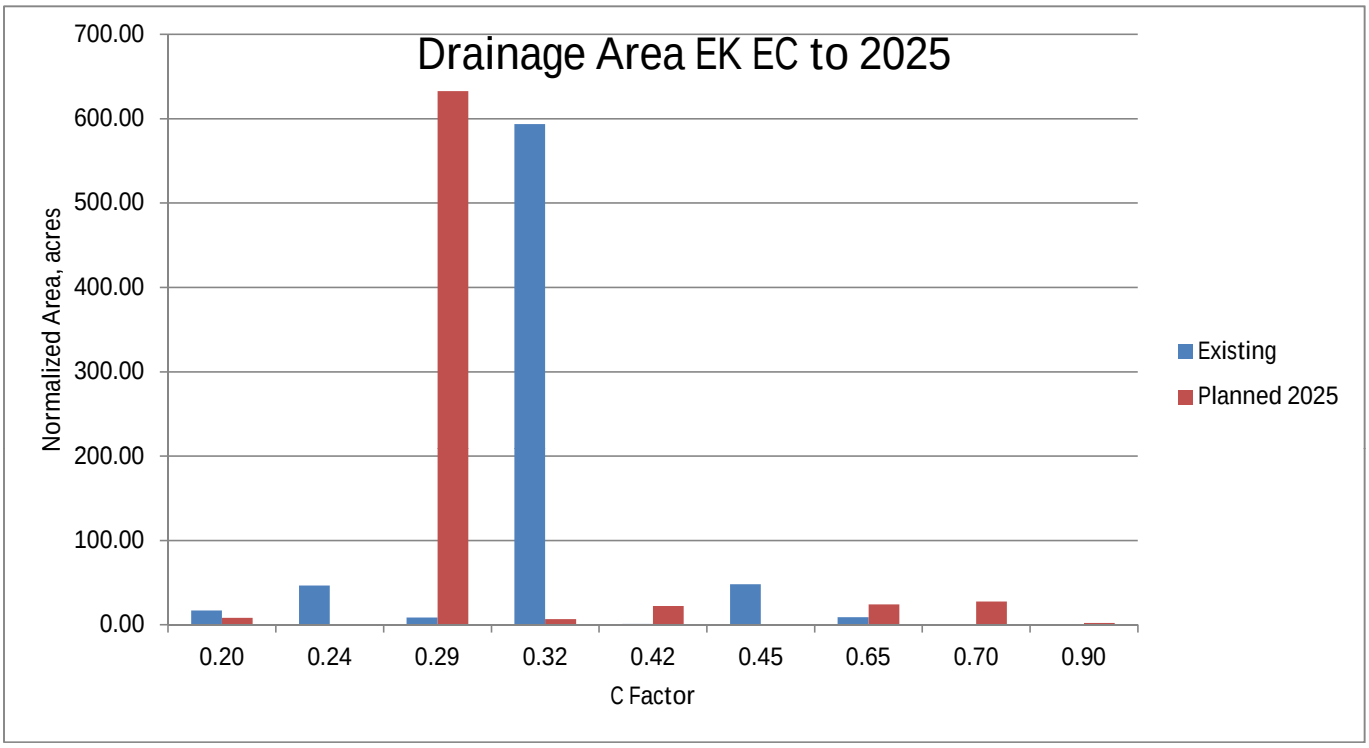

Drainage Area EF EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

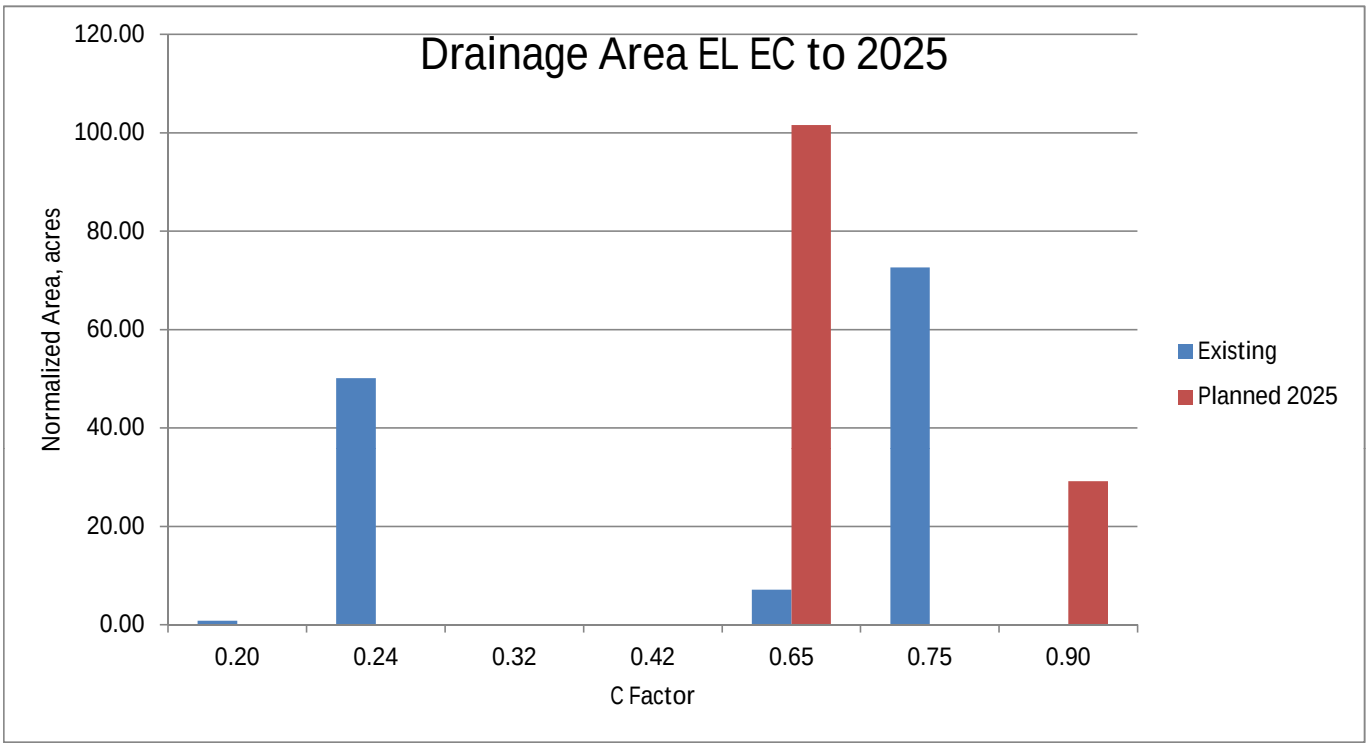

Drainage Area EG EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

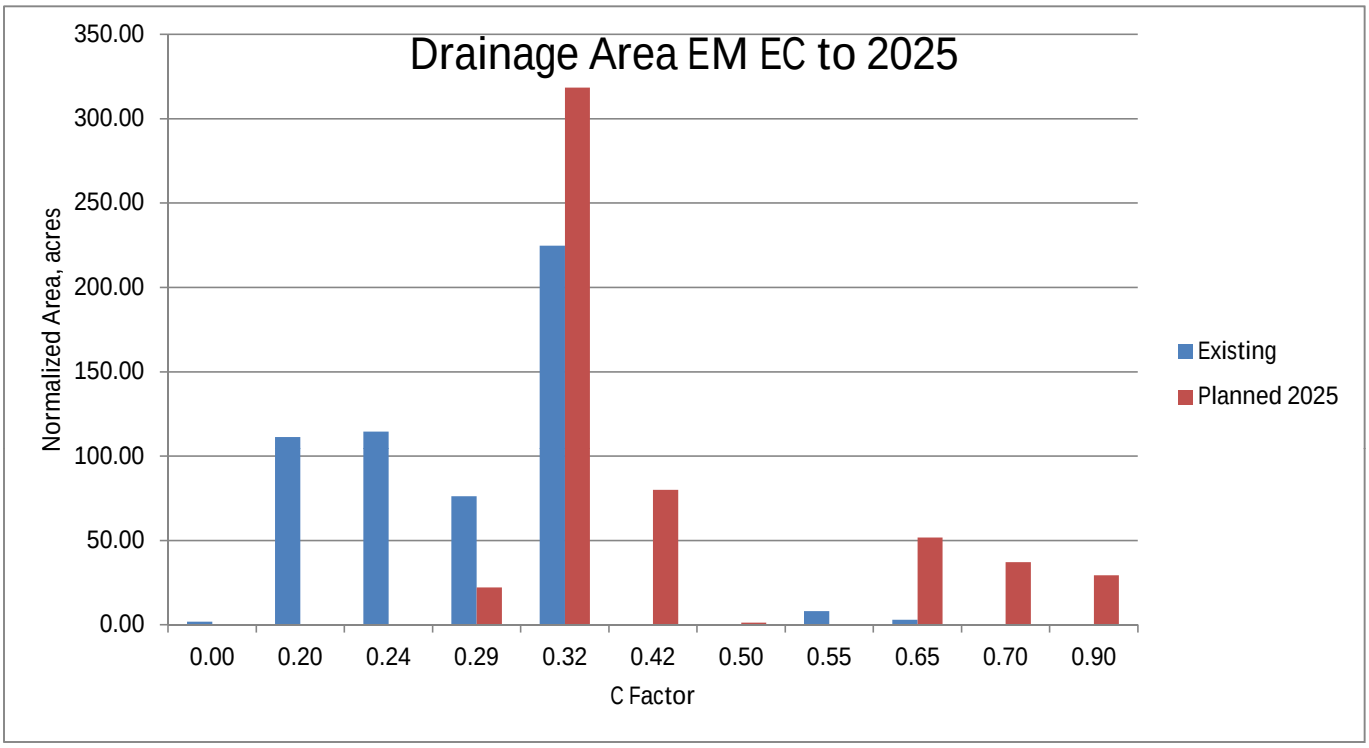

Drainage Area EH EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

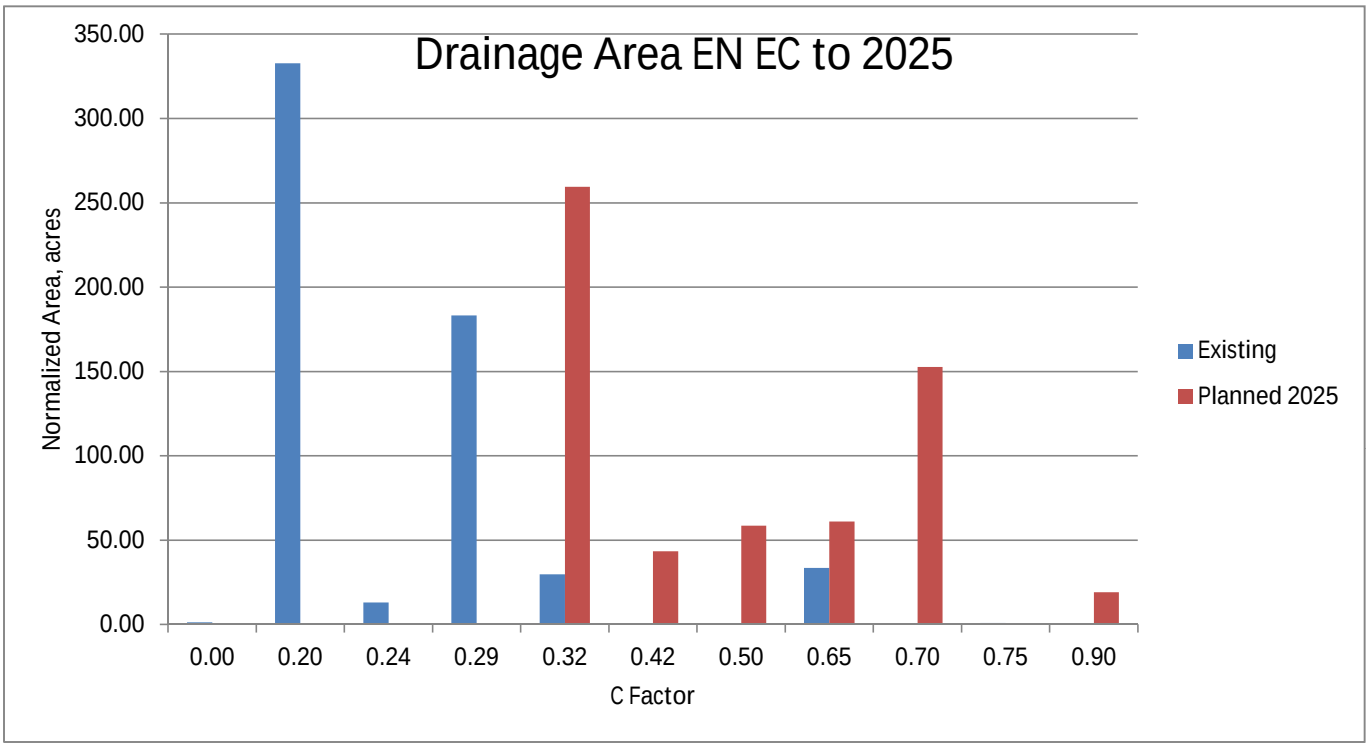

Drainage Area EI EC to 2025
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.65
0.90
C Factor
Existing
Planned 2025

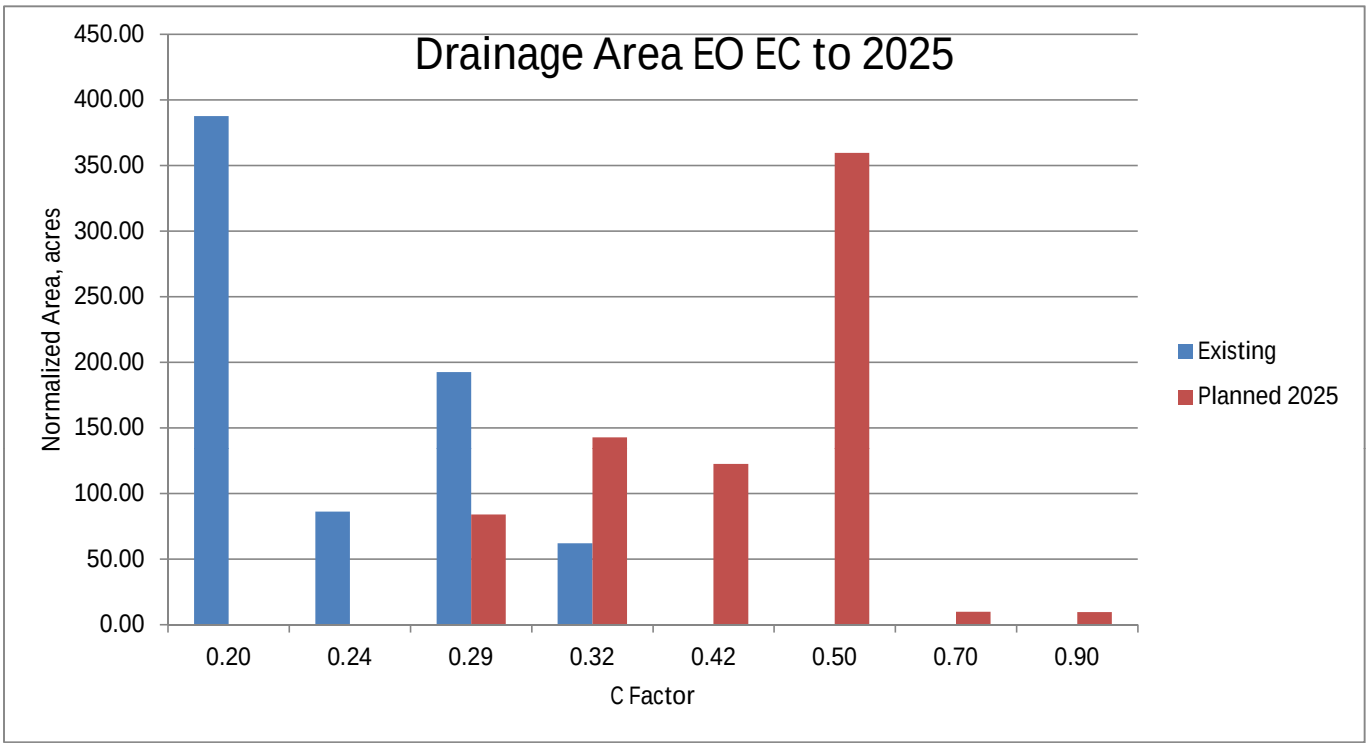

Drainage Area EJ EC to 2025
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.90
C Factor
Existing
Planned 2025

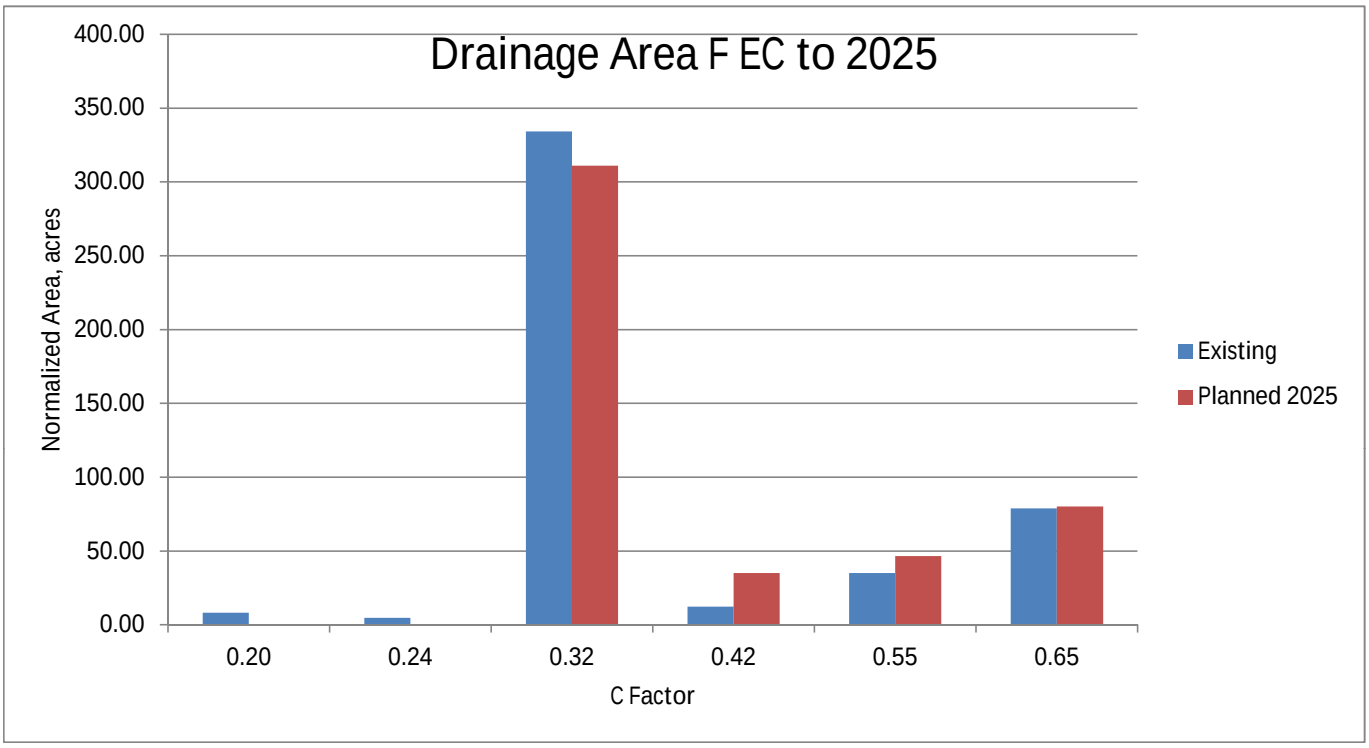

Drainage Area EK EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.65
0.70
0.90
C Factor
Existing
Planned 2025

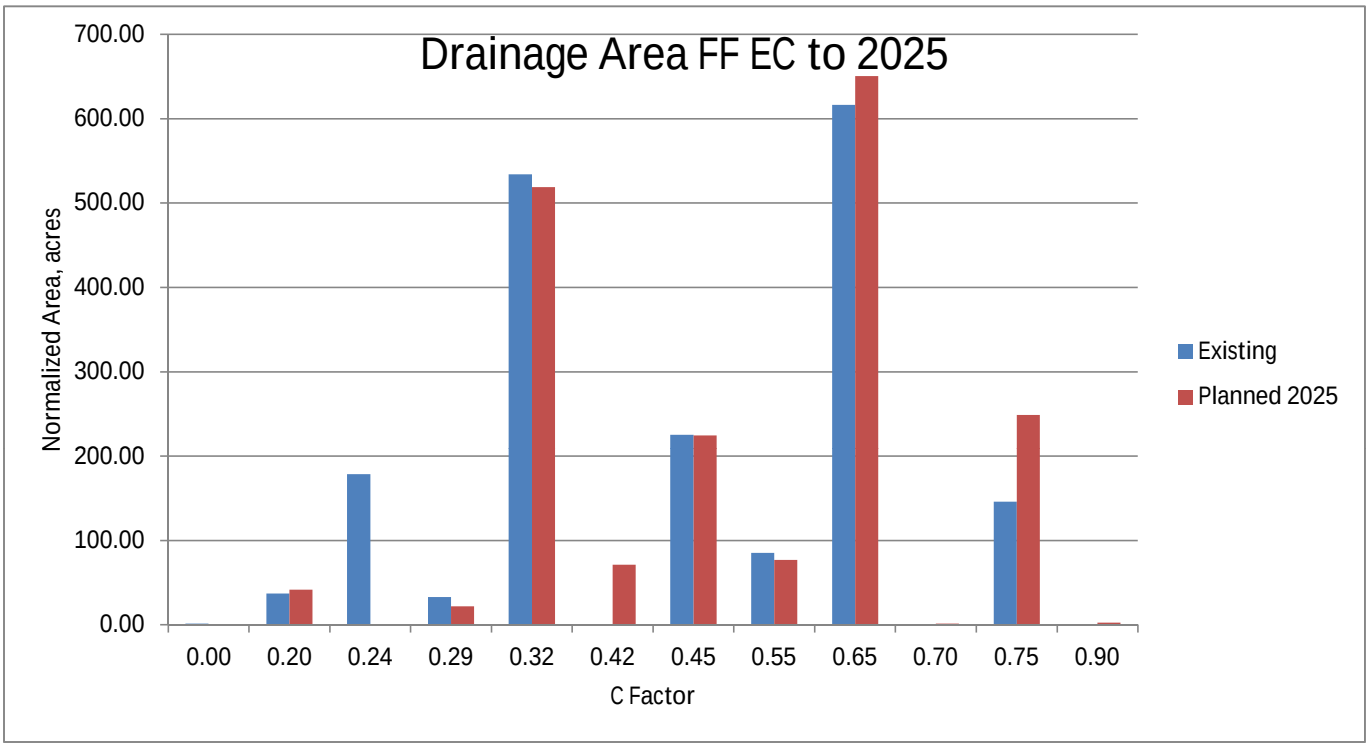

Drainage Area EL EC to 2025
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.42
0.65
0.75
0.90
C Factor
Existing
Planned 2025

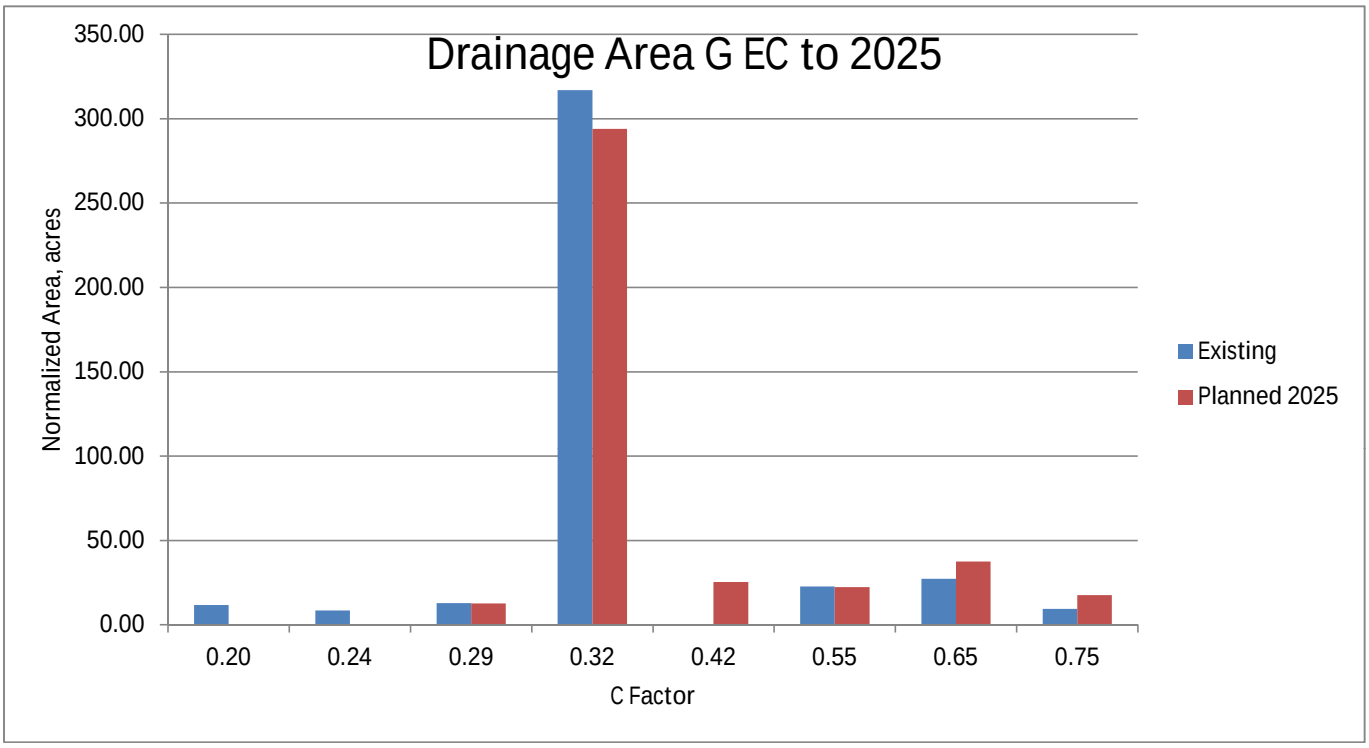

Drainage Area EM EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

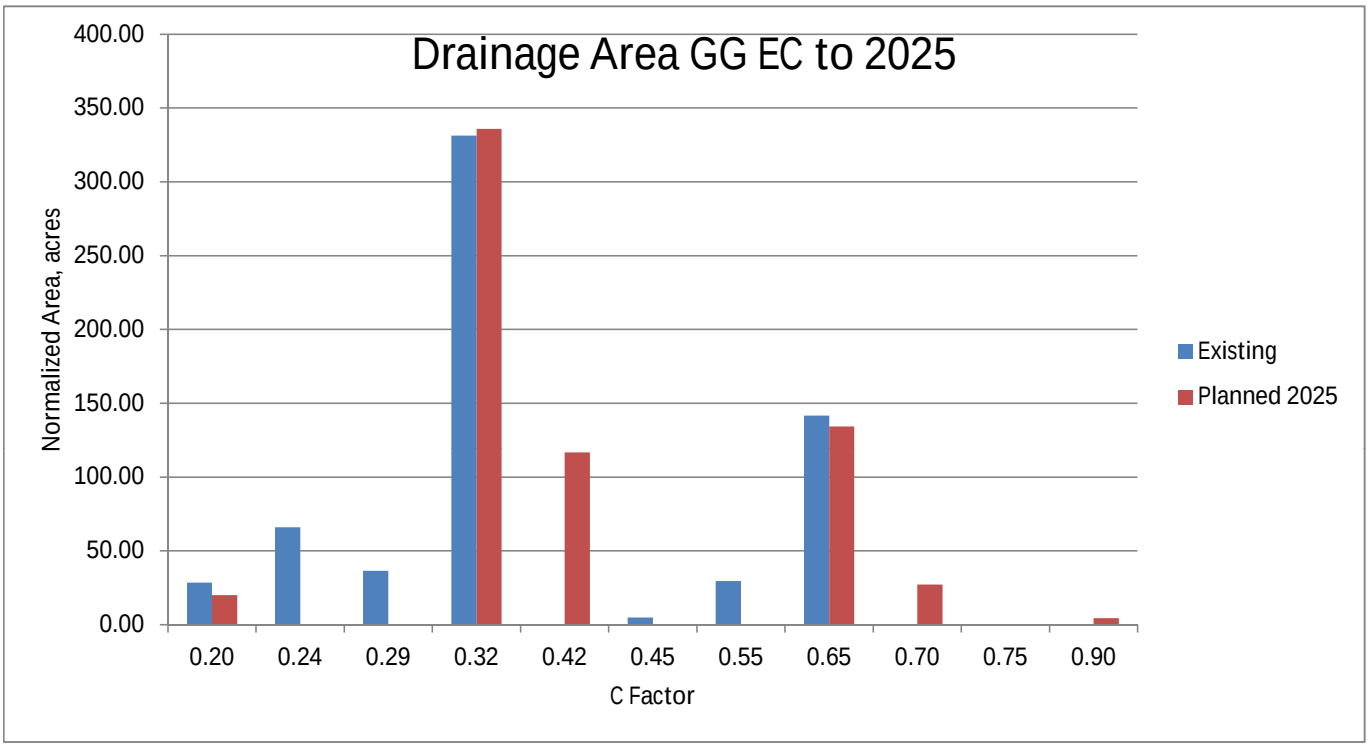

Drainage Area EN EC to 2025
Normalized Area, acres
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

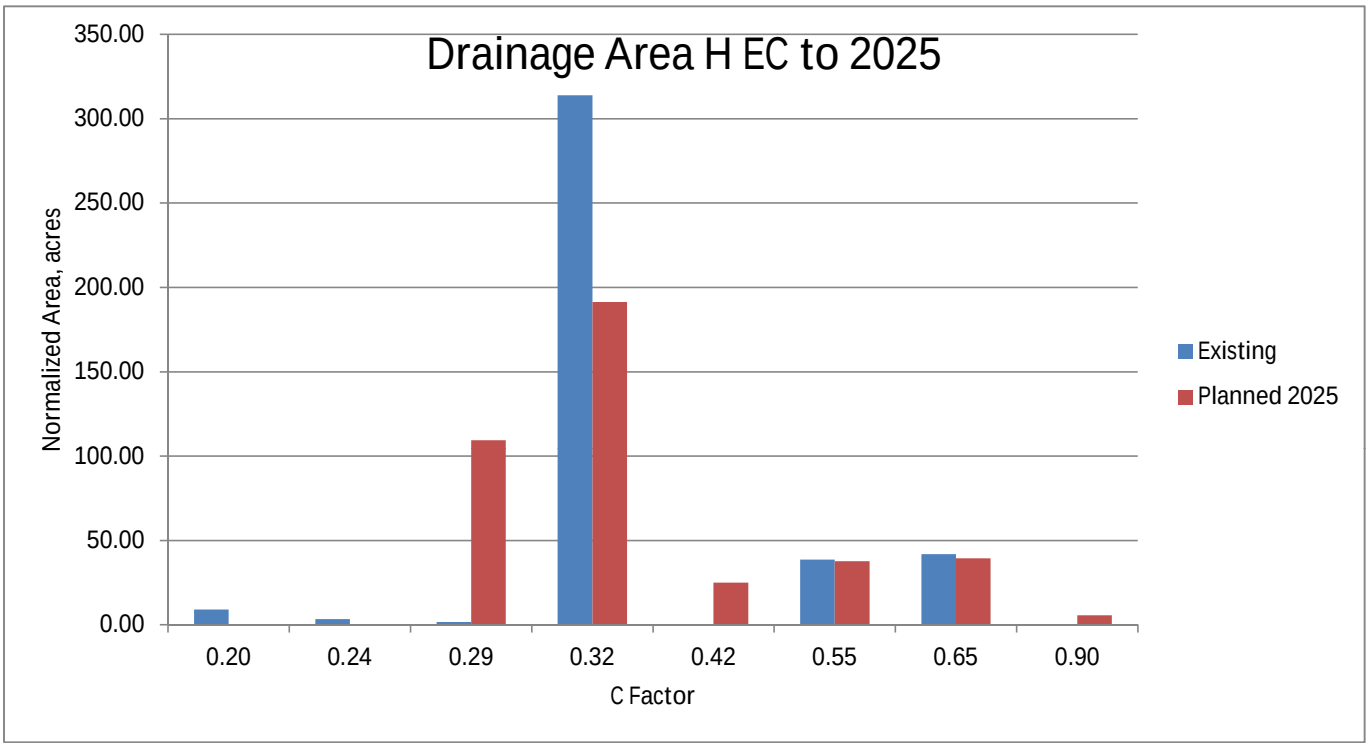

Drainage Area EO EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.70
0.90
C Factor
Existing
Planned 2025

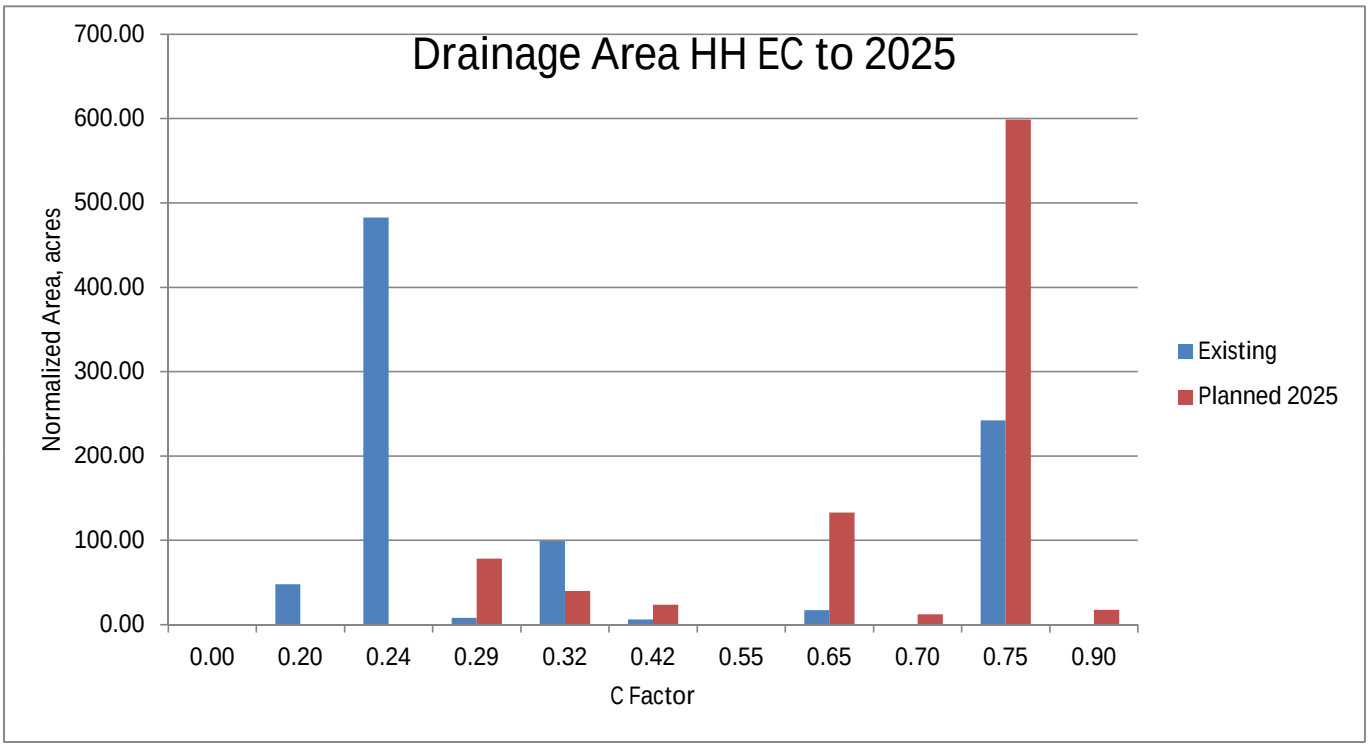

Drainage Area F EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.42
0.55
0.65
C Factor
Existing
Planned 2025

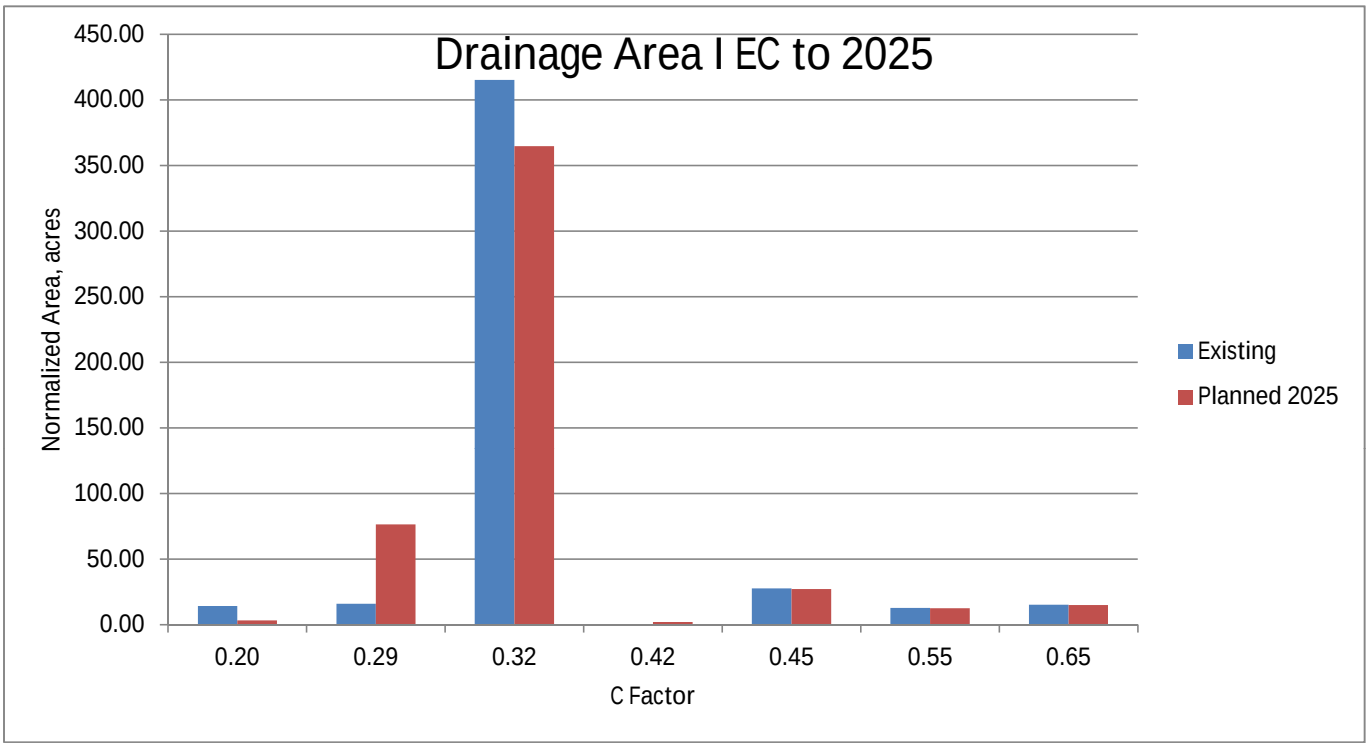

Drainage Area FF EC to 2025
Normalized Area, acres
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

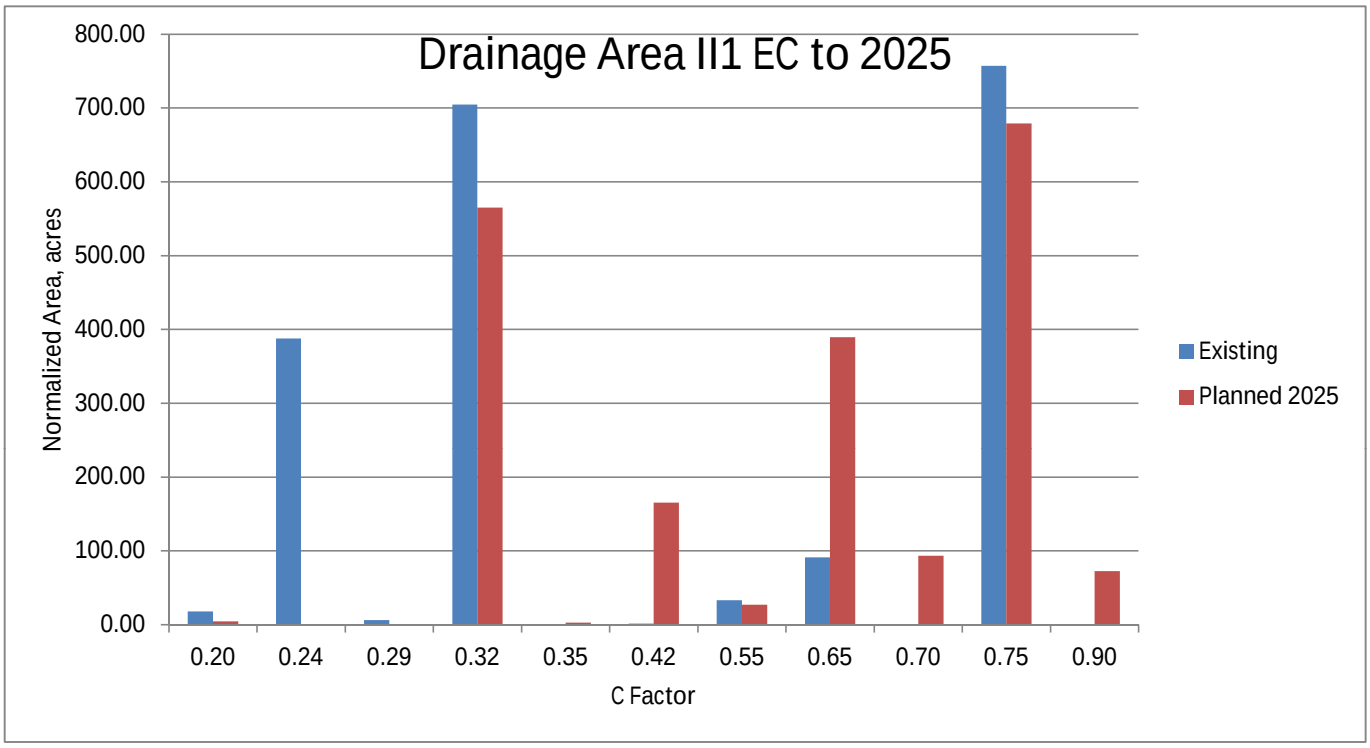

Drainage Area G EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
Existing
Planned 2025

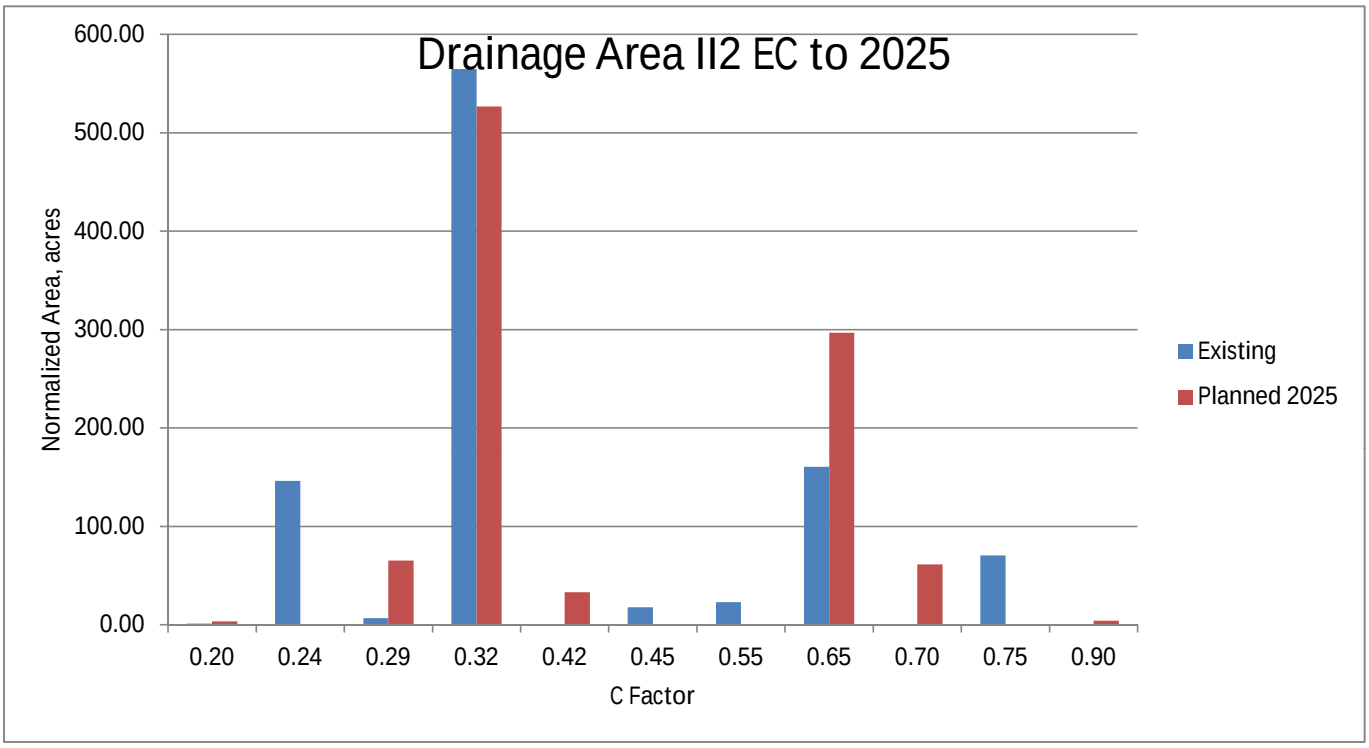

Drainage Area GG EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

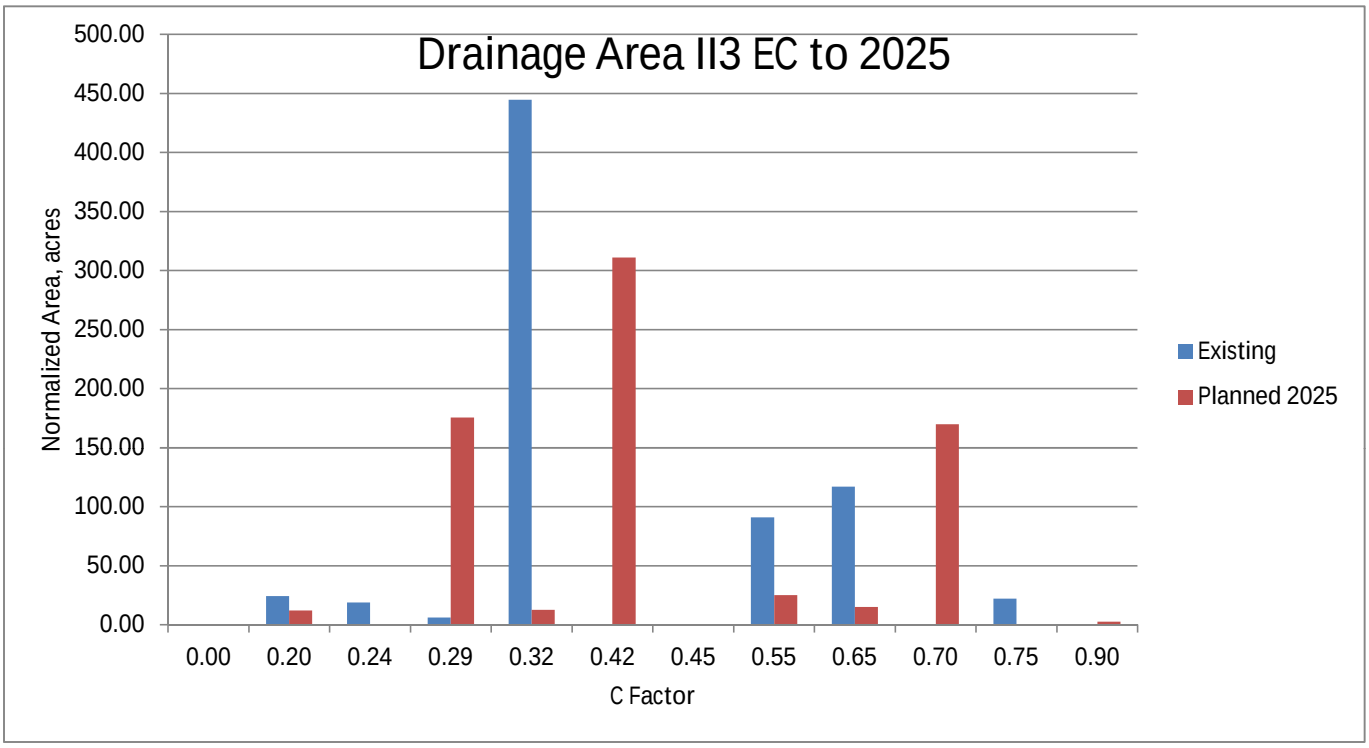

Drainage Area H EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025

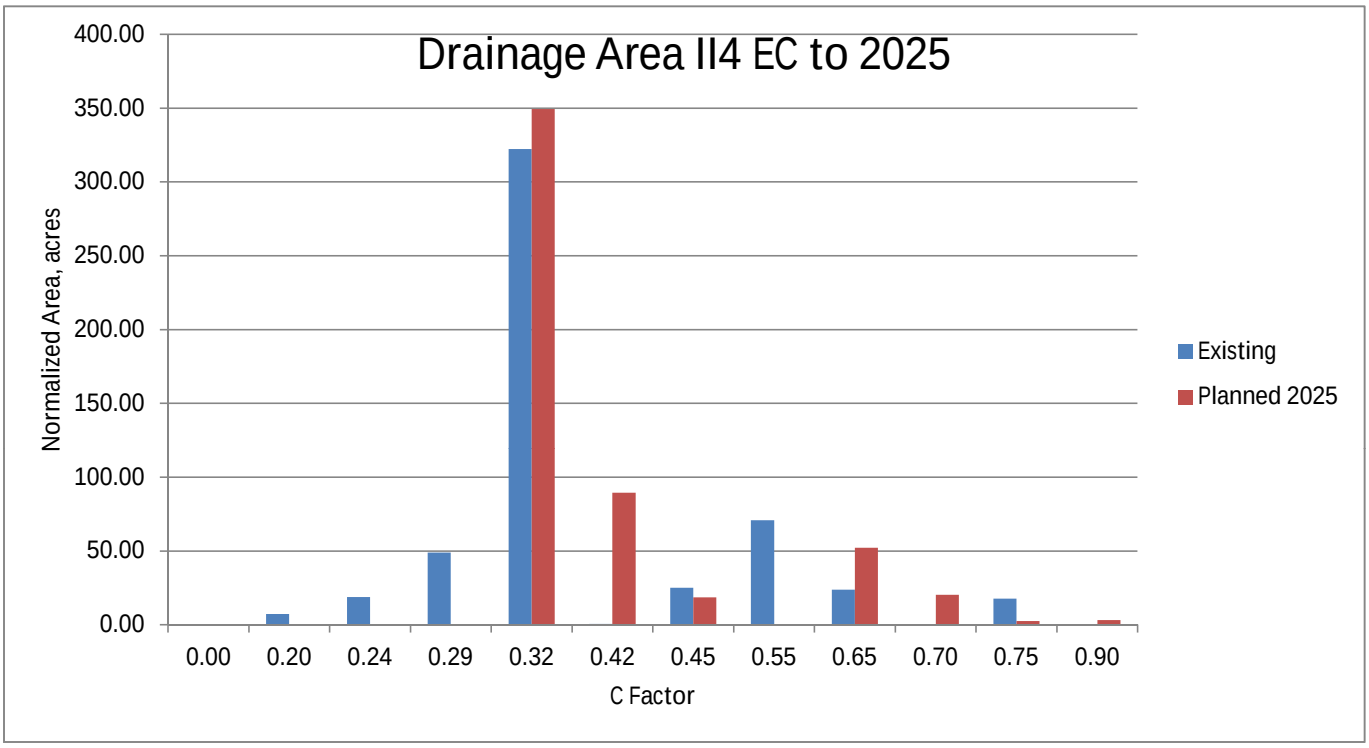

Drainage Area HH EC to 2025
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

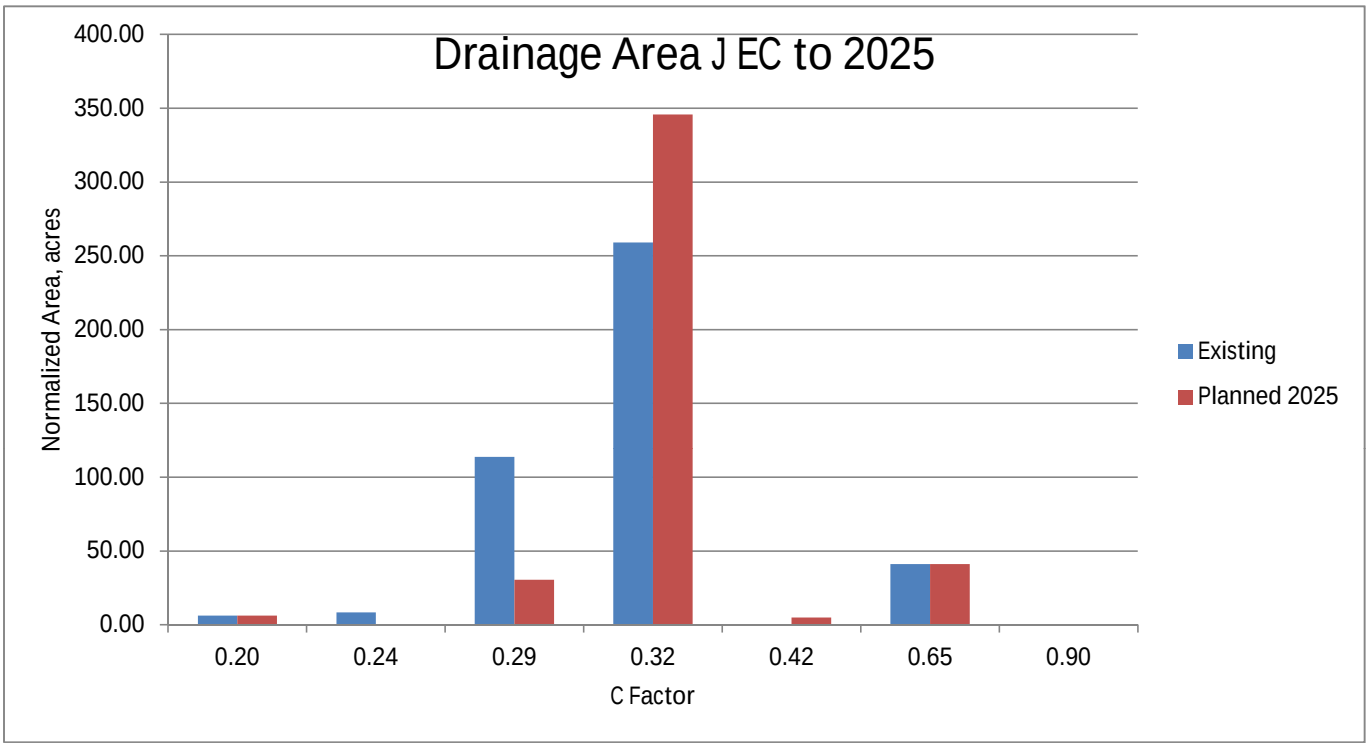

Drainage Area I EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
C Factor
Existing
Planned 2025

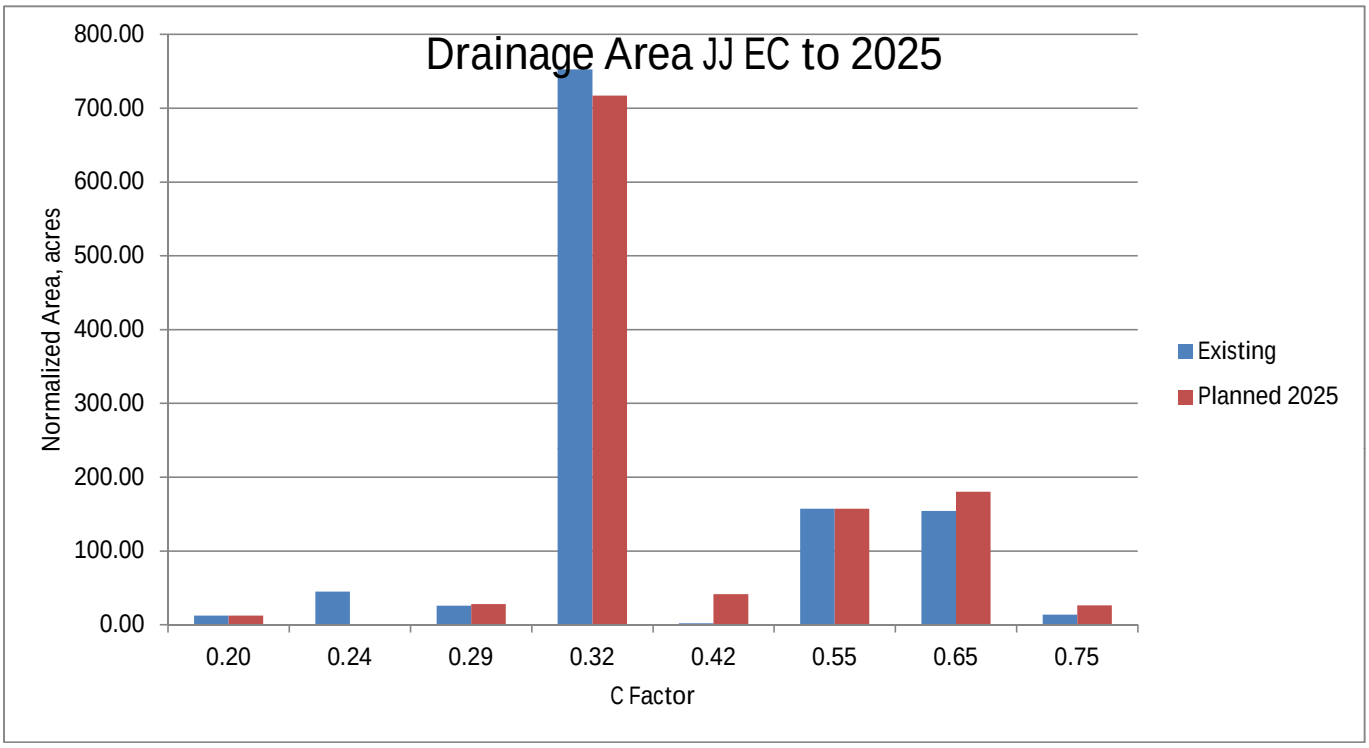

Drainage Area II1 EC to 2025
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

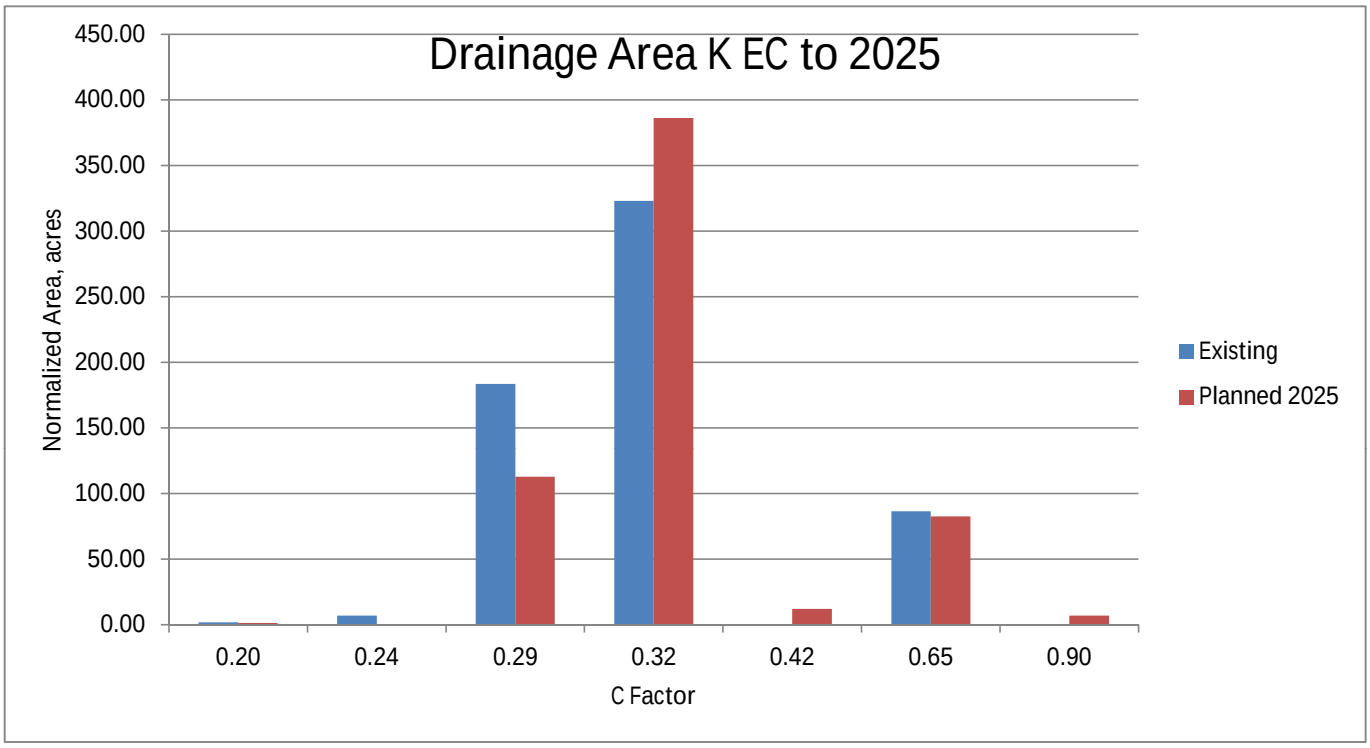

Drainage Area II2 EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

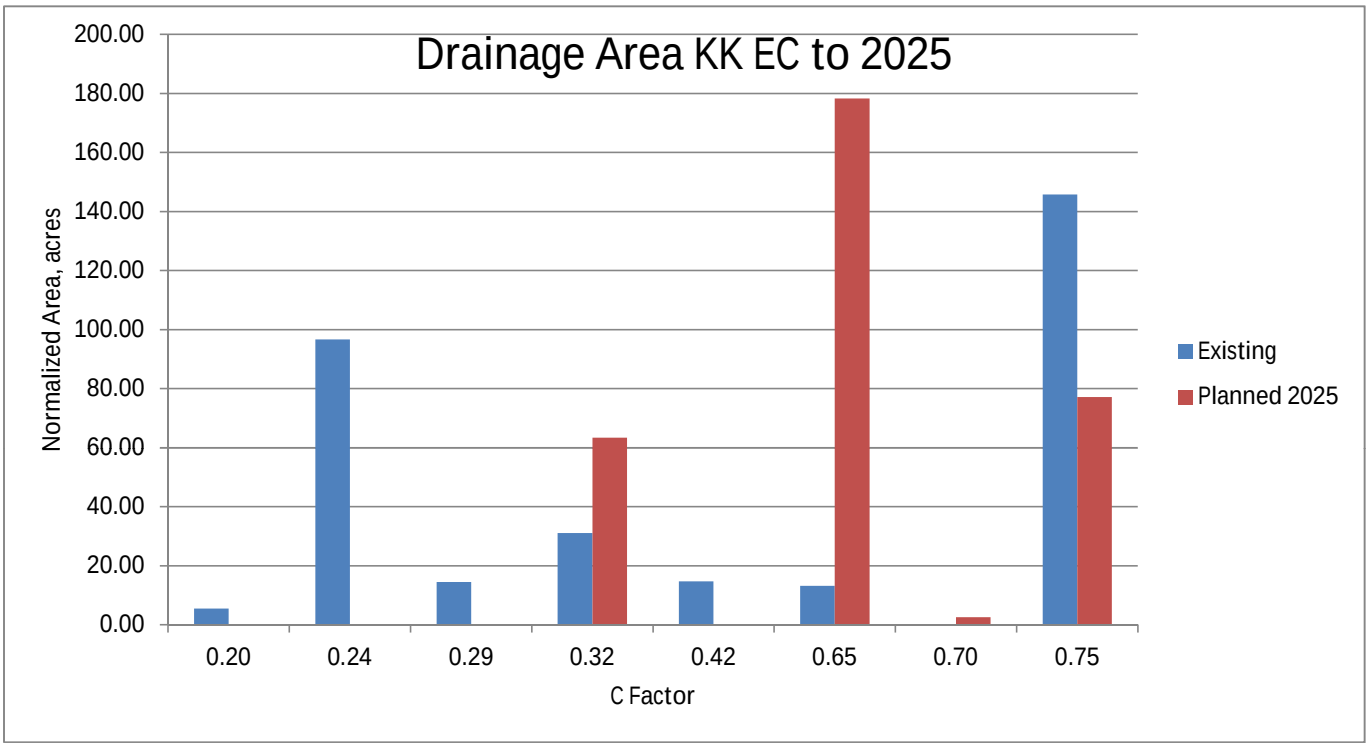

Drainage Area II3 EC to 2025
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

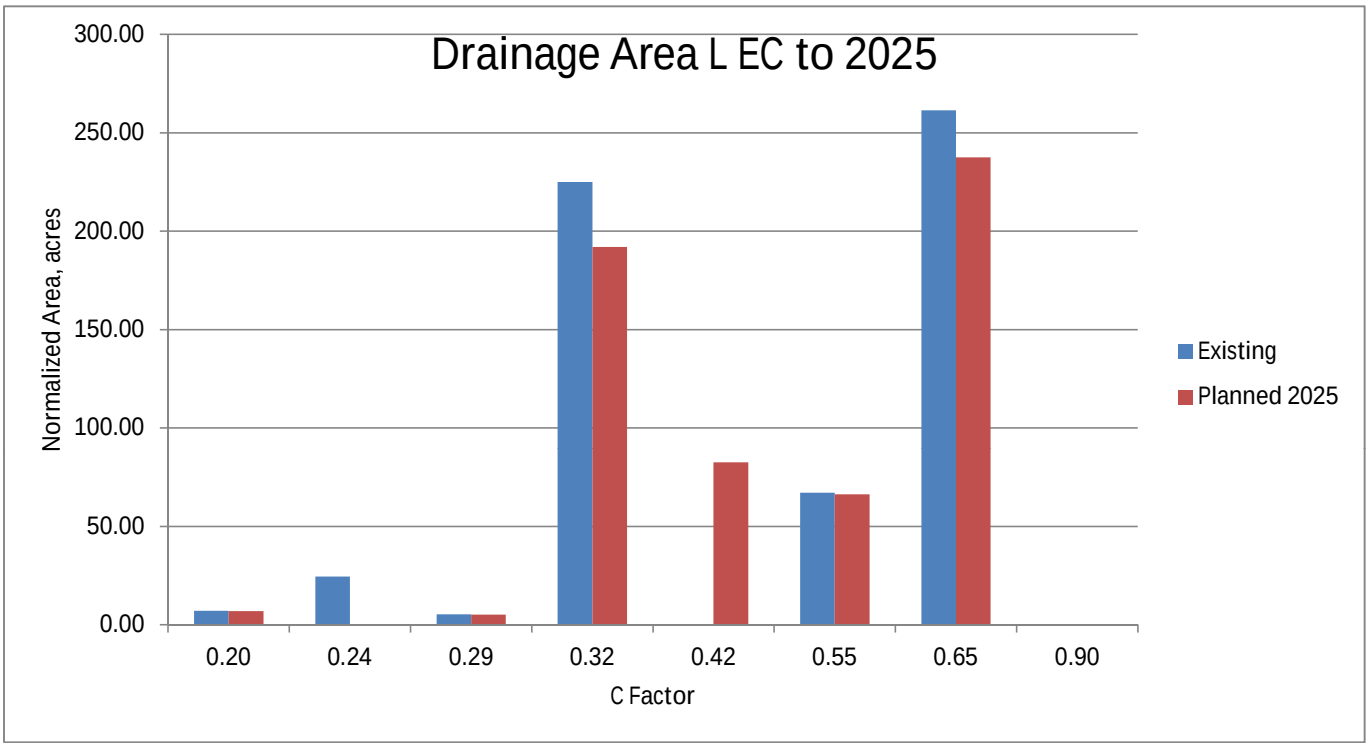

Drainage Area II4 EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

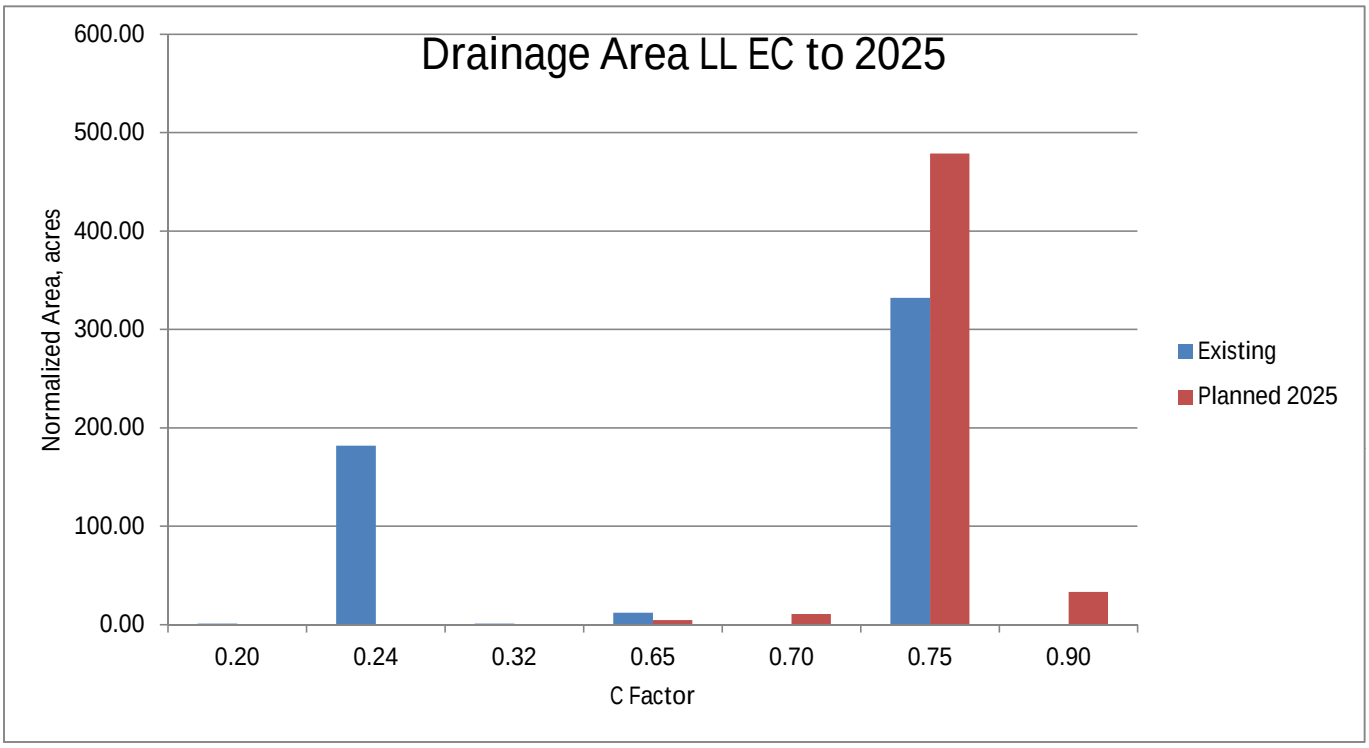

Drainage Area J EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.65
0.90
C Factor
Existing
Planned 2025

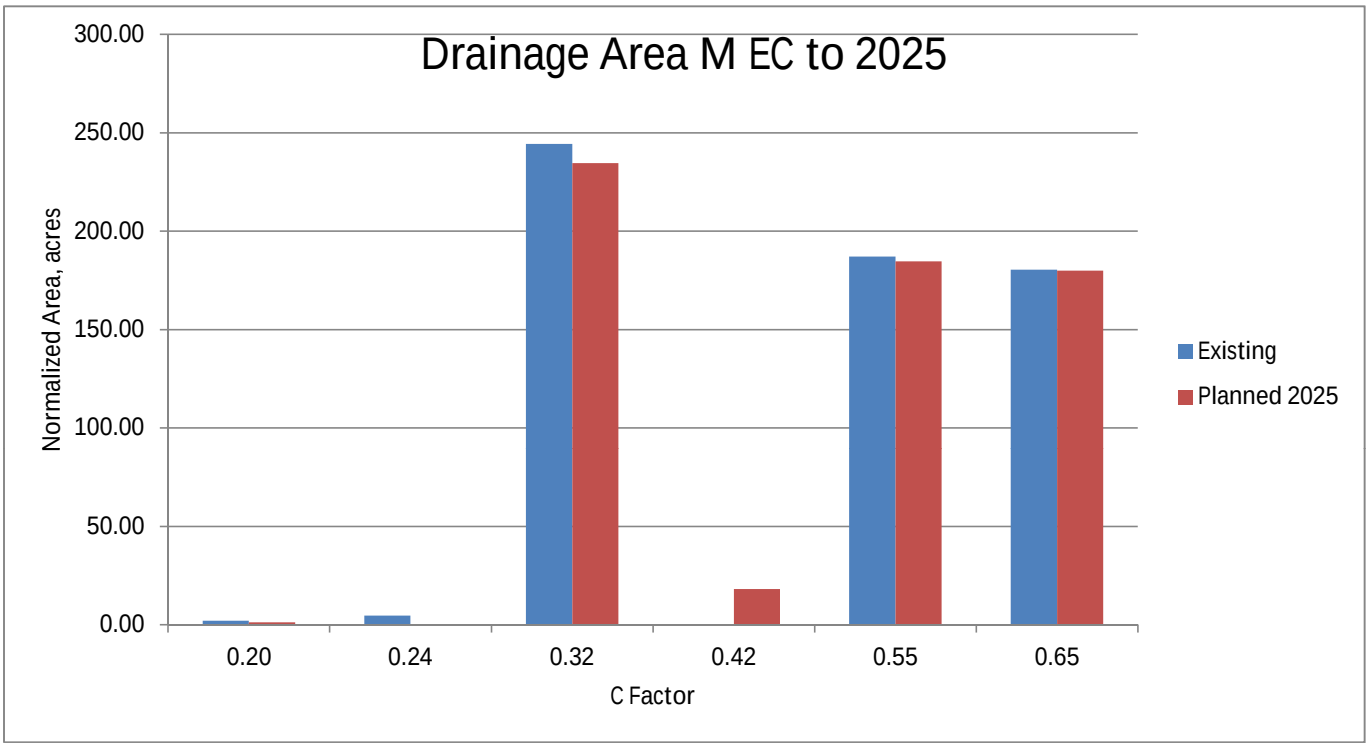

Drainage Area JJ EC to 2025
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
Existing
Planned 2025

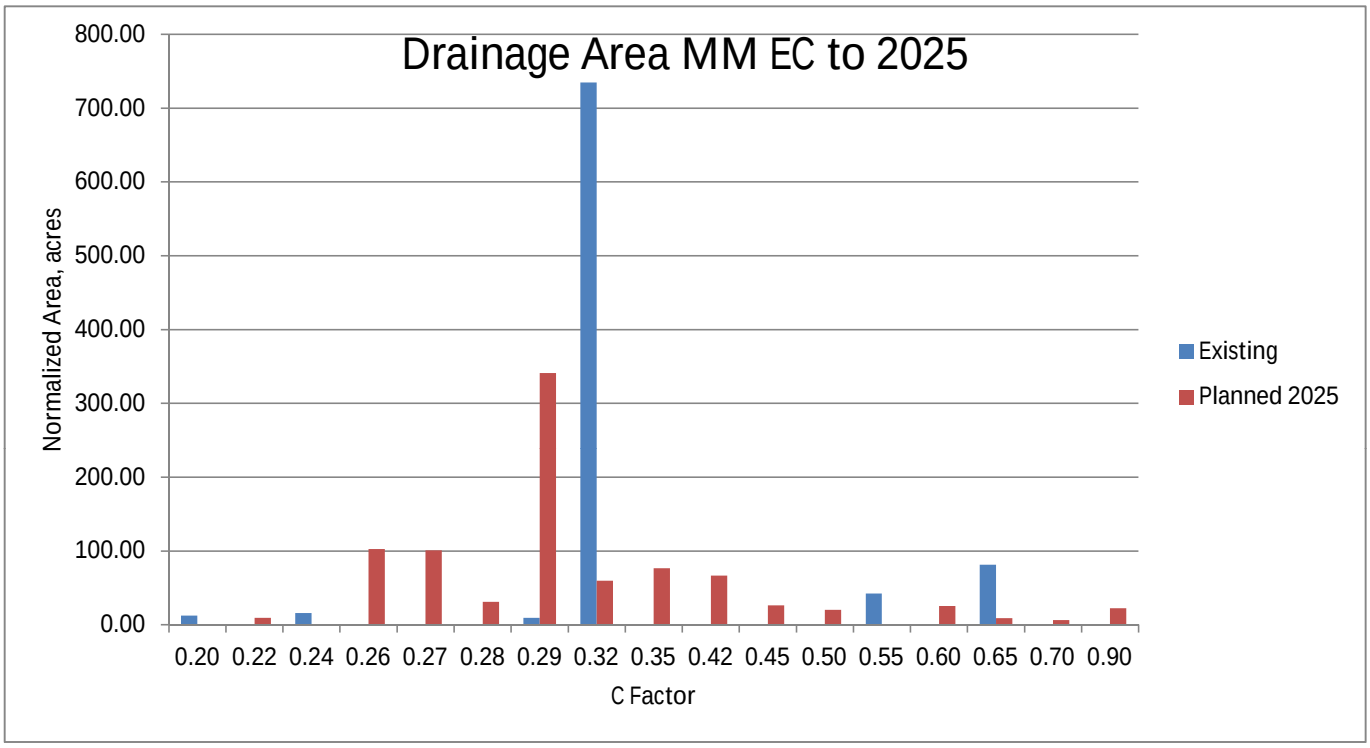

Drainage Area K EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.65
0.90
C Factor
Existing
Planned 2025

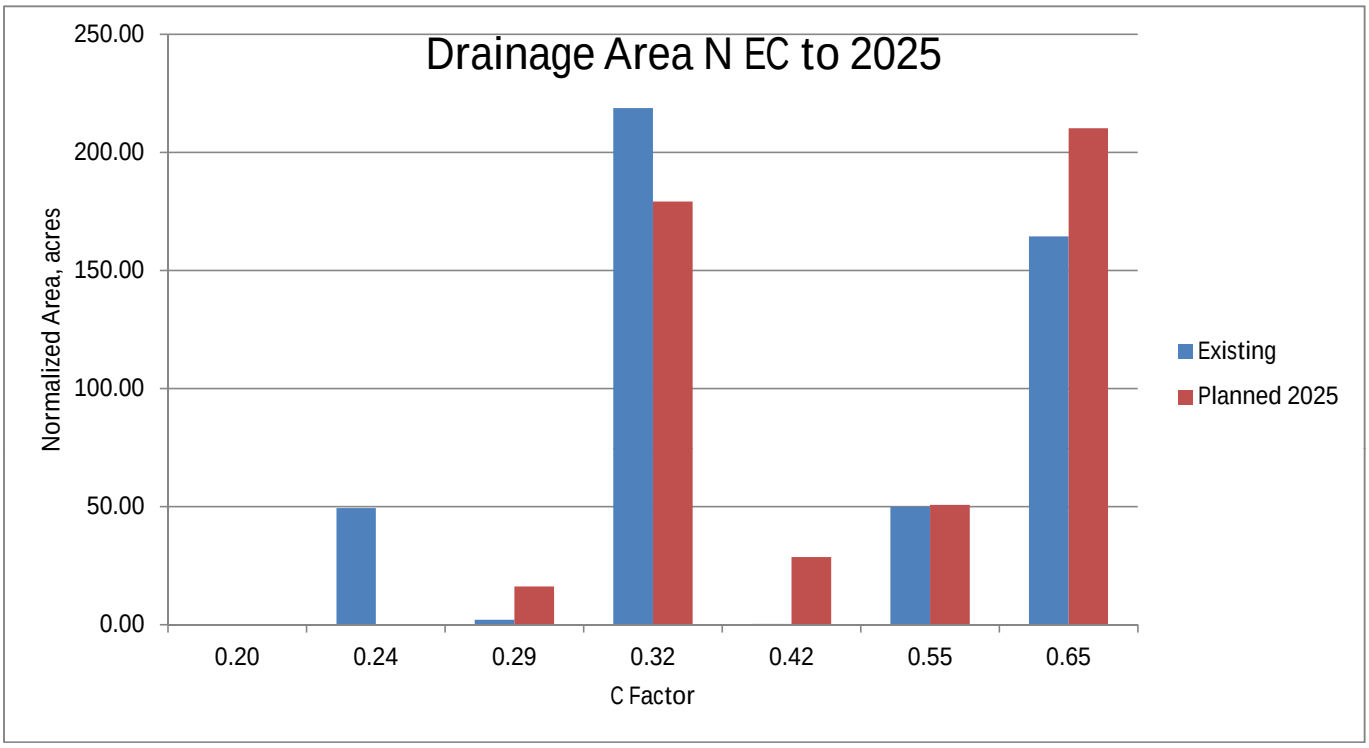

Drainage Area KK EC to 2025
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.29
0.32
0.42
0.65
0.70
0.75
C Factor
Existing
Planned 2025

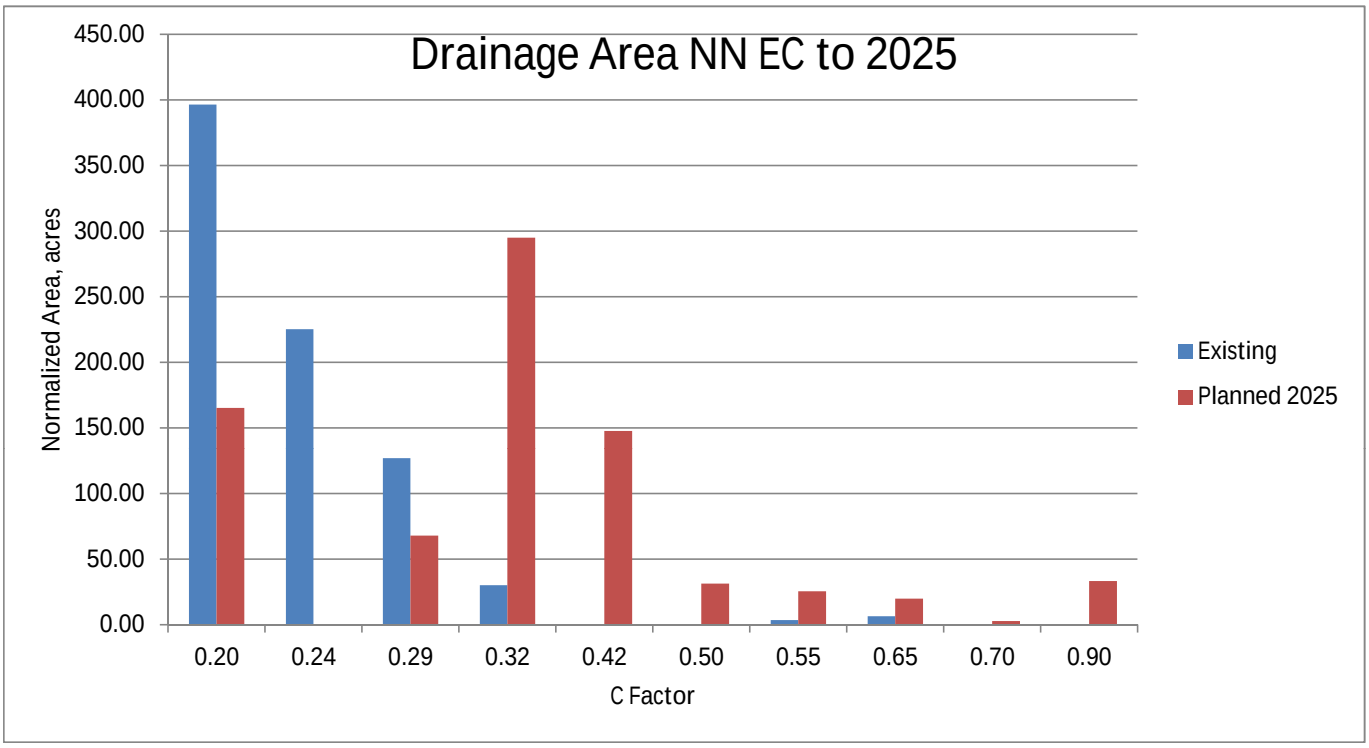

Drainage Area L EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025

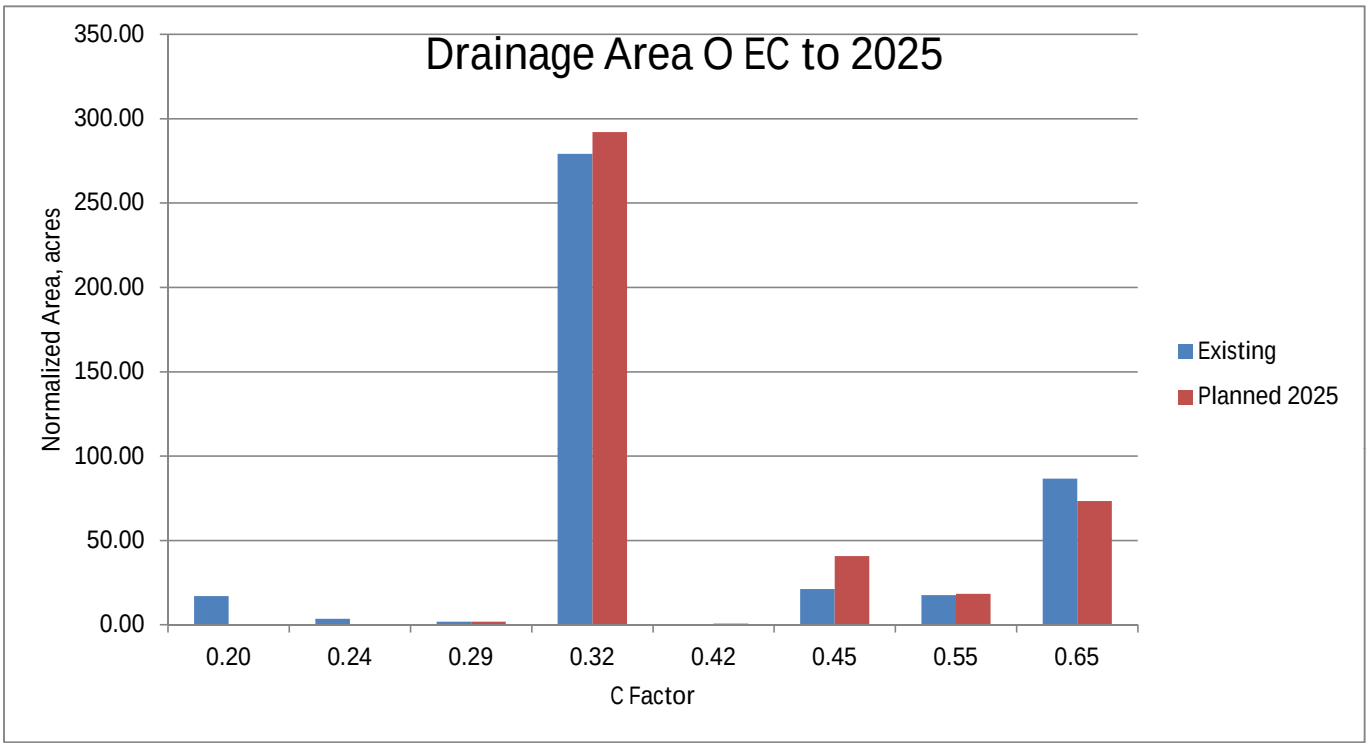

Drainage Area LL EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

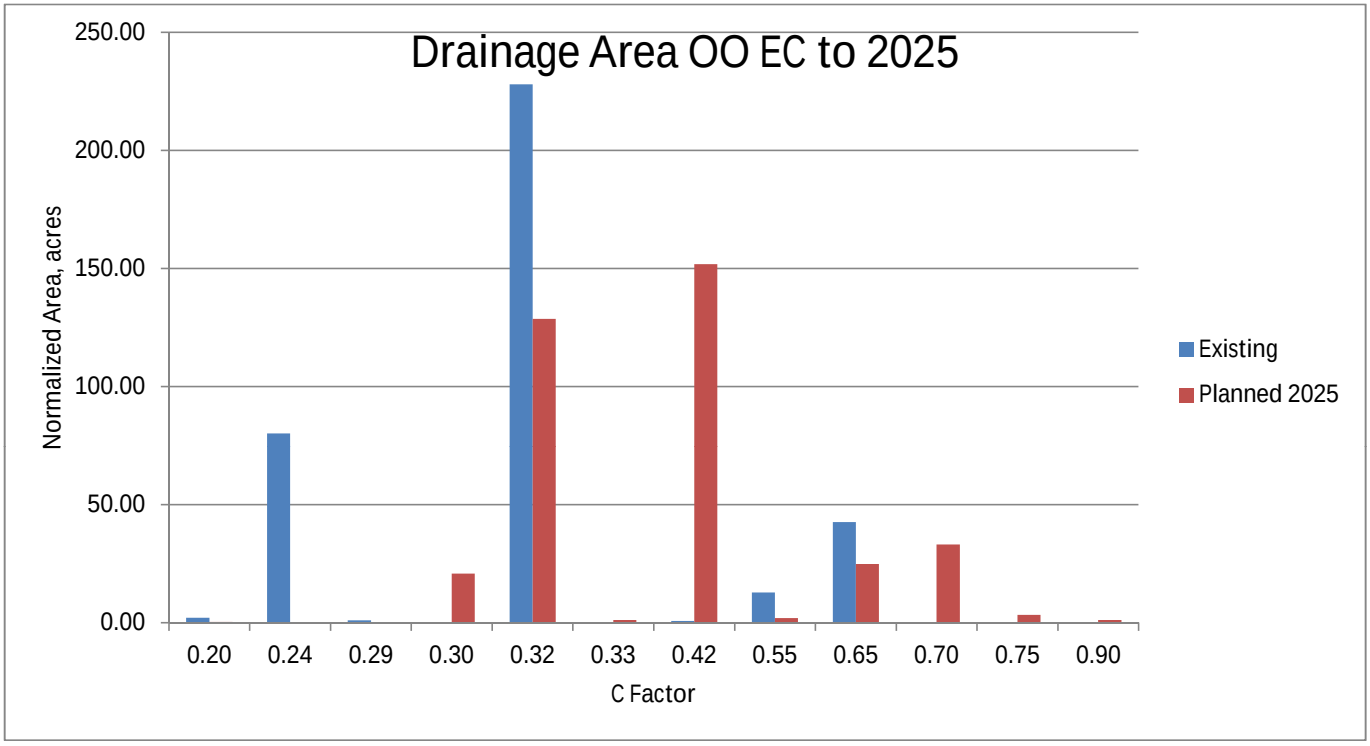

Drainage Area M EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.32
0.42
0.55
0.65
C Factor
Existing
Planned 2025

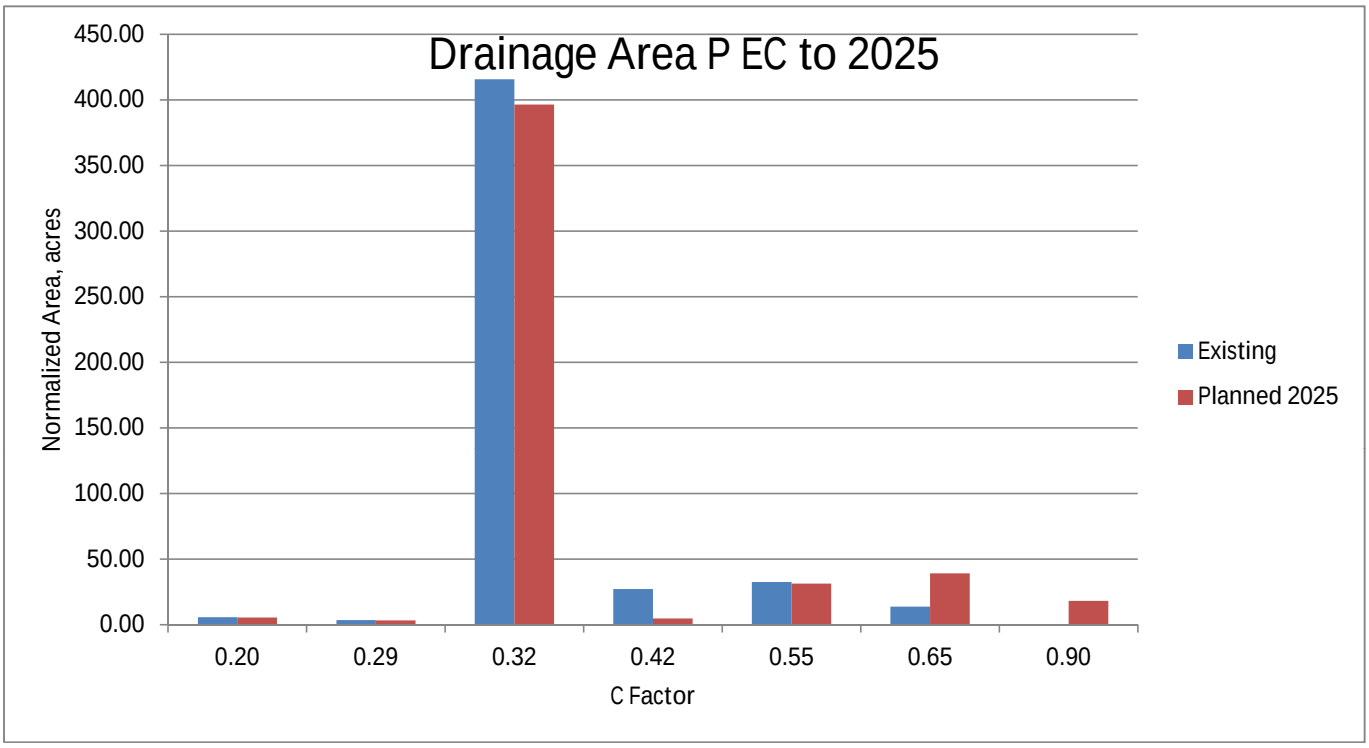

Drainage Area MM EC to 2025
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.22
0.24
0.26
0.27
0.28
0.29
0.32
0.35
0.42
0.45
0.50
0.55
0.60
0.65
0.70
0.90
C Factor
Existing
Planned 2025

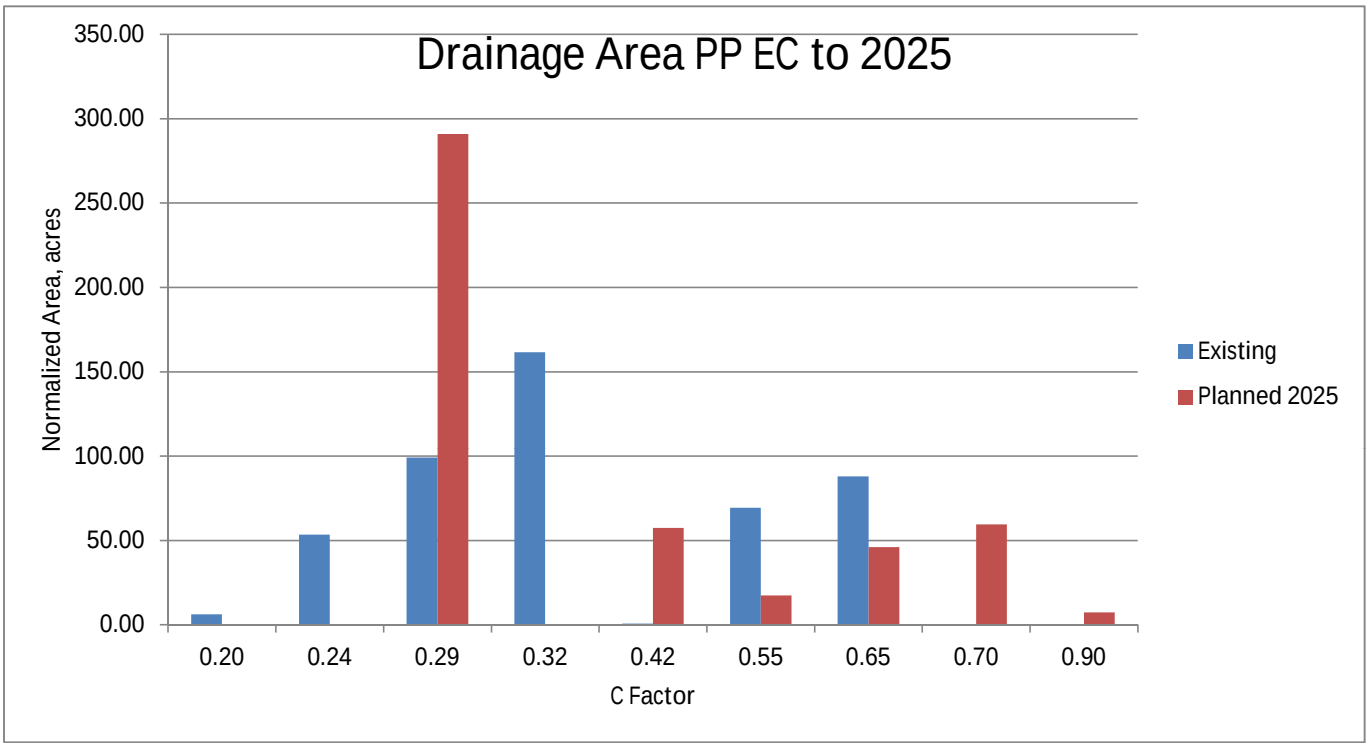

Drainage Area N EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
C Factor
Existing
Planned 2025

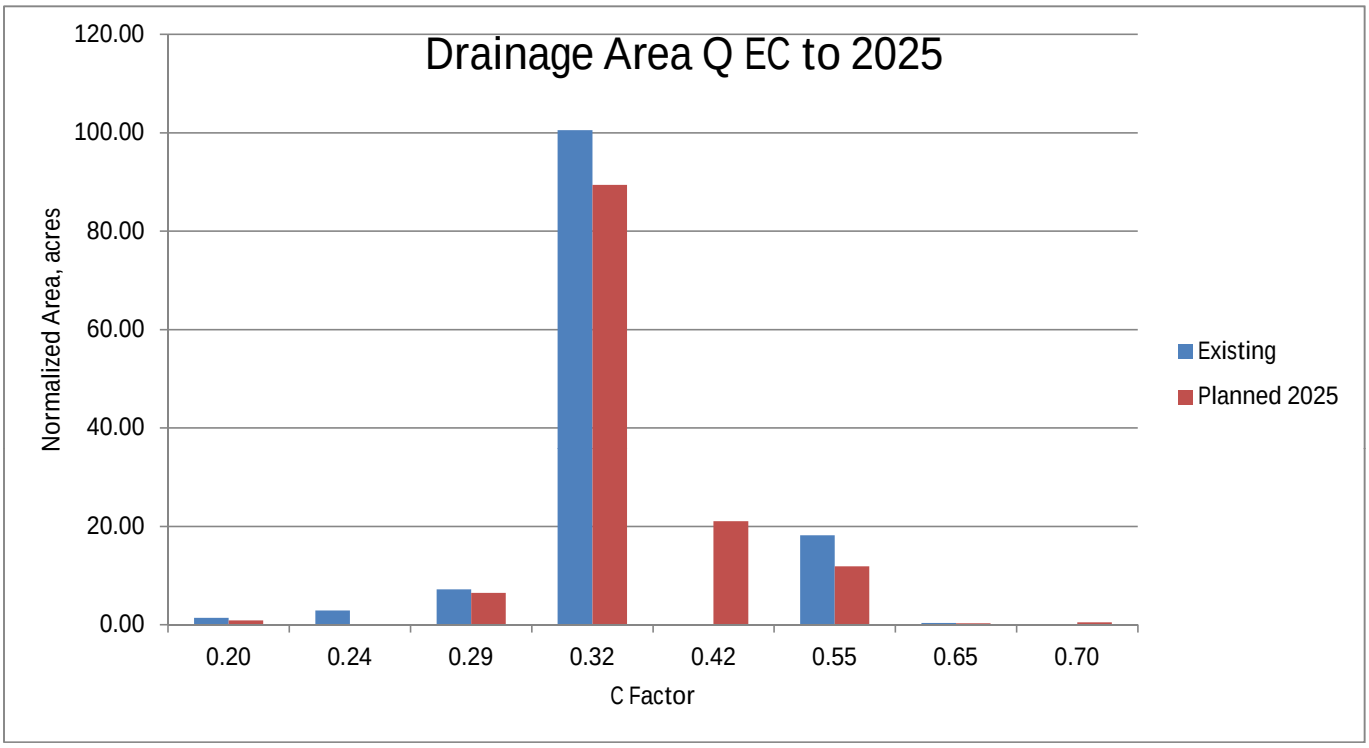

Drainage Area NN EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

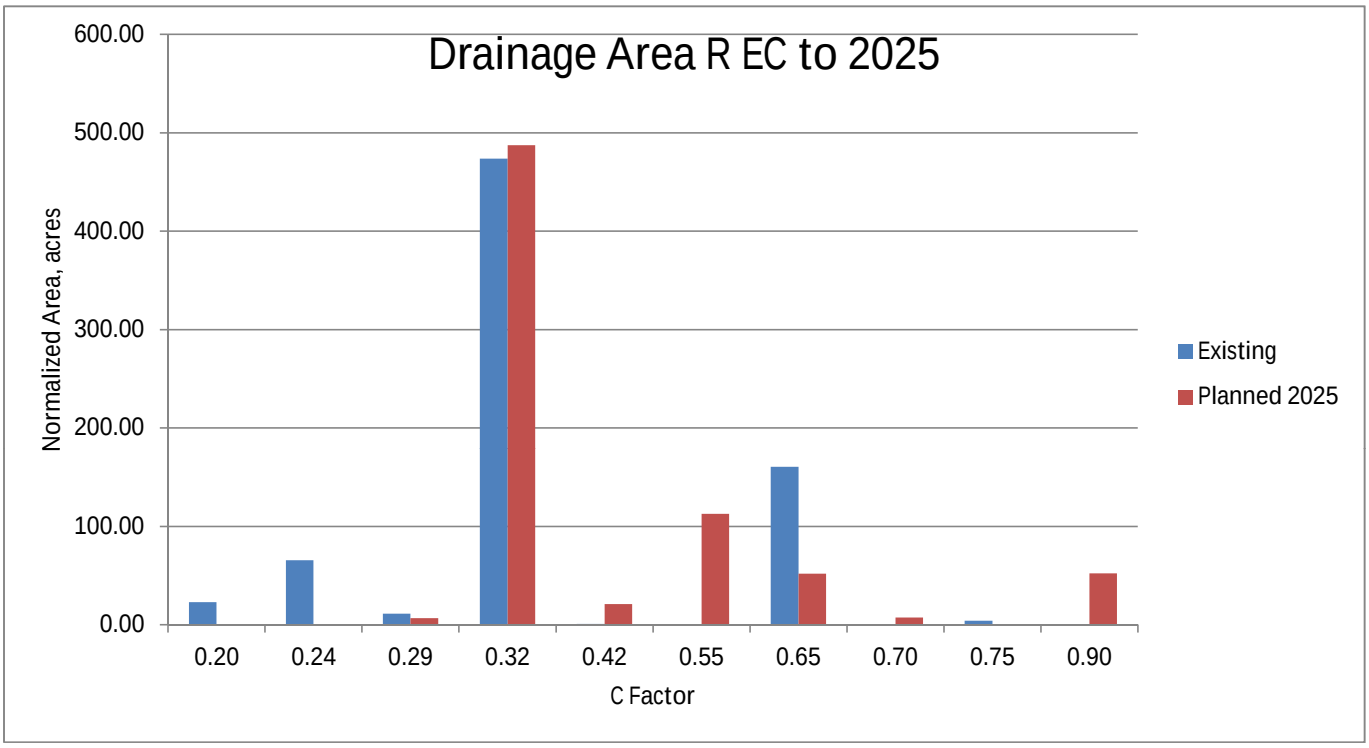

Drainage Area O EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
C Factor
Existing
Planned 2025

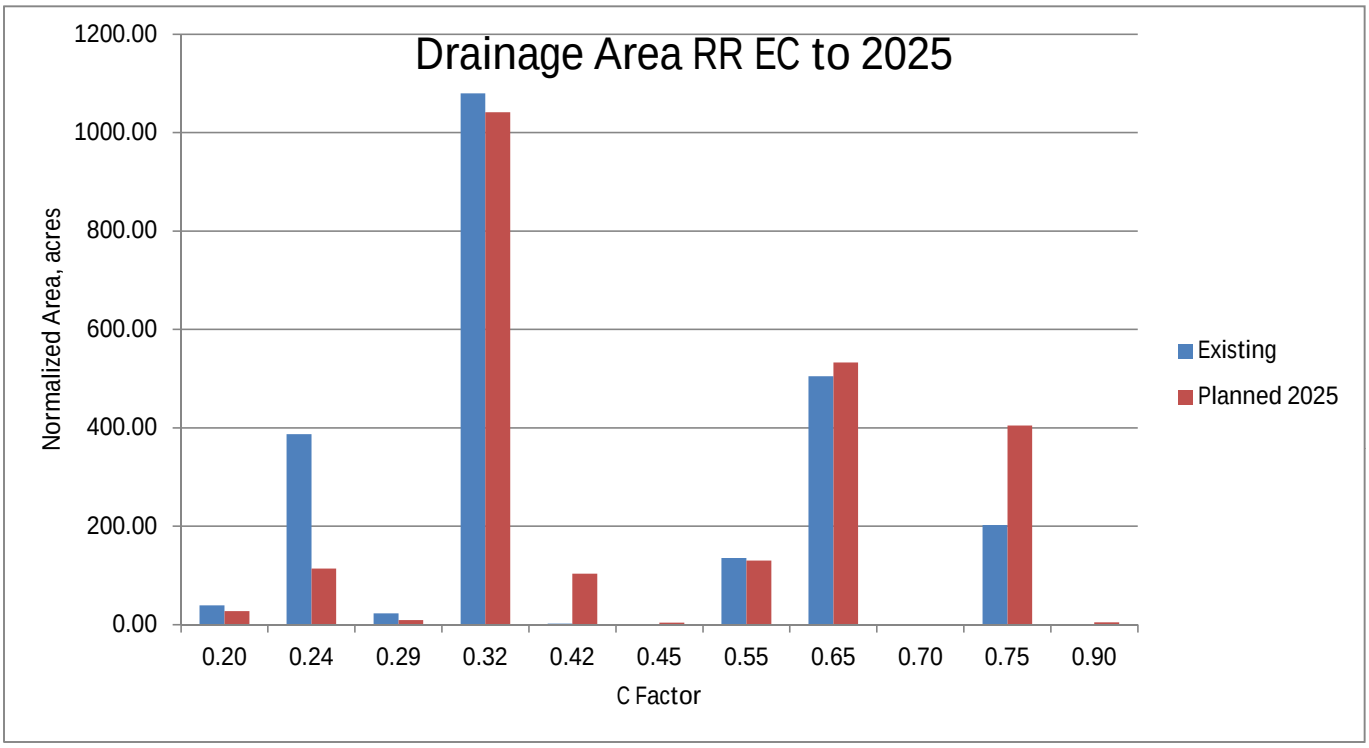

Drainage Area OO EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.30
0.32
0.33
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

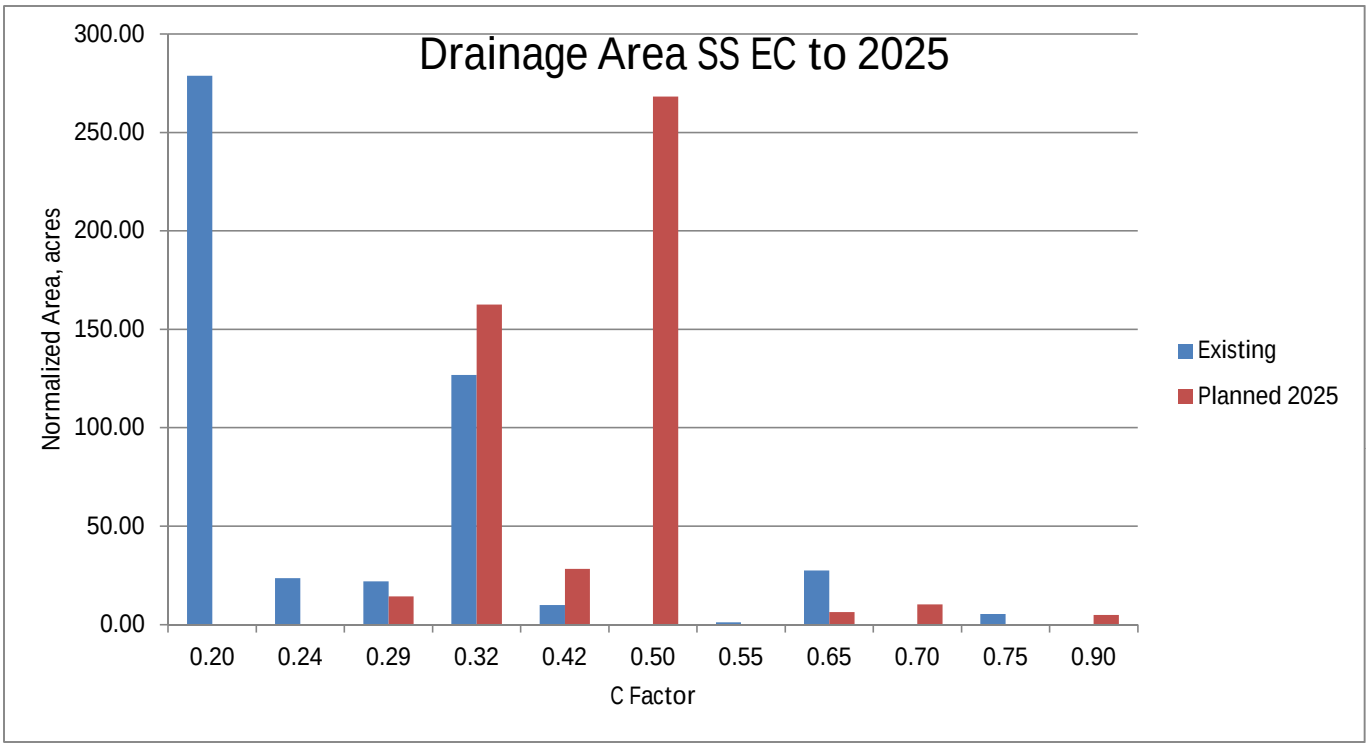

Drainage Area P EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025

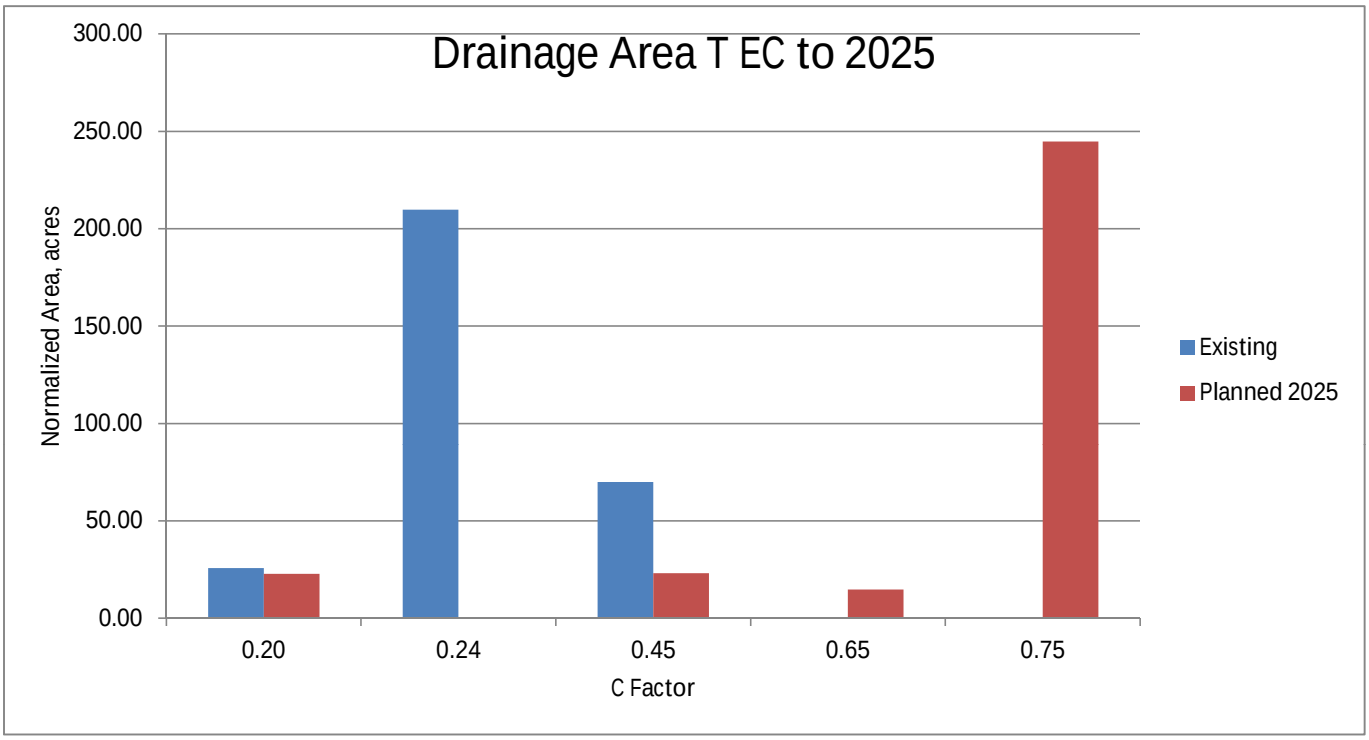

Drainage Area PP EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

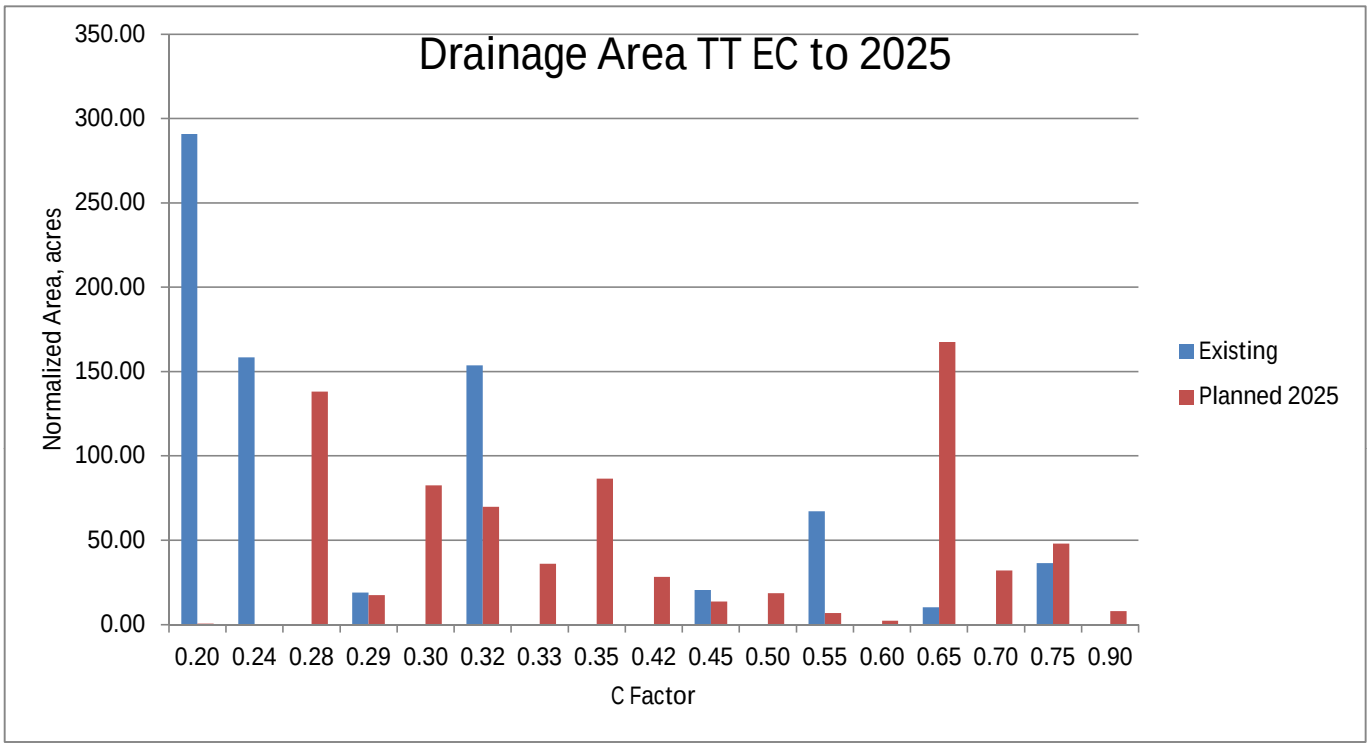

Drainage Area Q EC to 2025
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
C Factor
Existing
Planned 2025

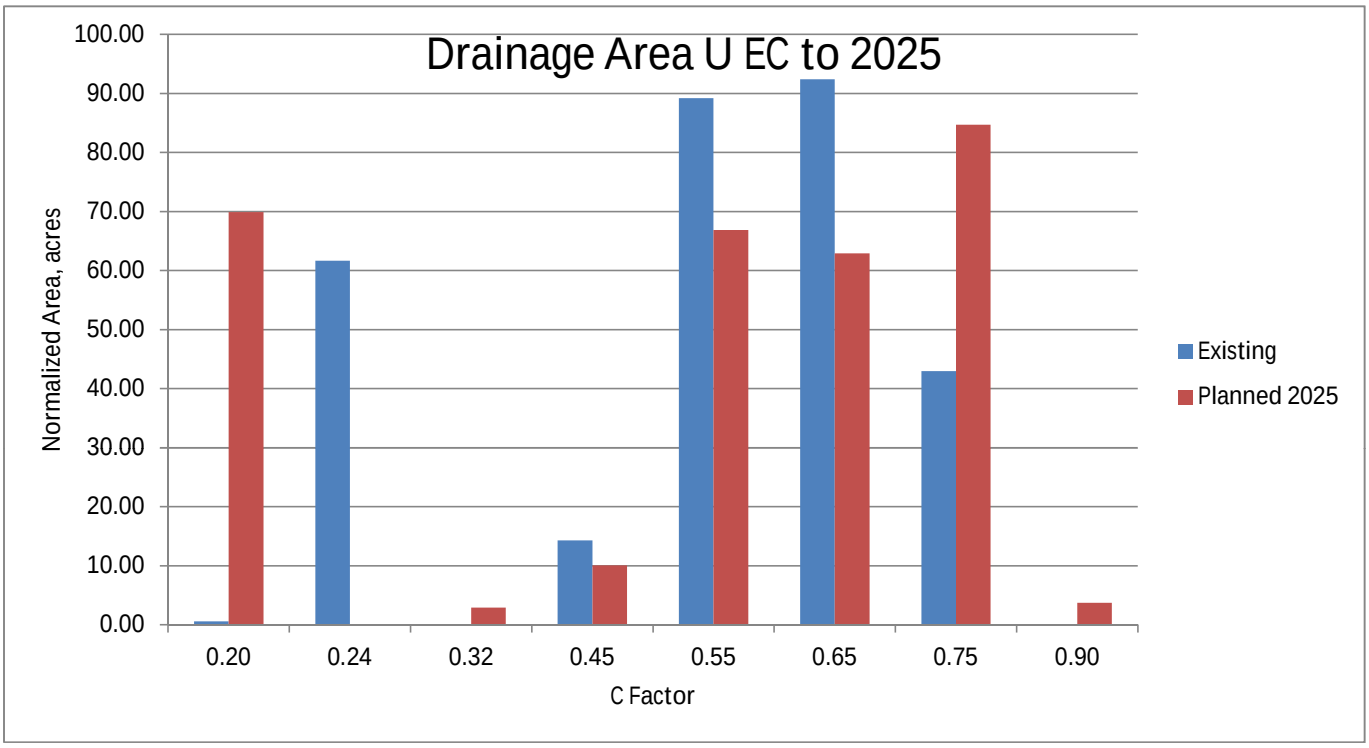

Drainage Area R EC to 2025
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

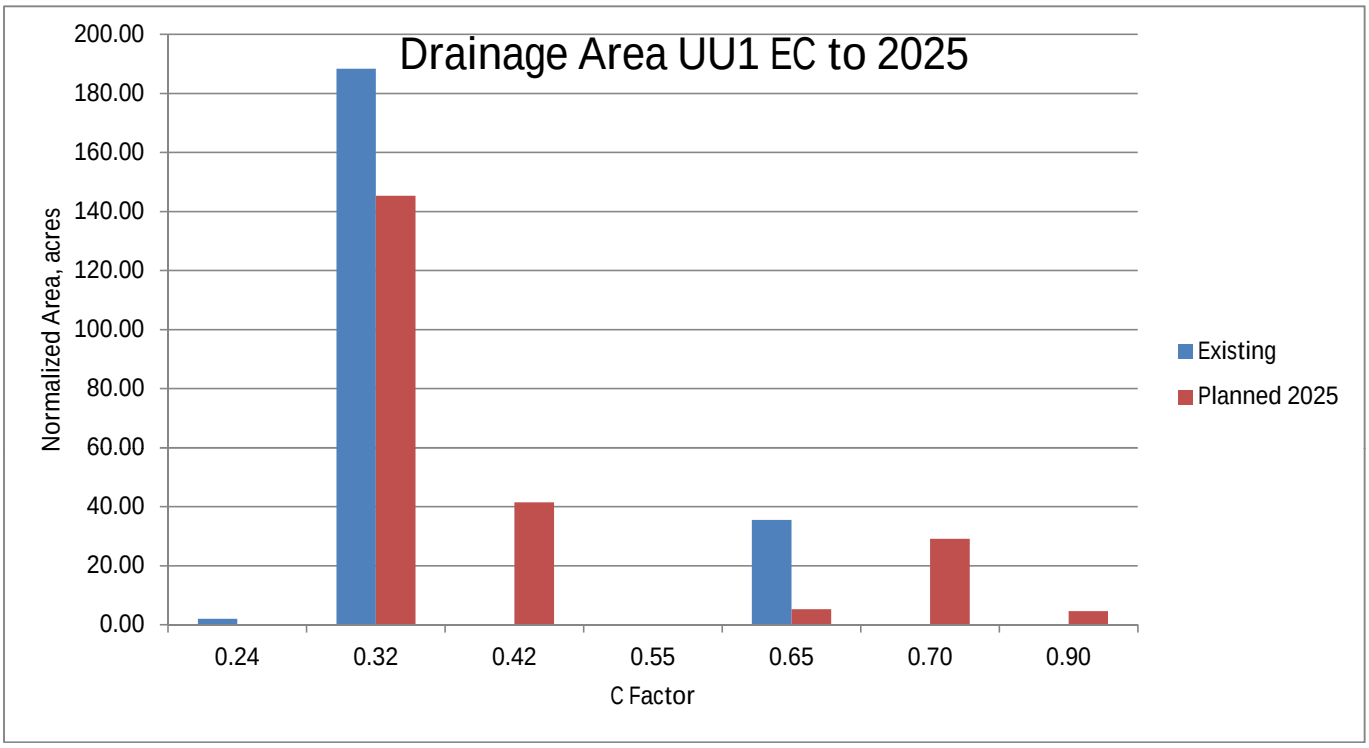

Drainage Area RR EC to 2025
Normalized Area, acres
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

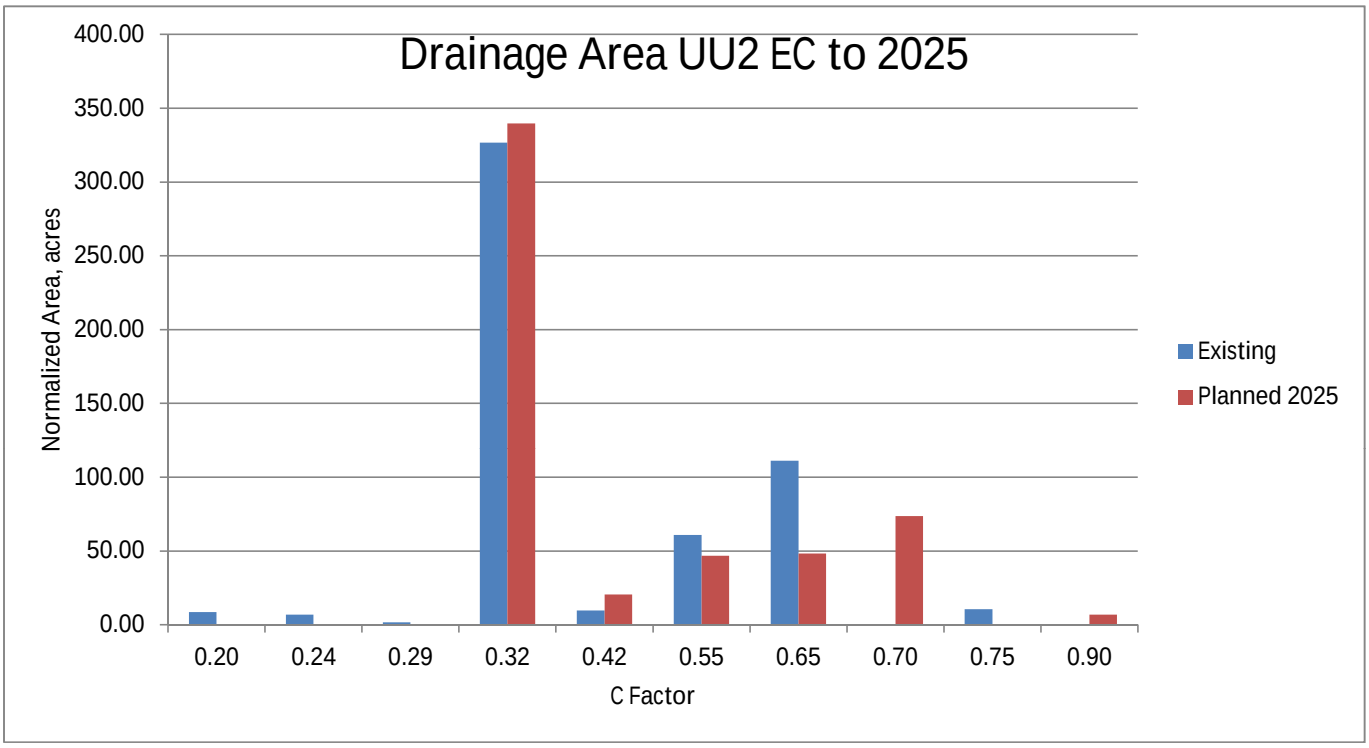

Drainage Area SS EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

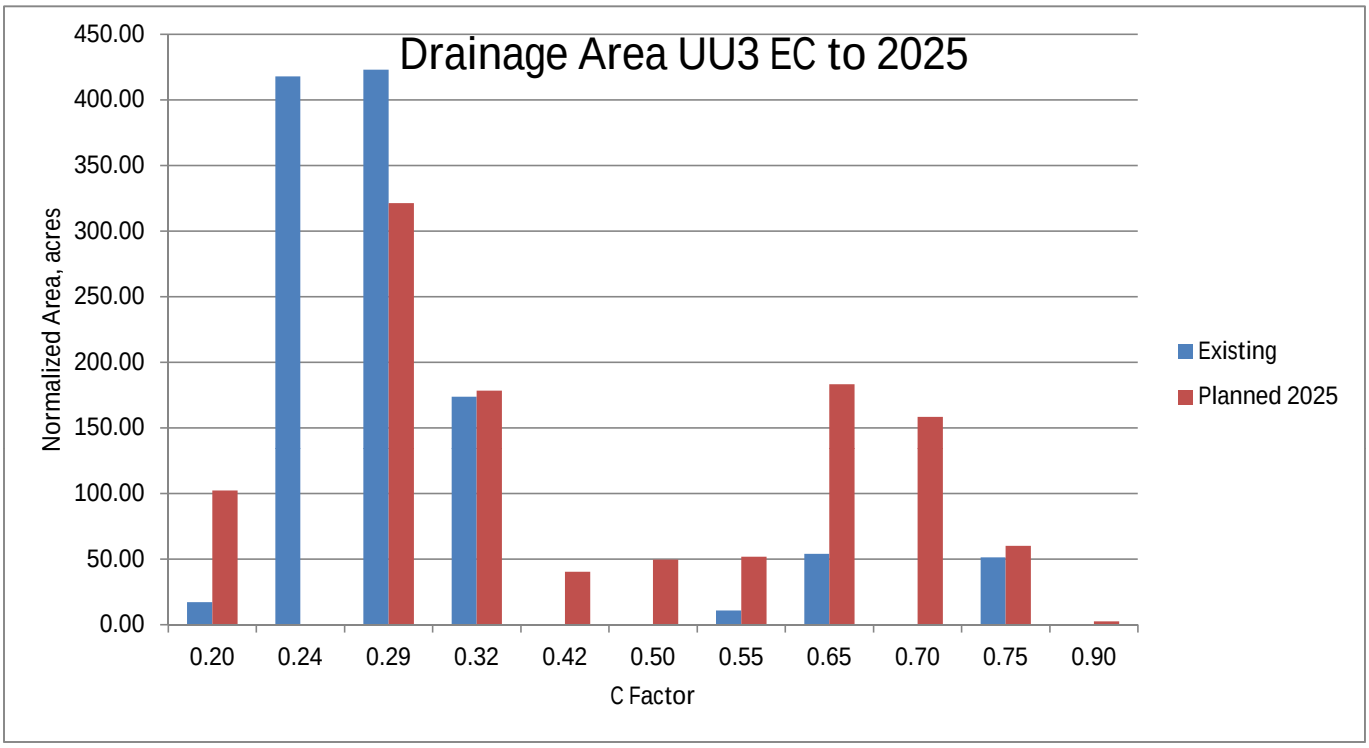

Drainage Area T EC to 2025
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.45
0.65
0.75
C Factor
Existing
Planned 2025

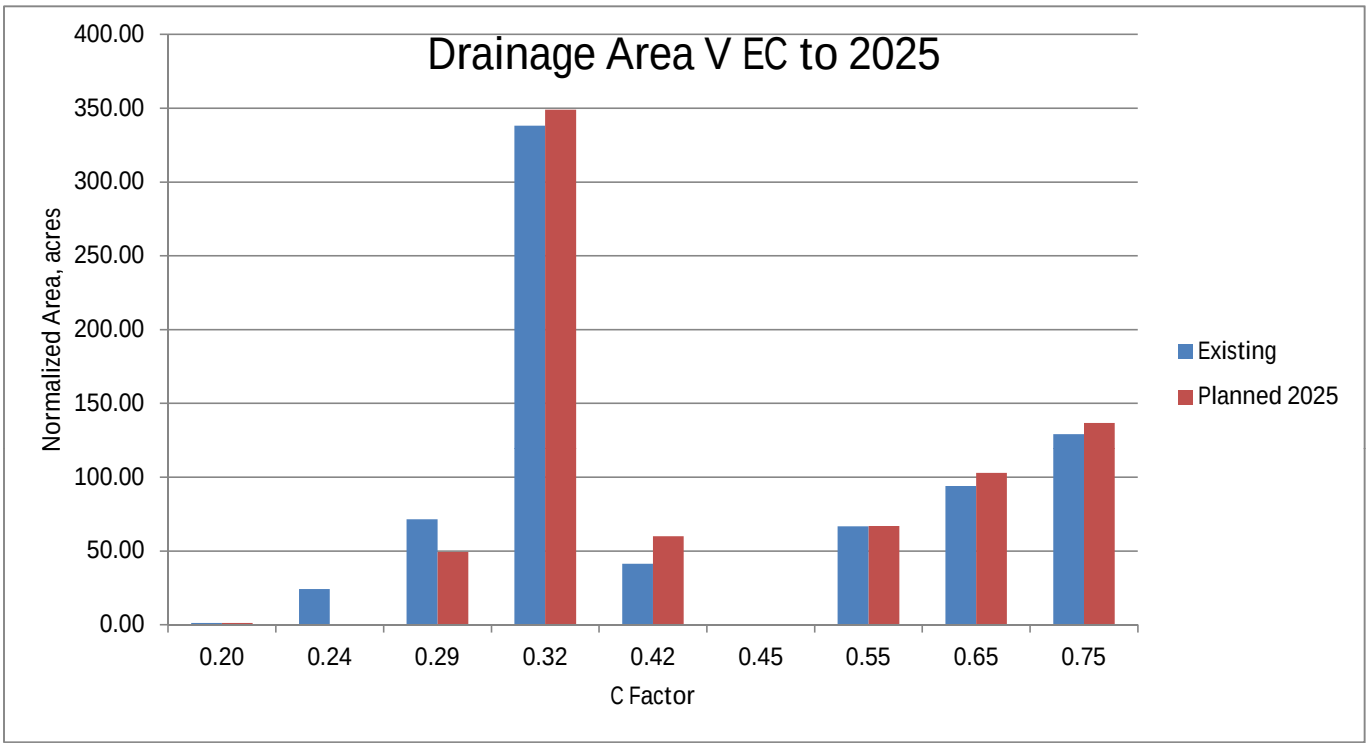

Drainage Area TT EC to 2025
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.28
0.29
0.30
0.32
0.33
0.35
0.42
0.45
0.50
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

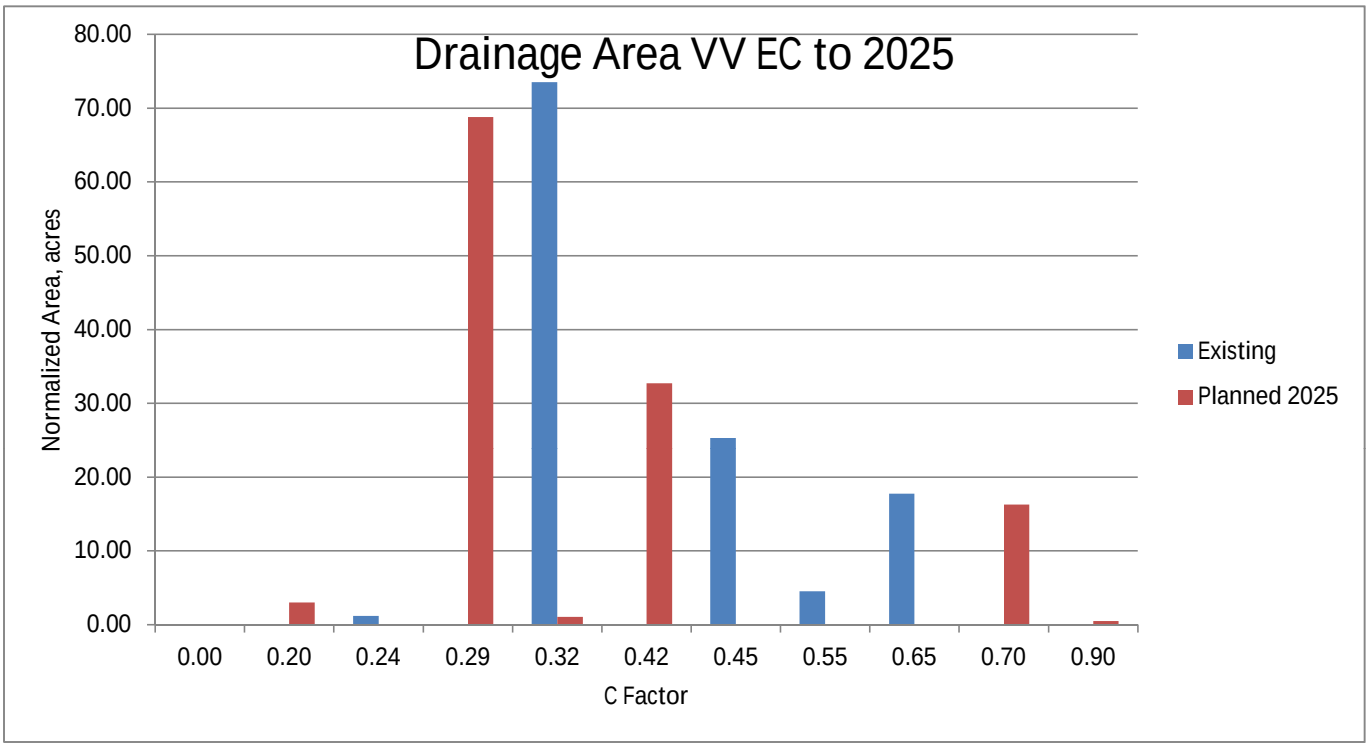

Drainage Area U EC to 2025
Normalized Area, acres
100.00
90.00
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
0.00
0.20
0.24
0.32
0.45
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

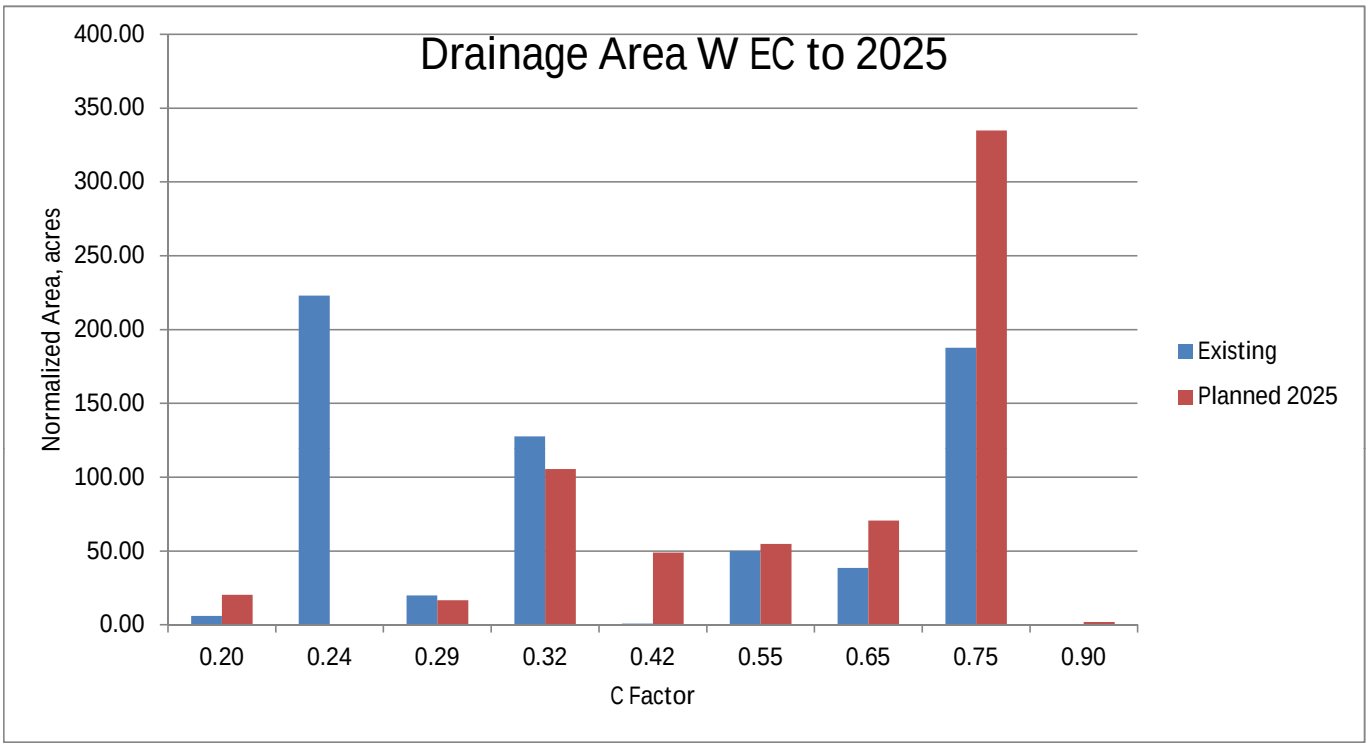

Drainage Area UU1 EC to 2025
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.24
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

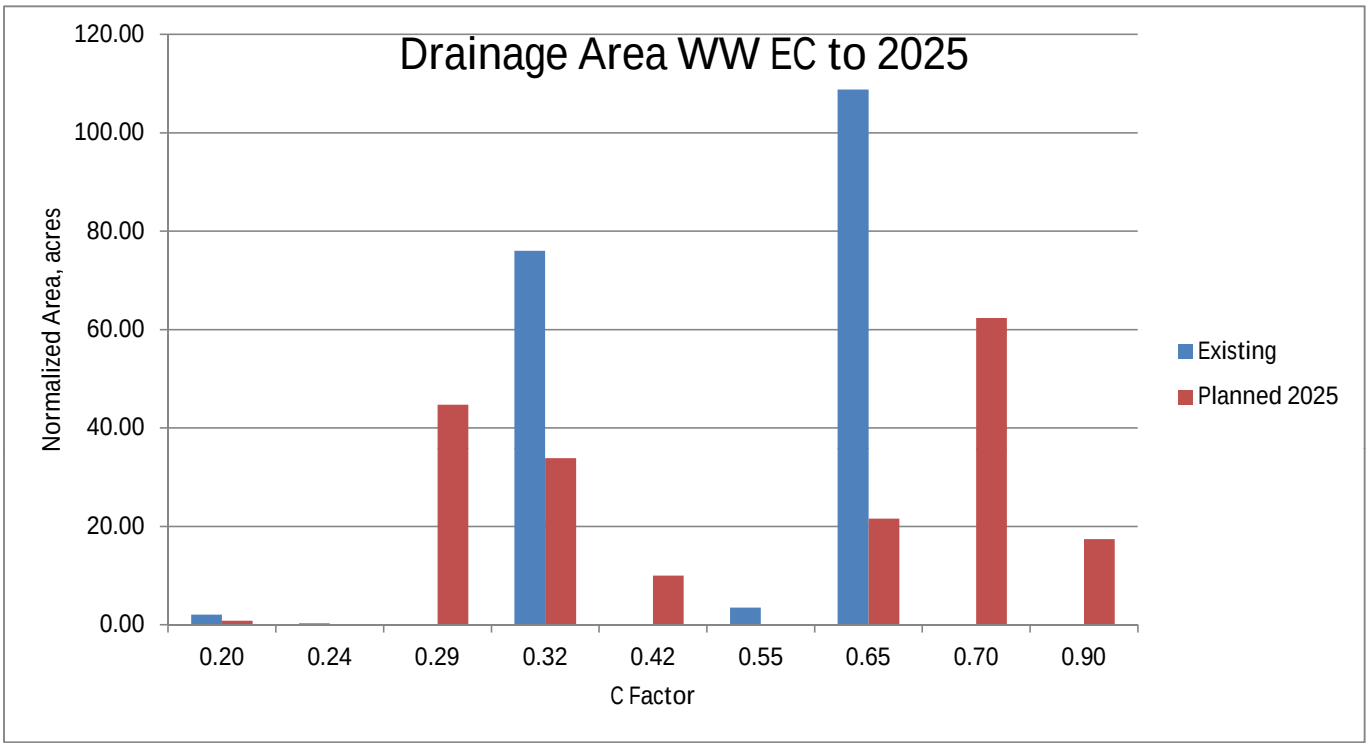

Drainage Area UU2 EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

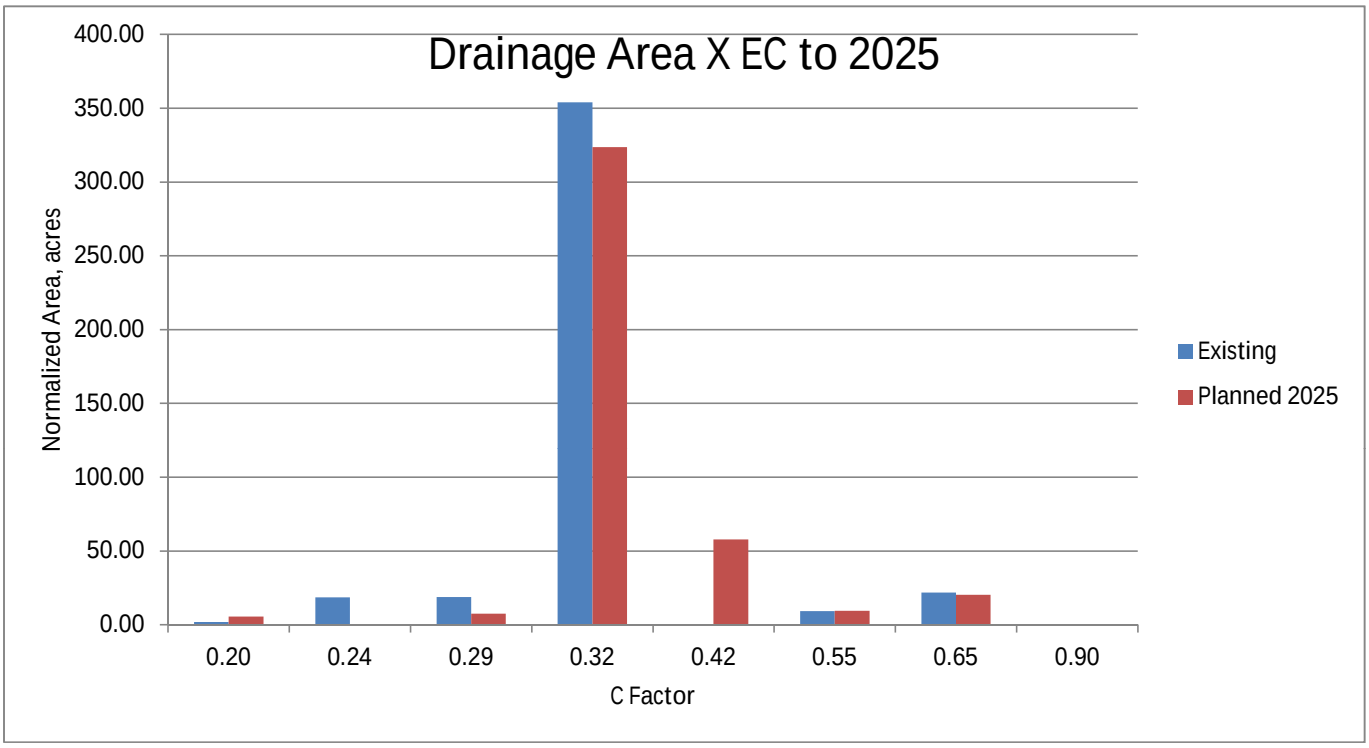

Drainage Area UU3 EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

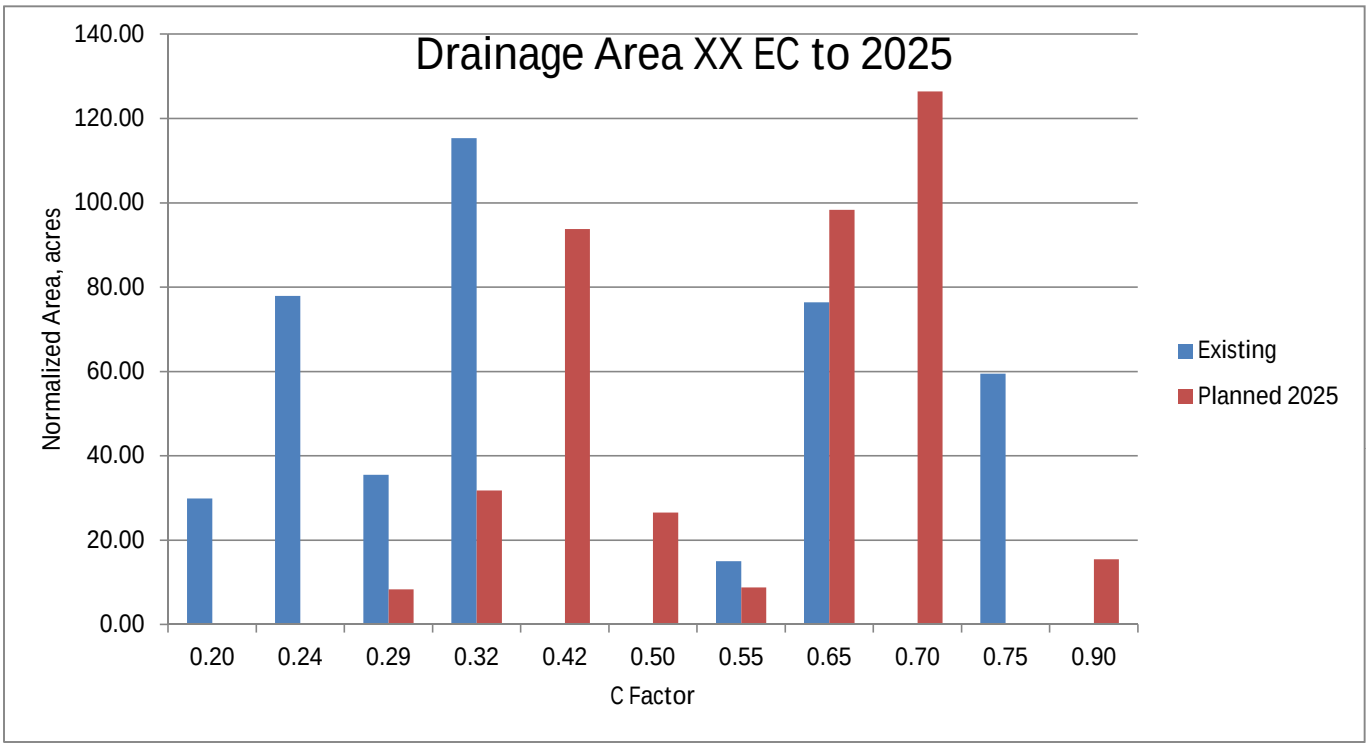

Drainage Area V EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.75
C Factor
Existing
Planned 2025

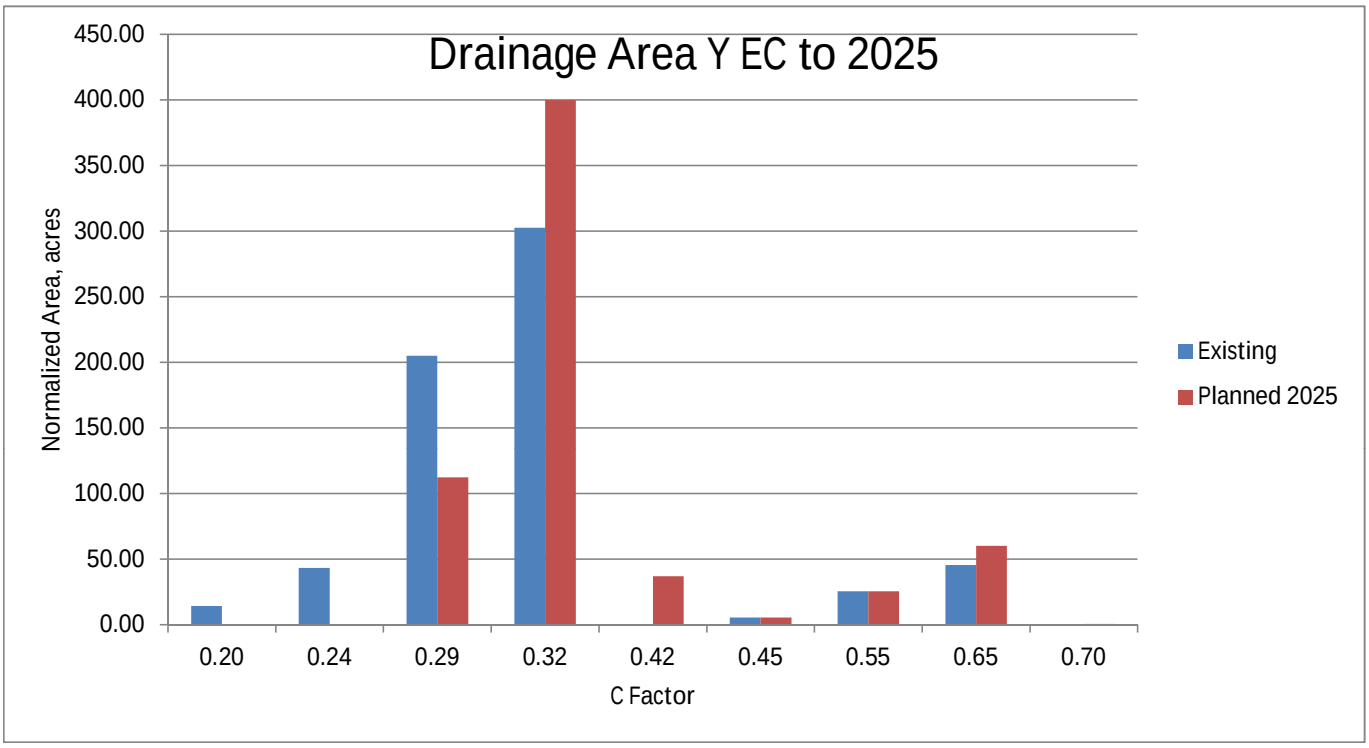

Drainage Area VV EC to 2025
Normalized Area, acres
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
0.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025

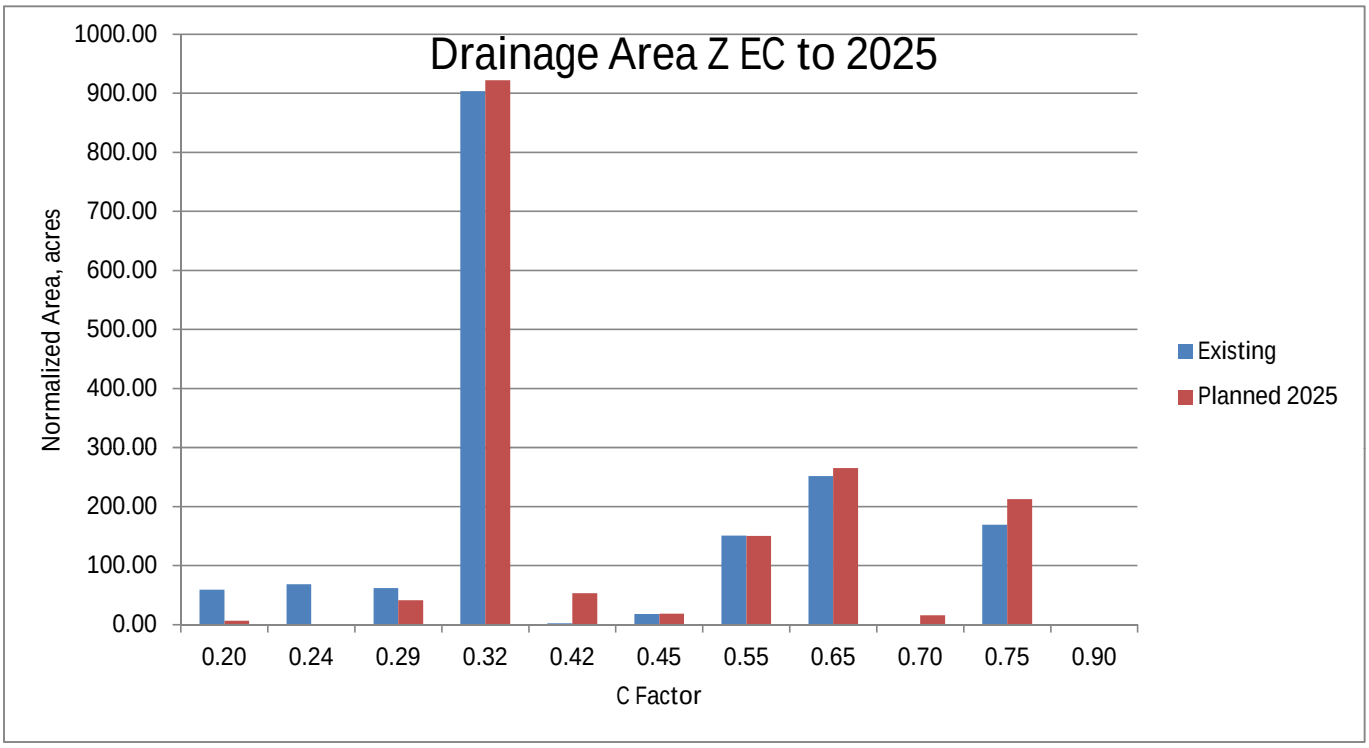

Drainage Area W EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
Existing
Planned 2025

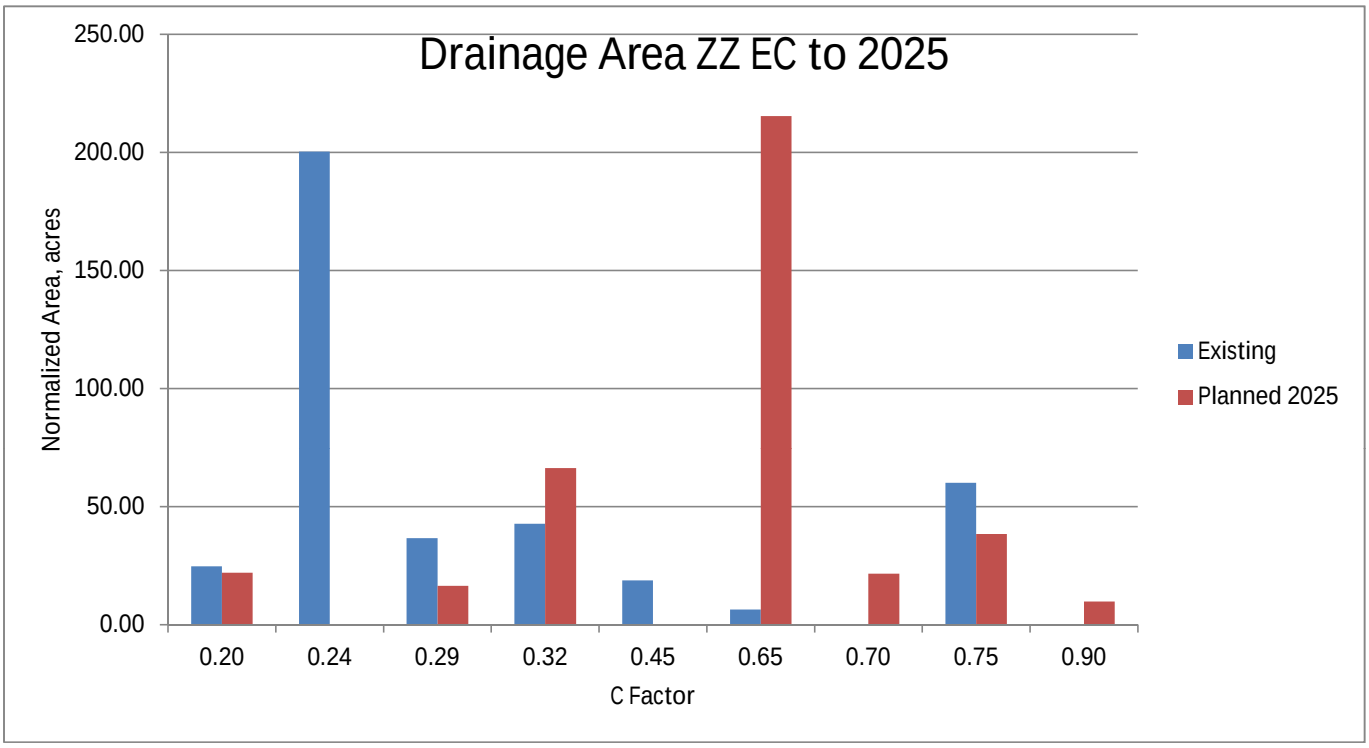

Drainage Area WW EC to 2025
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
Existing
Planned 2025


Drainage Area X EC to 2025
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
Existing
Planned 2025


Drainage Area XX EC to 2025
Normalized Area, acres
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

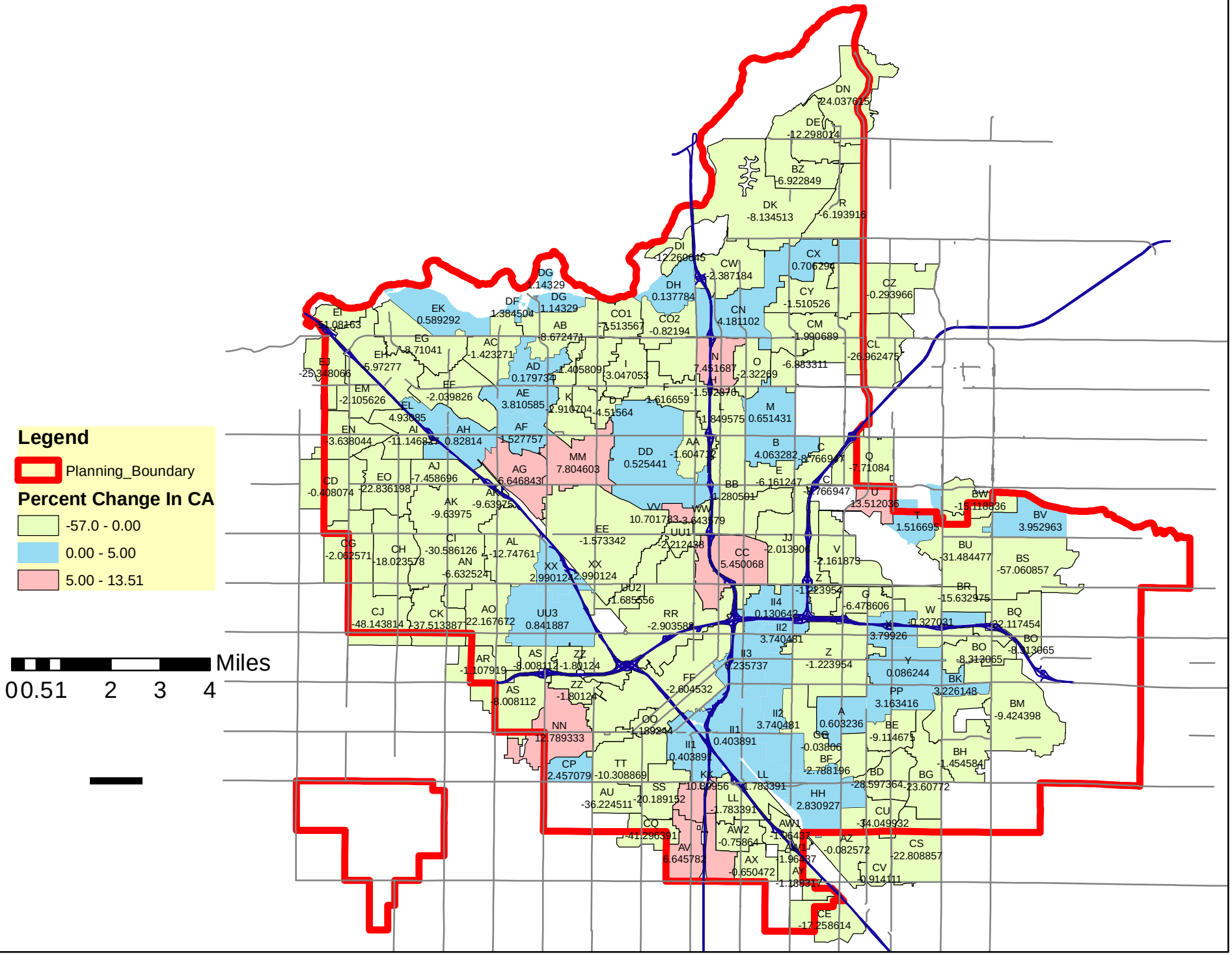

Drainage Area Y EC to 2025
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
C Factor
Existing
Planned 2025

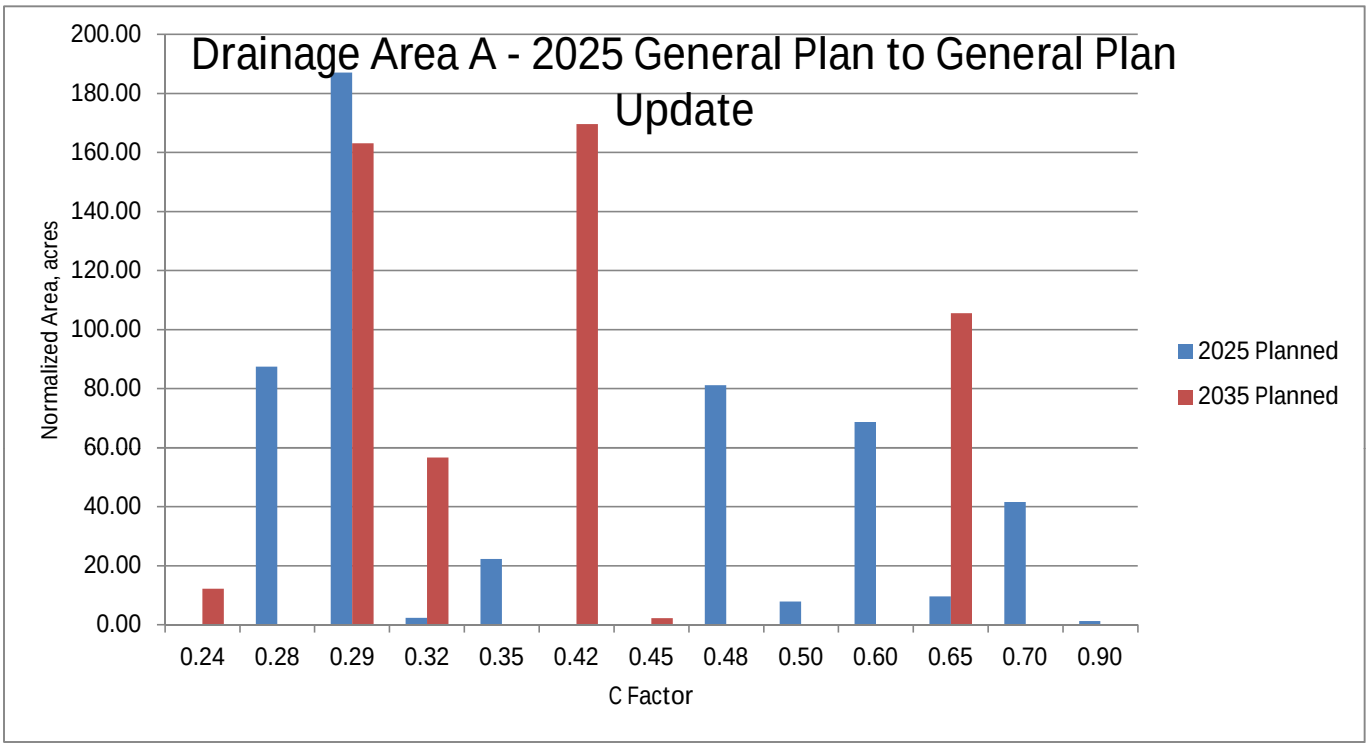

Drainage Area Z EC to 2025
Normalized Area, acres
1000.00
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

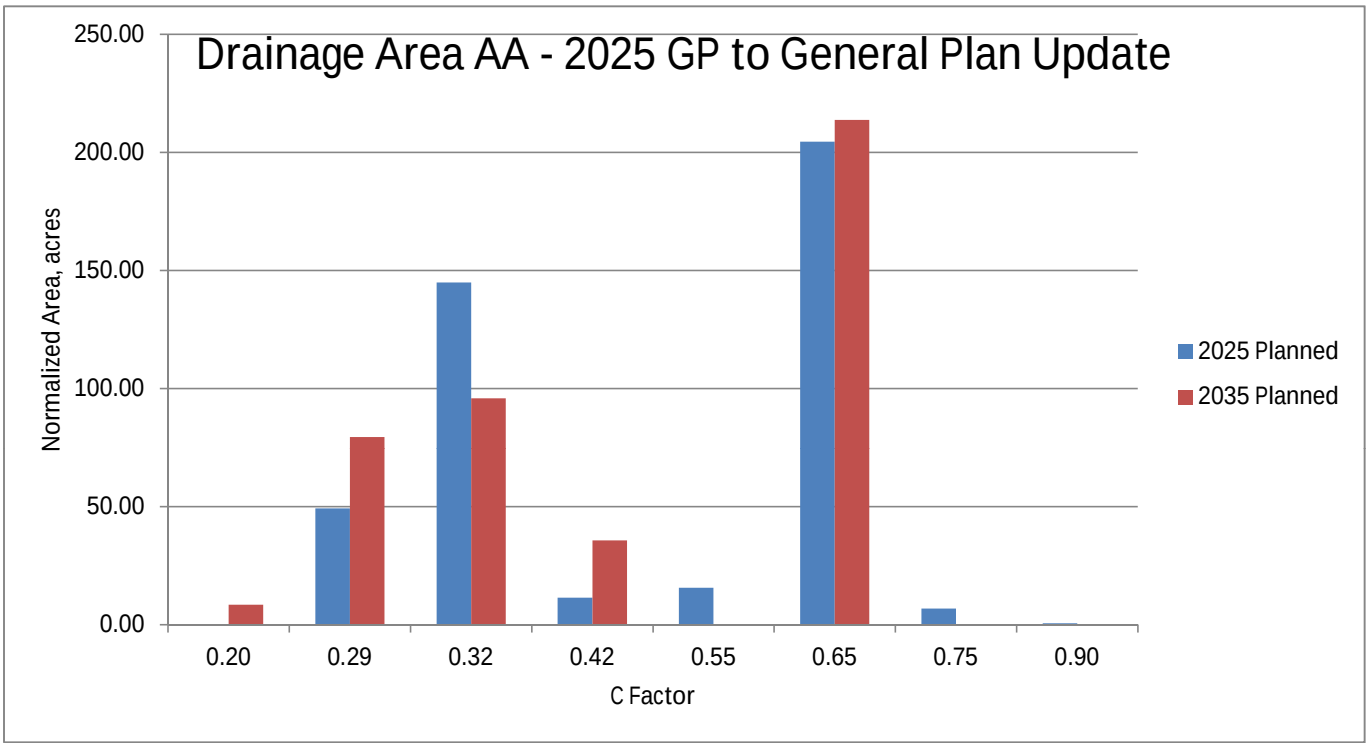

Drainage Area ZZ EC to 2025
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.45
0.65
0.70
0.75
0.90
C Factor
Existing
Planned 2025

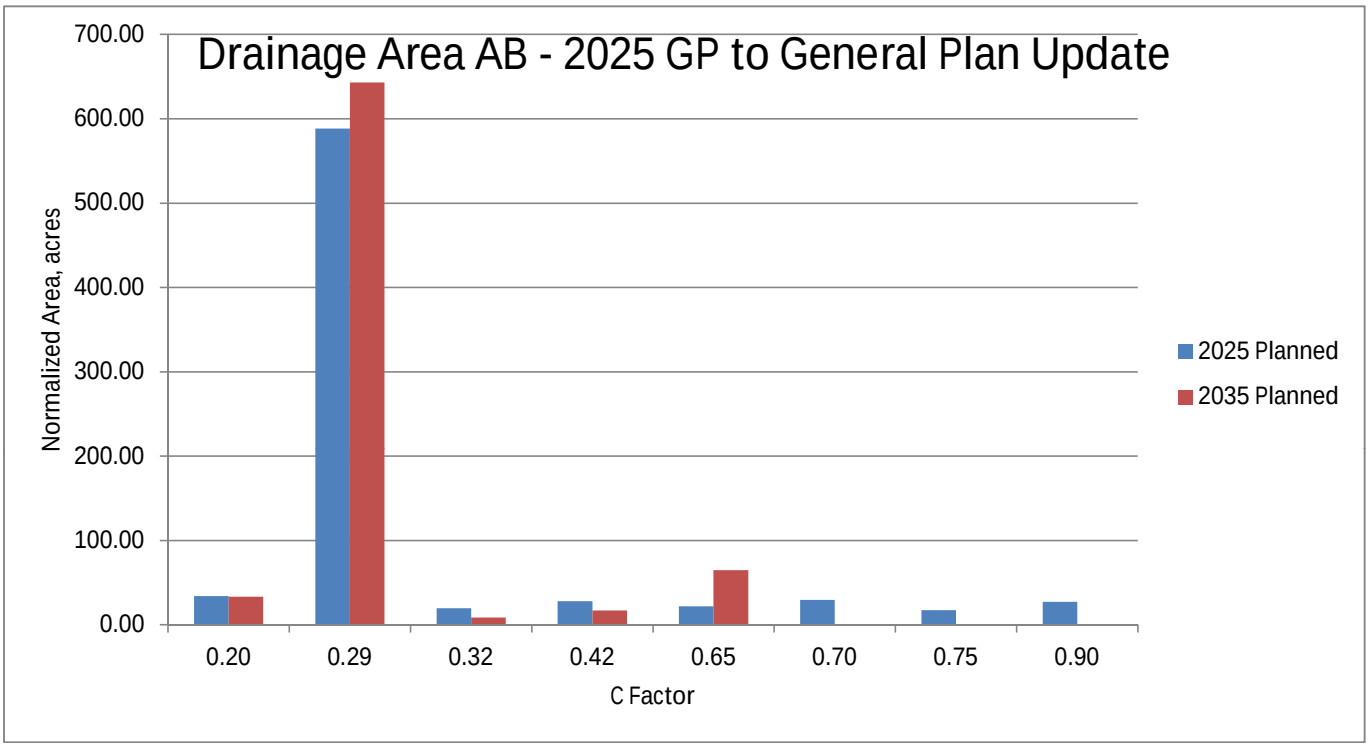
Appendix C

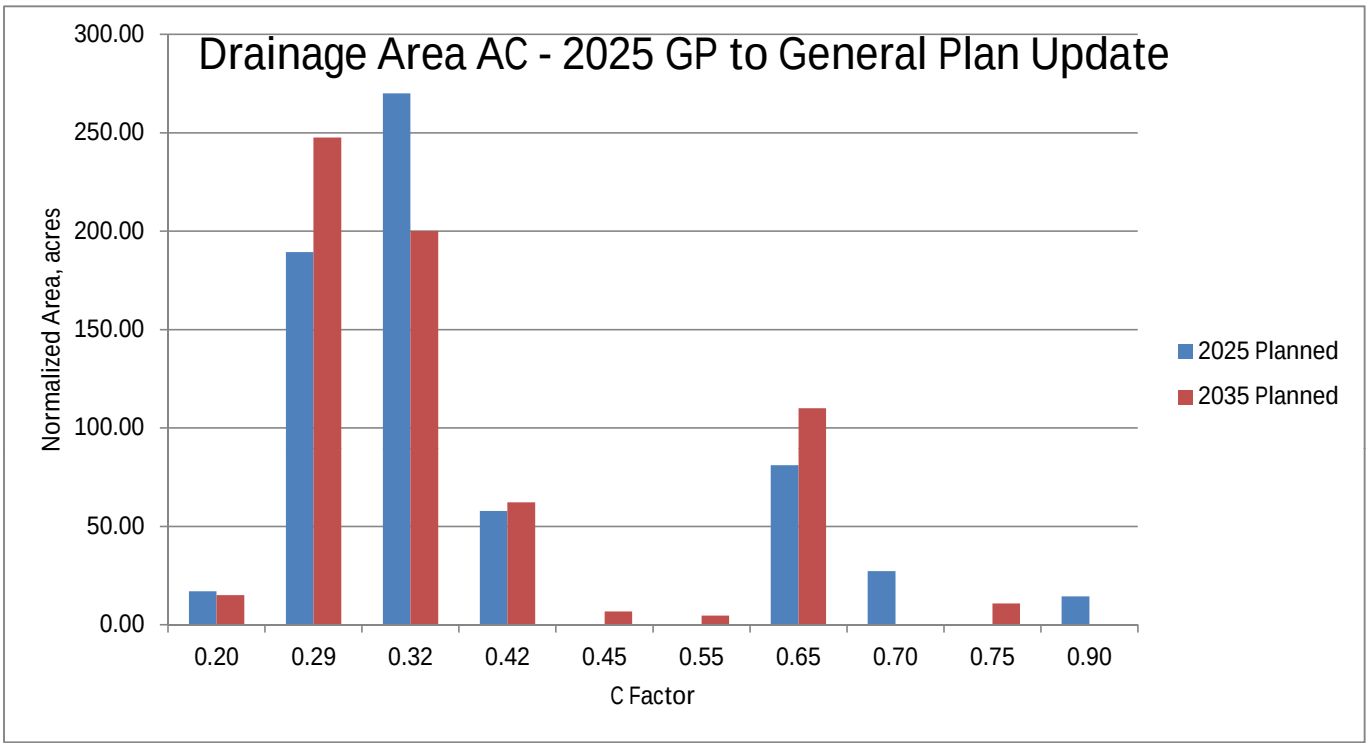
Percent Change in CA from2025 General Plan Land Use to General Plan Update Land Use

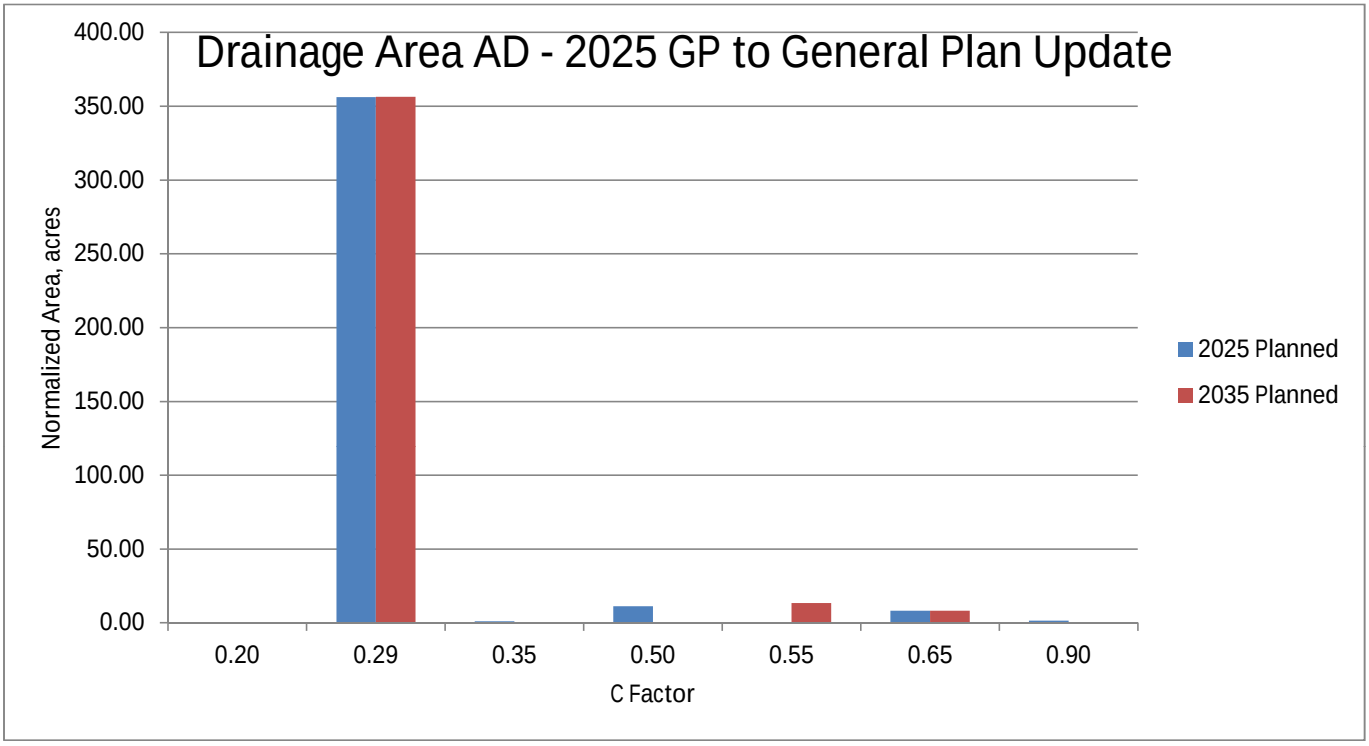


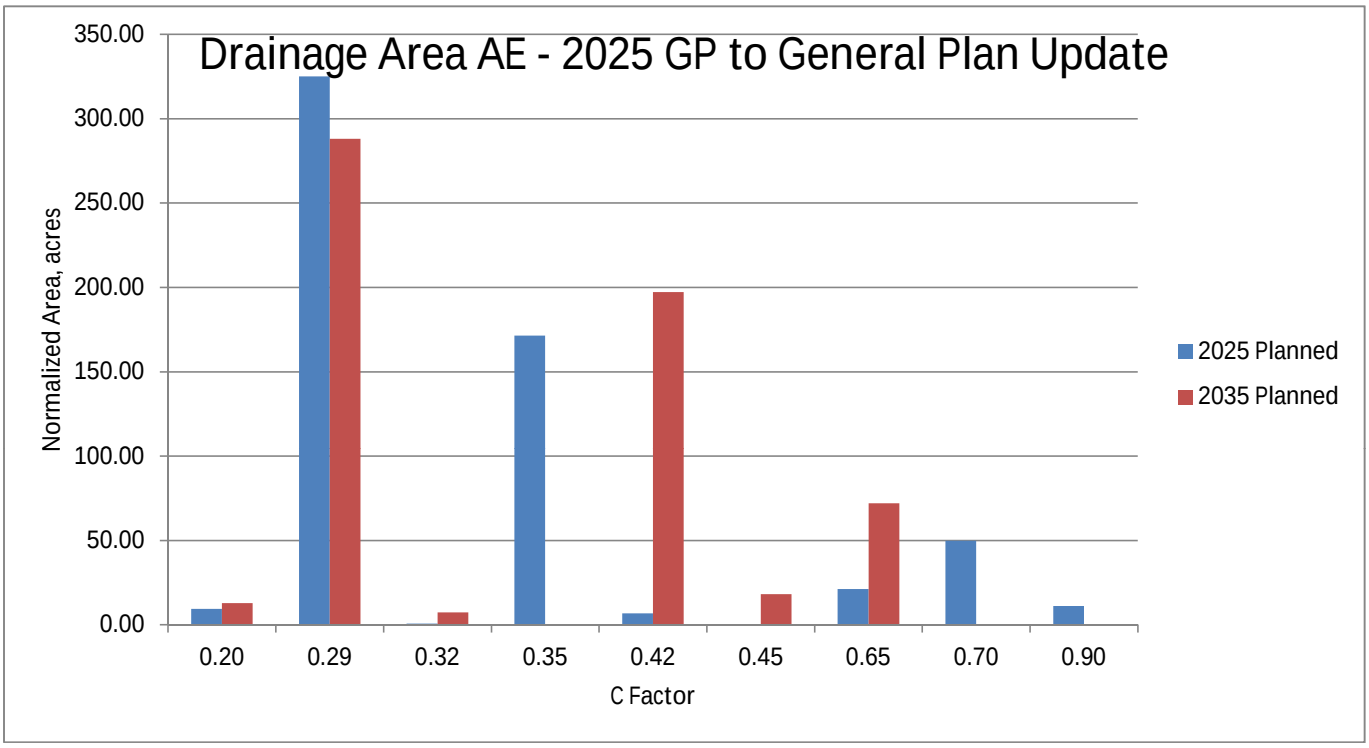

Drainage Area A - 2025 General Plan to General Plan Update
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.24
0.28
0.29
0.32
0.35
0.42
0.45
0.48
0.50
0.60
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

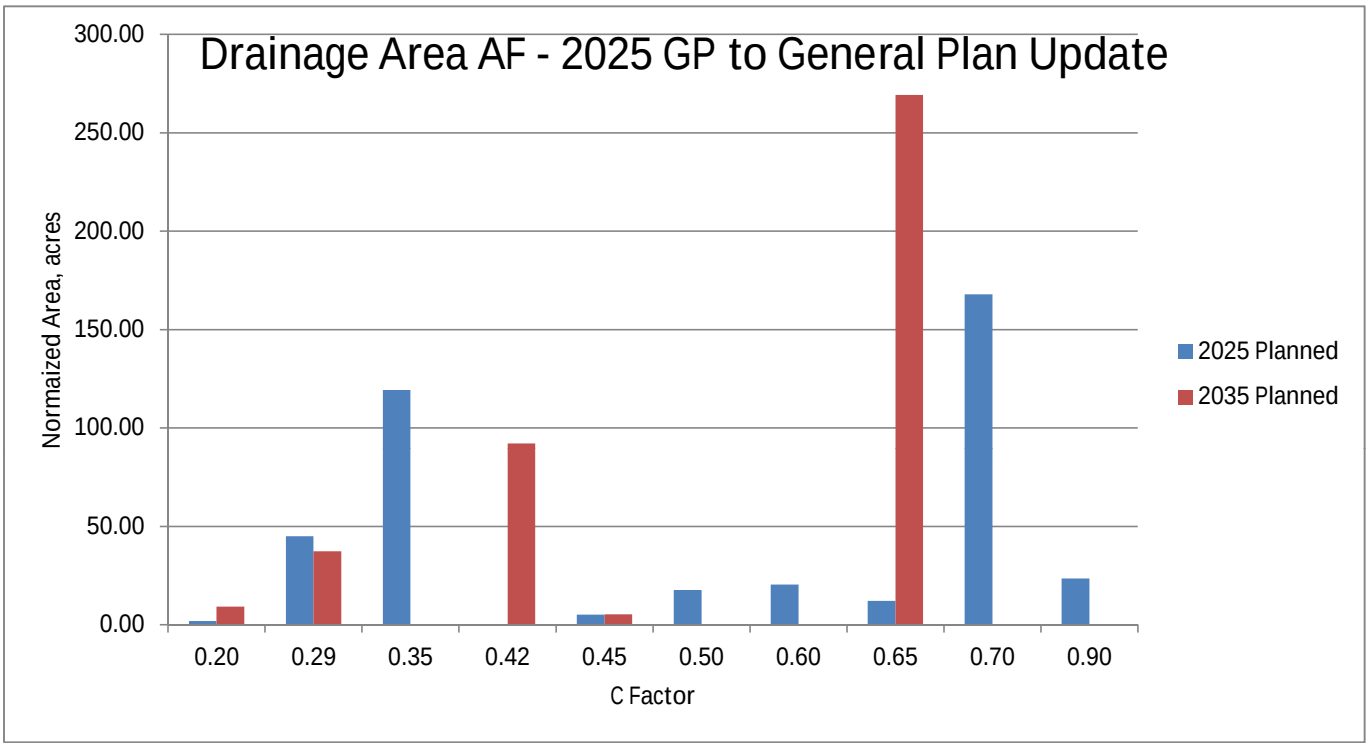

Drainage Area AA - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

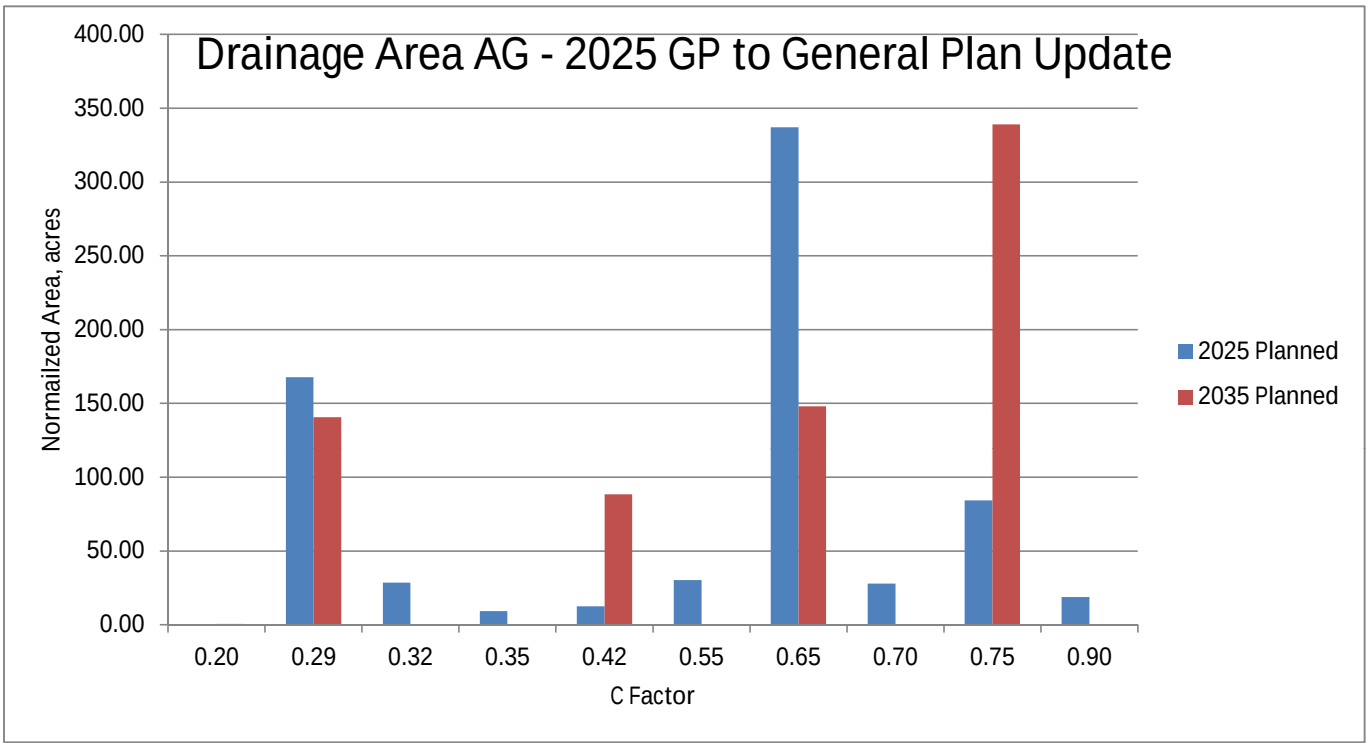

Drainage Area AB - 2025 GP to General Plan Update
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

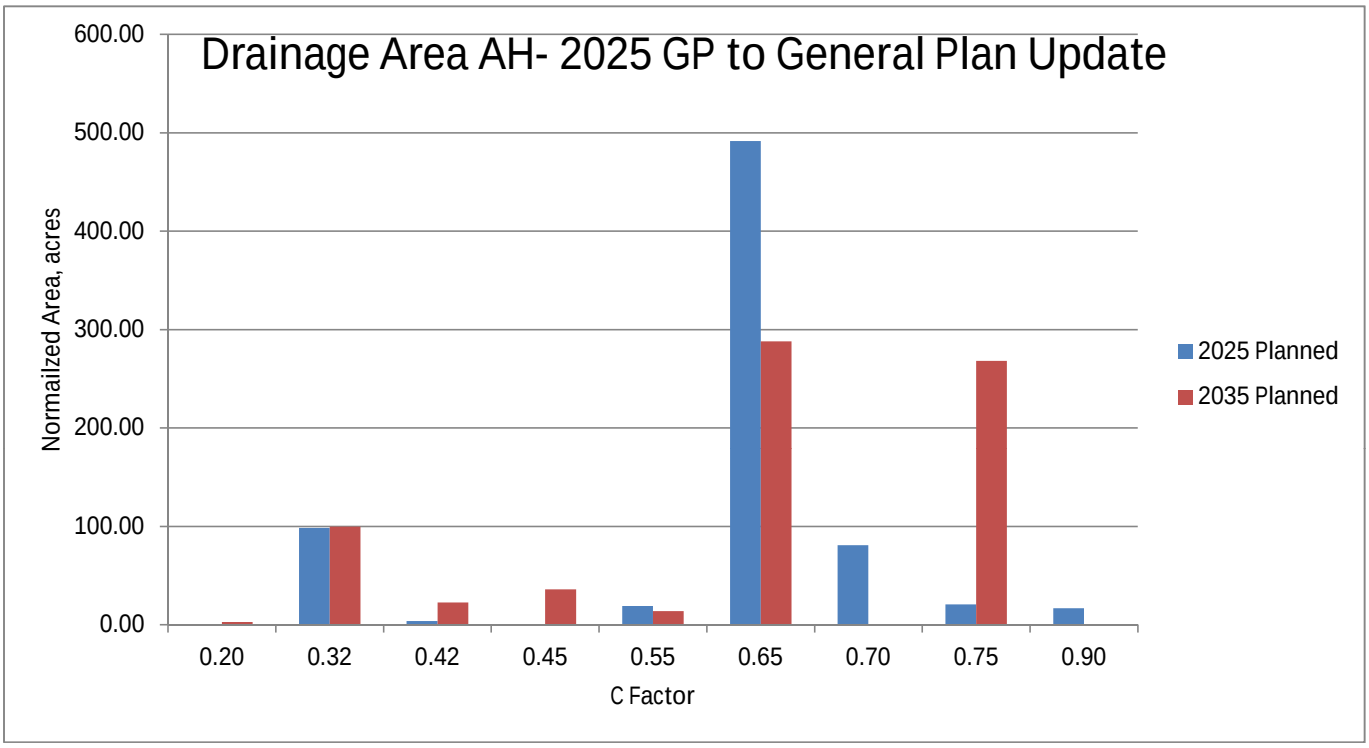

Drainage Area AC - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

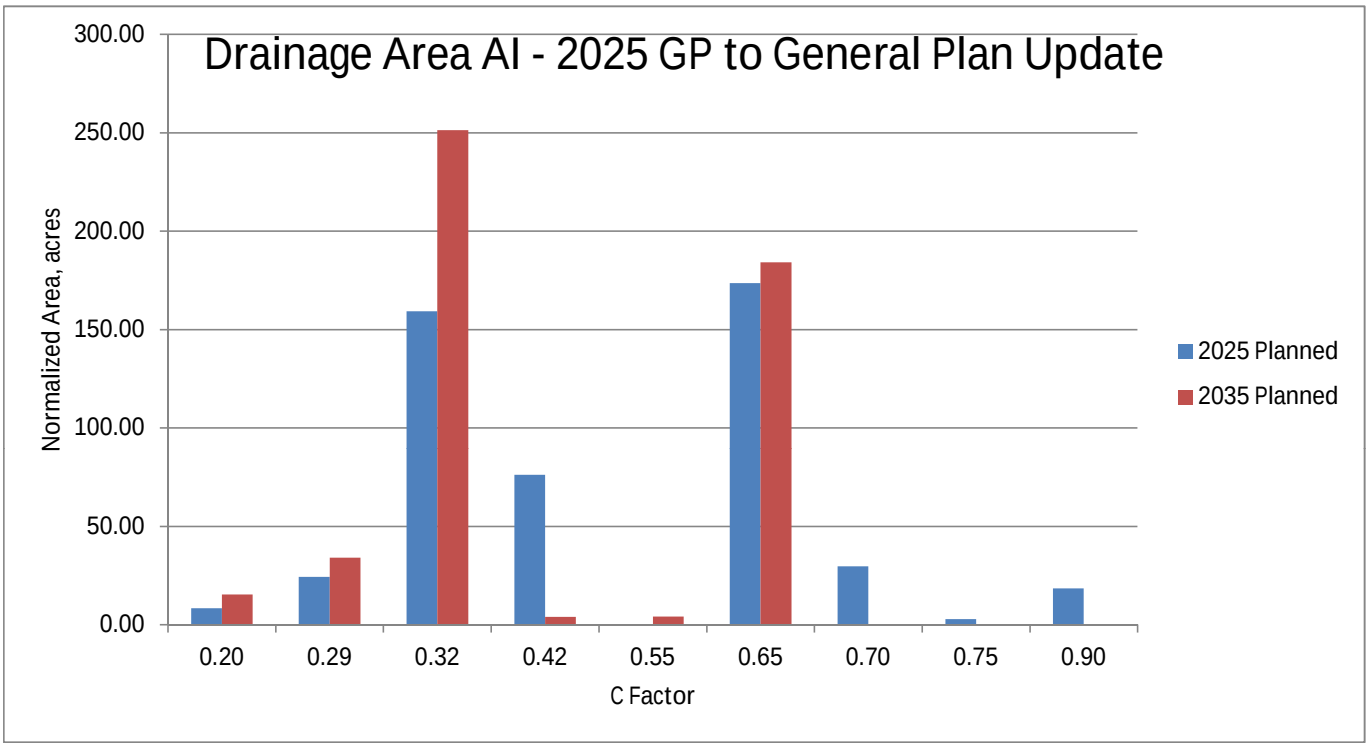

Drainage Area AD - 2025 GP to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.35
0.50
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

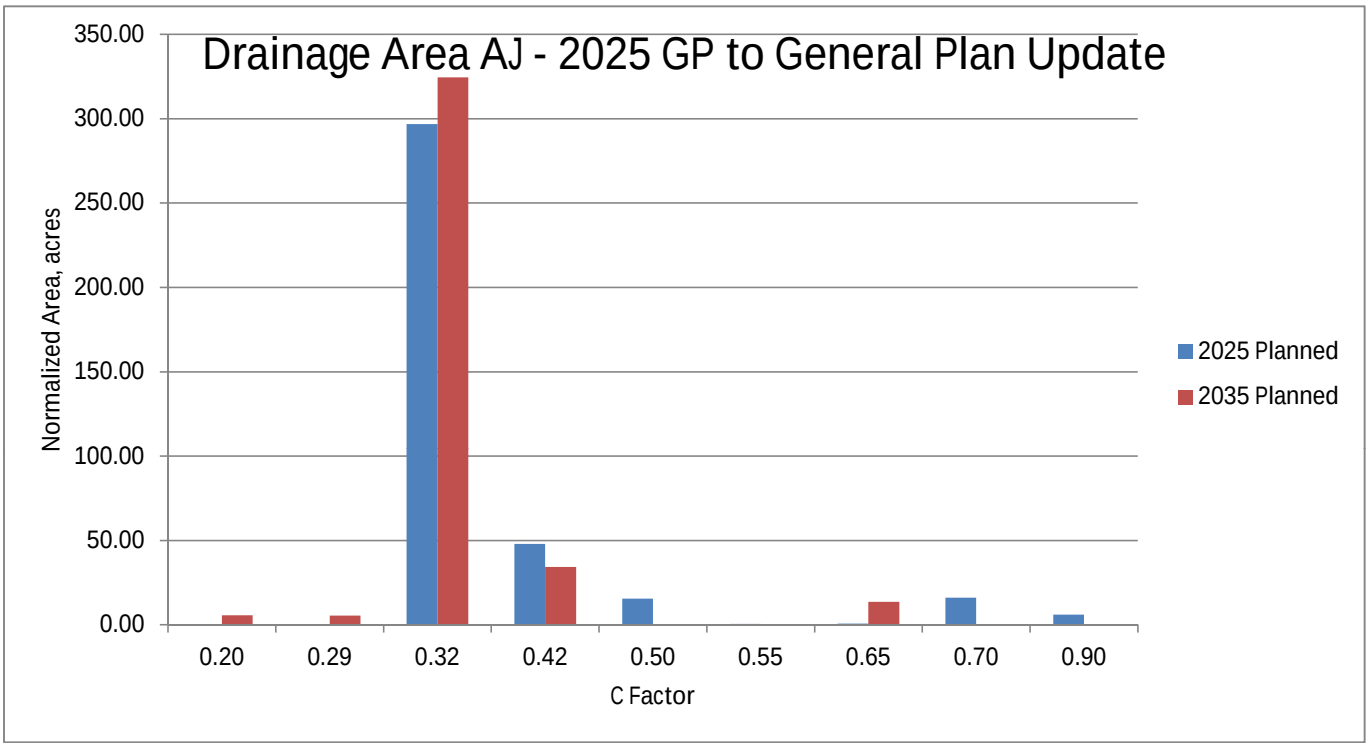

Drainage Area AE - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.35
0.42
0.45
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

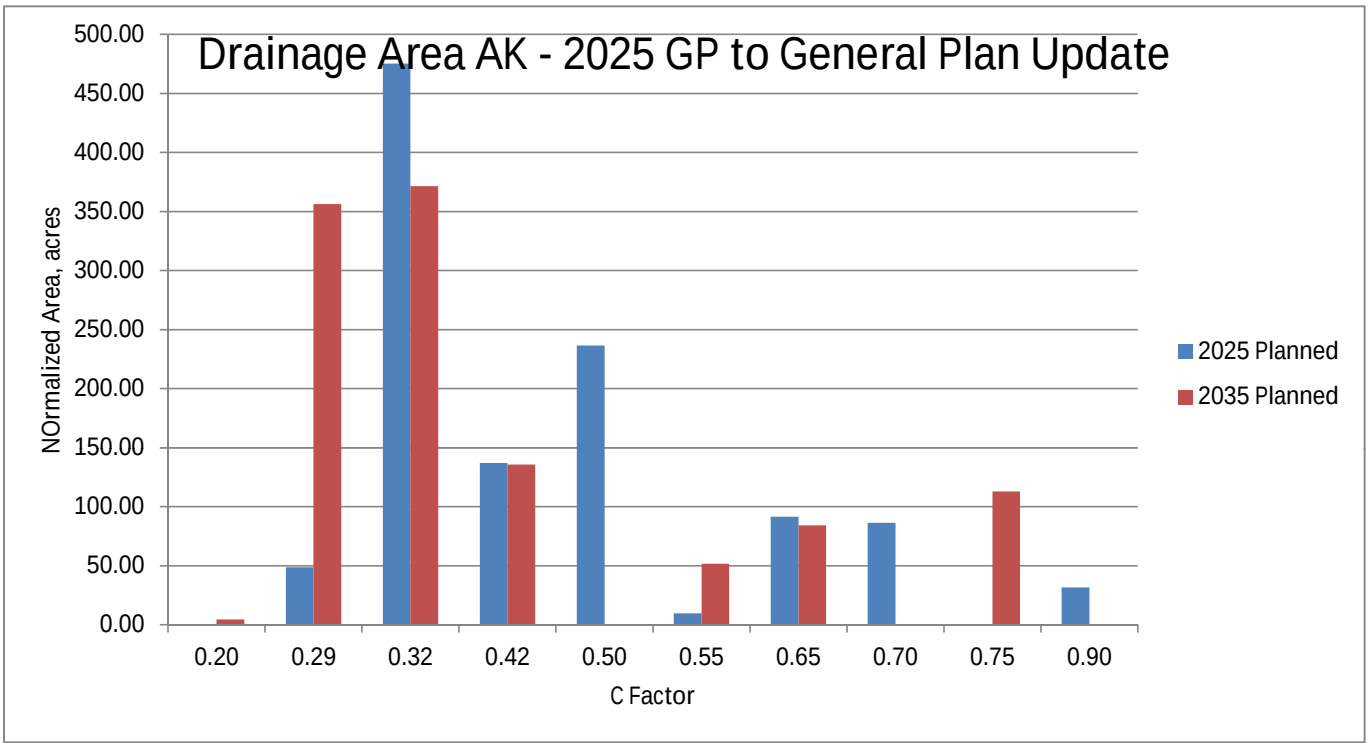

Drainage Area AF - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normaized Area, acres
0.20
0.29
0.35
0.42
0.45
0.50
0.60
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

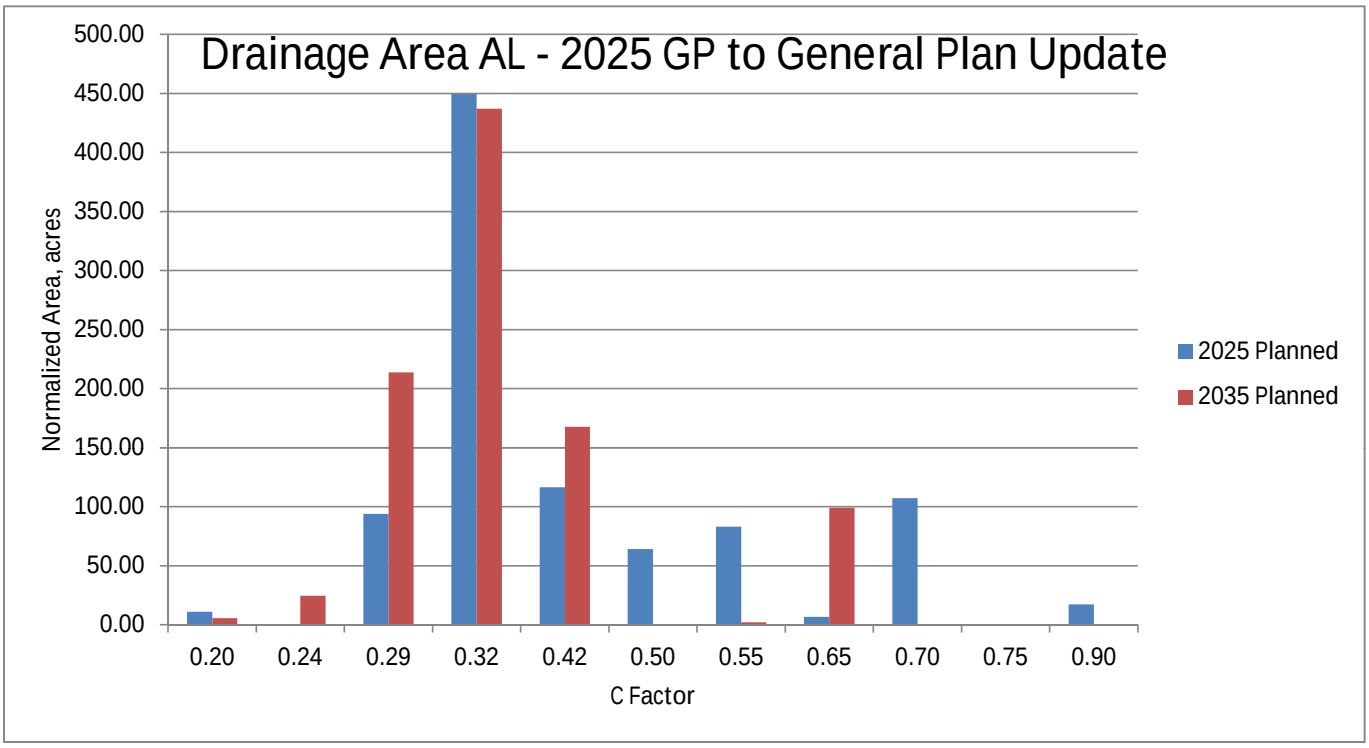

Drainage Area AG - 2025 GP to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normailzed Area, acres
0.20
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

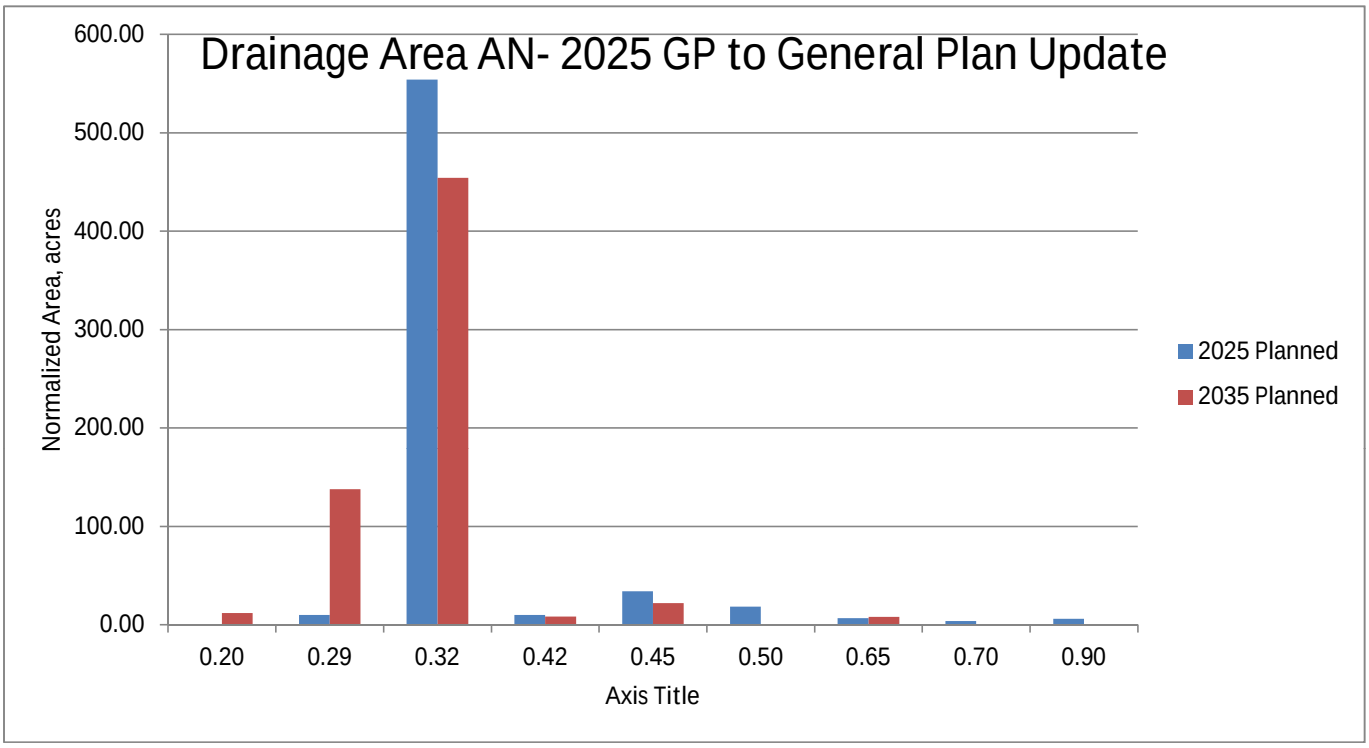

Drainage Area AH- 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normailzed Area, acres
0.20
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

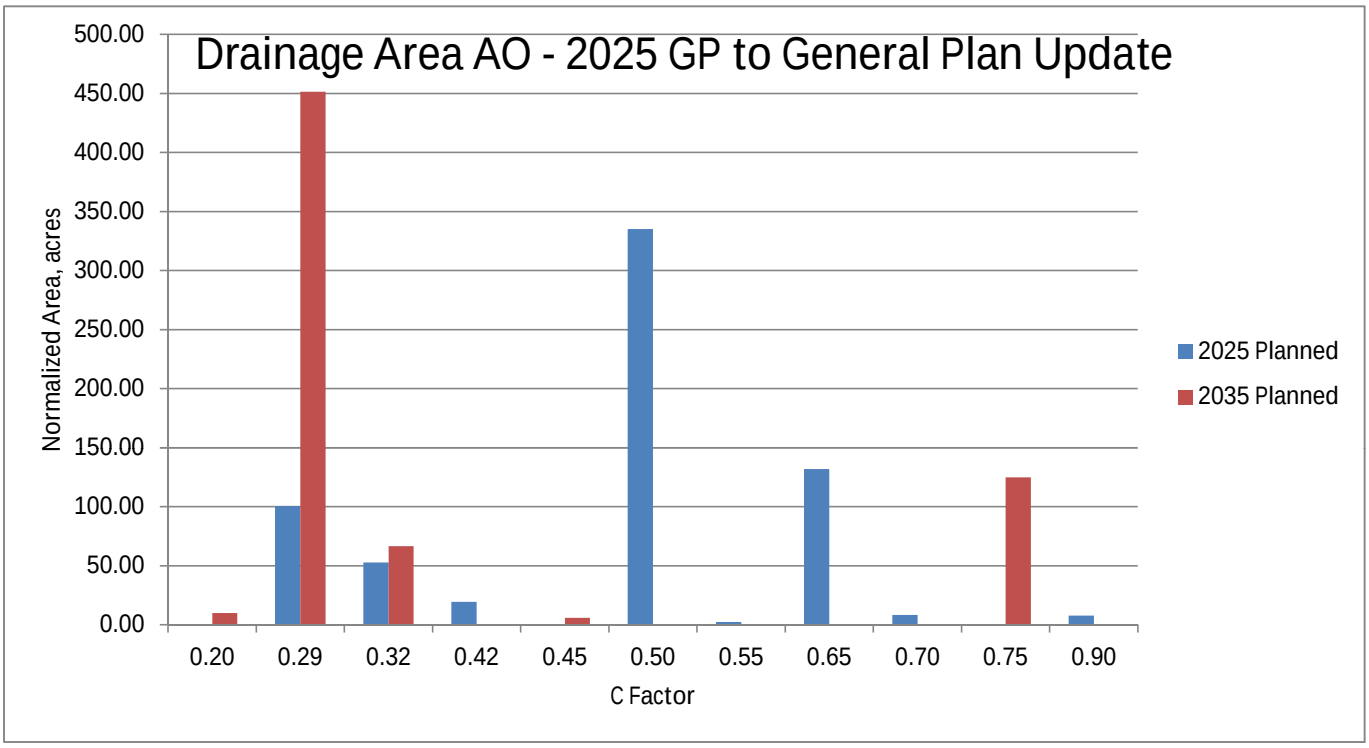

Drainage Area AI - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

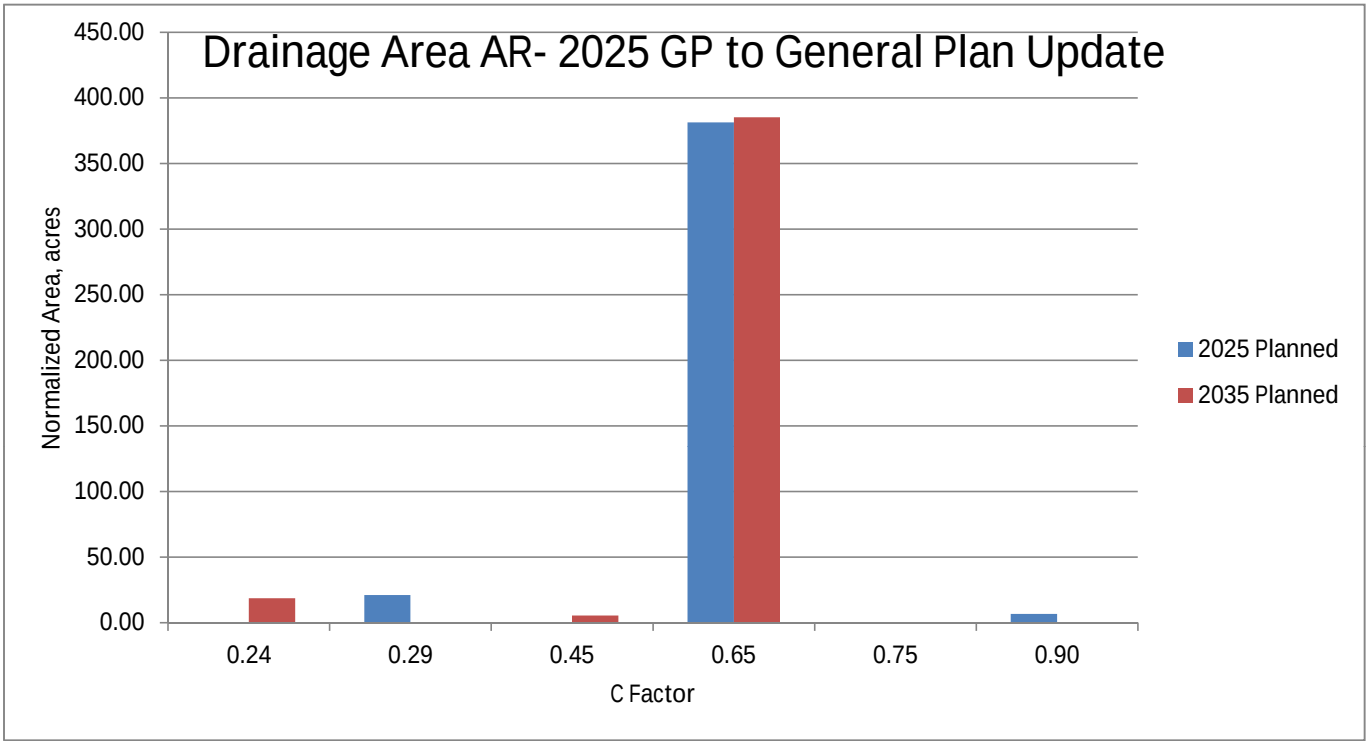

Drainage Area AJ - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

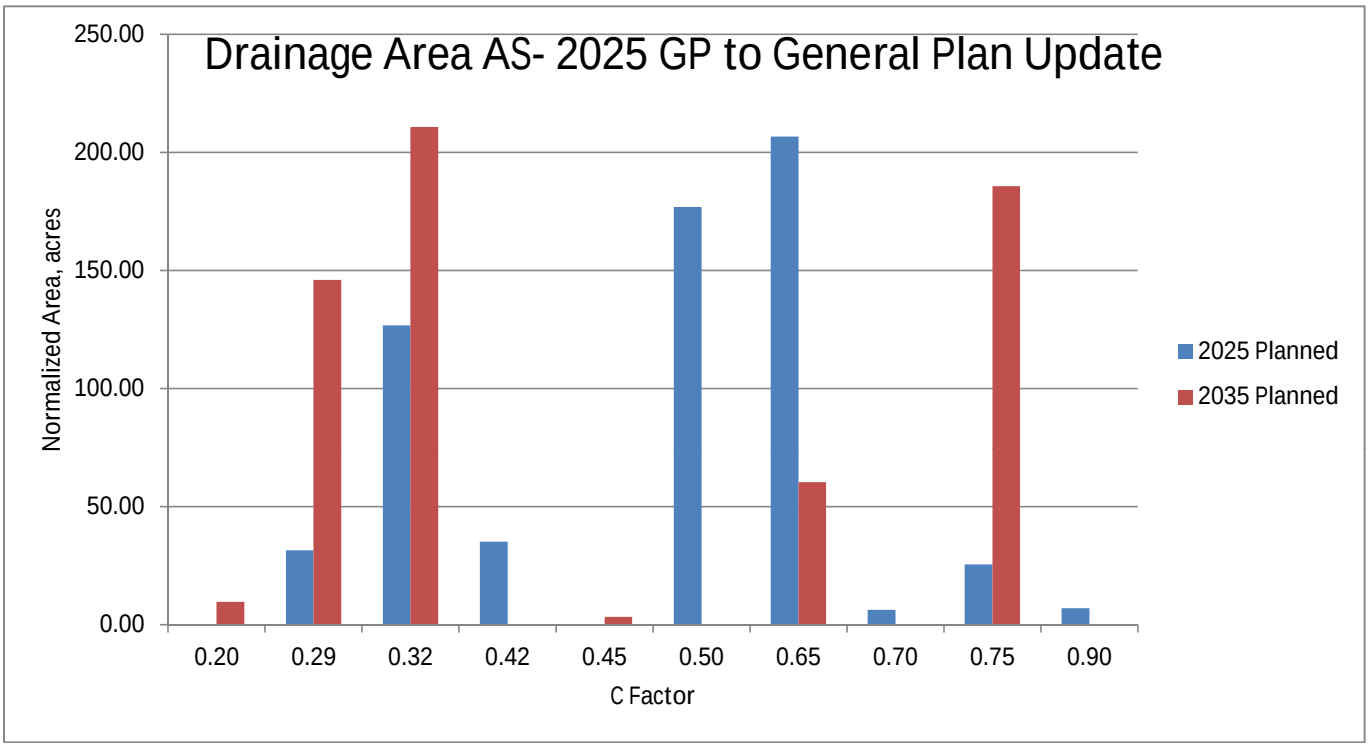

Drainage Area AK - 2025 GP to General Plan Update
NOrmalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

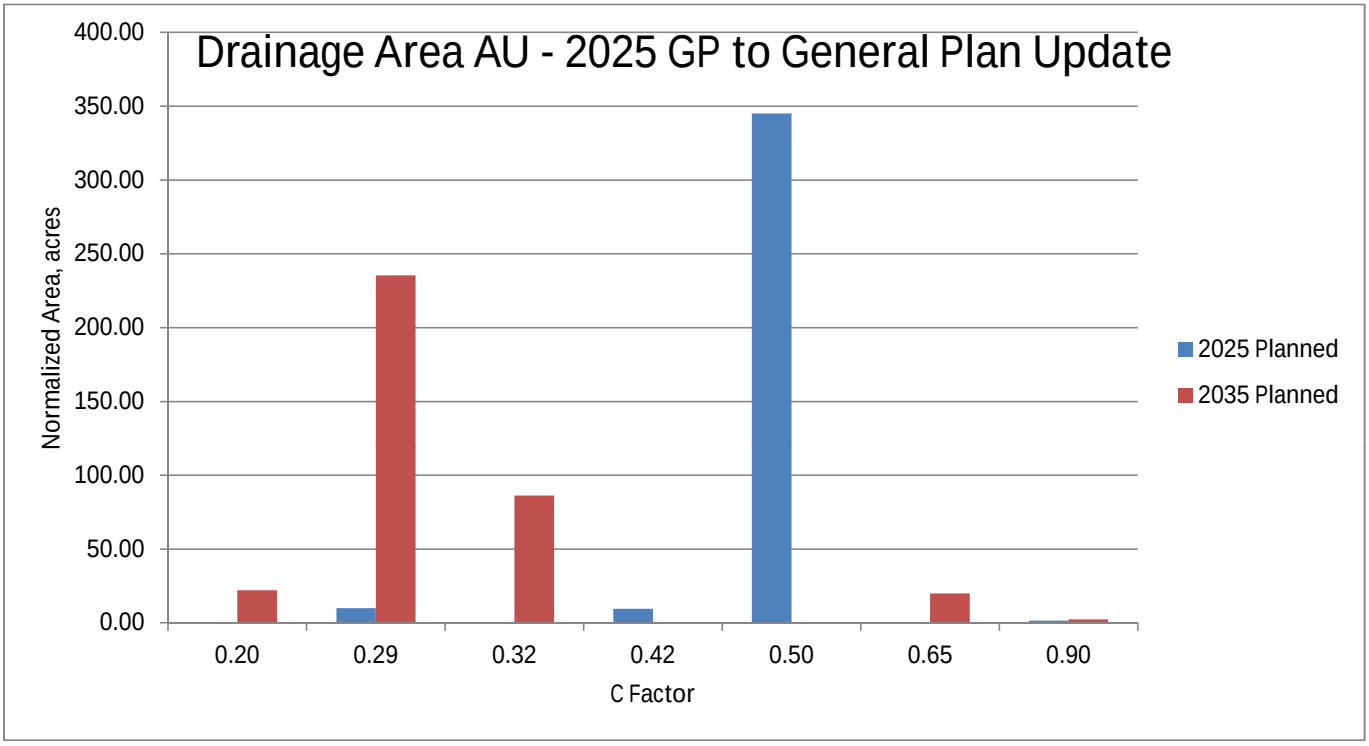

Drainage Area AL - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

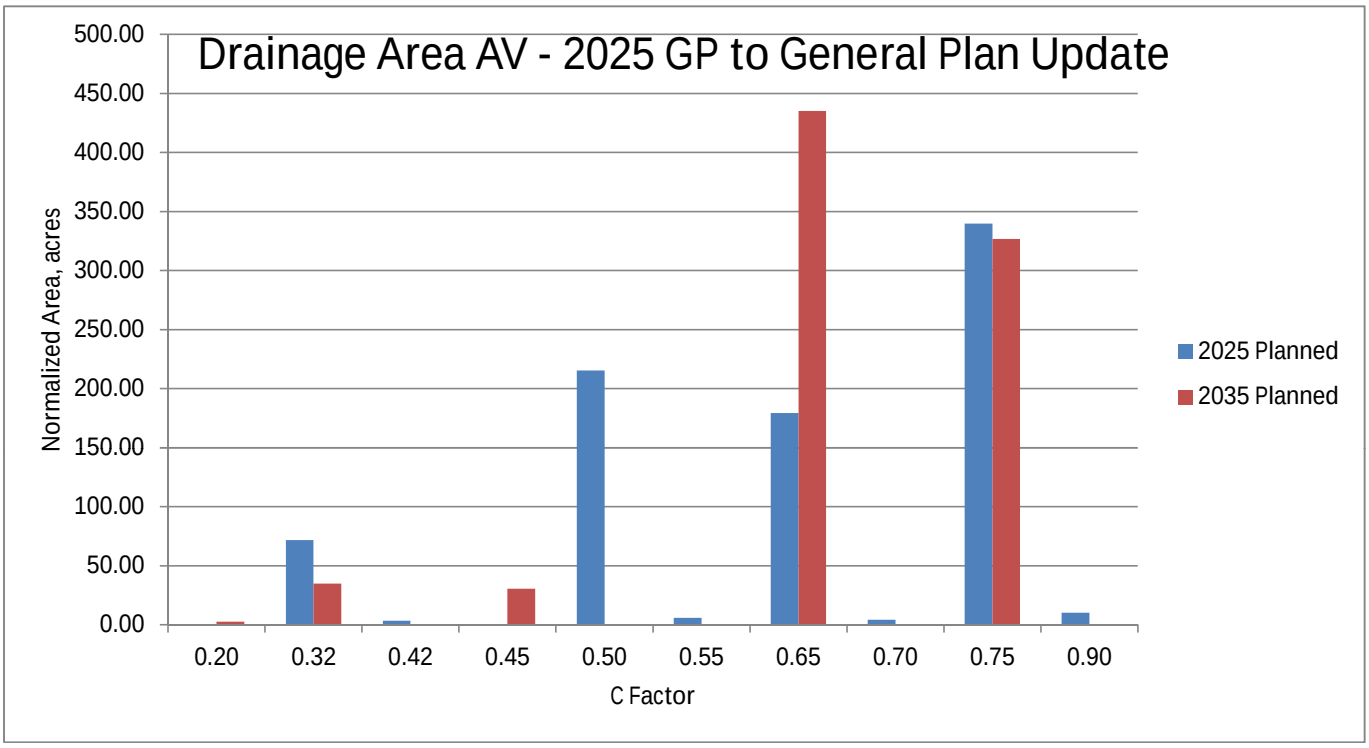

Drainage Area AN- 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.50
0.65
0.70
0.90
Axis Title
2025 Planned
2035 Planned

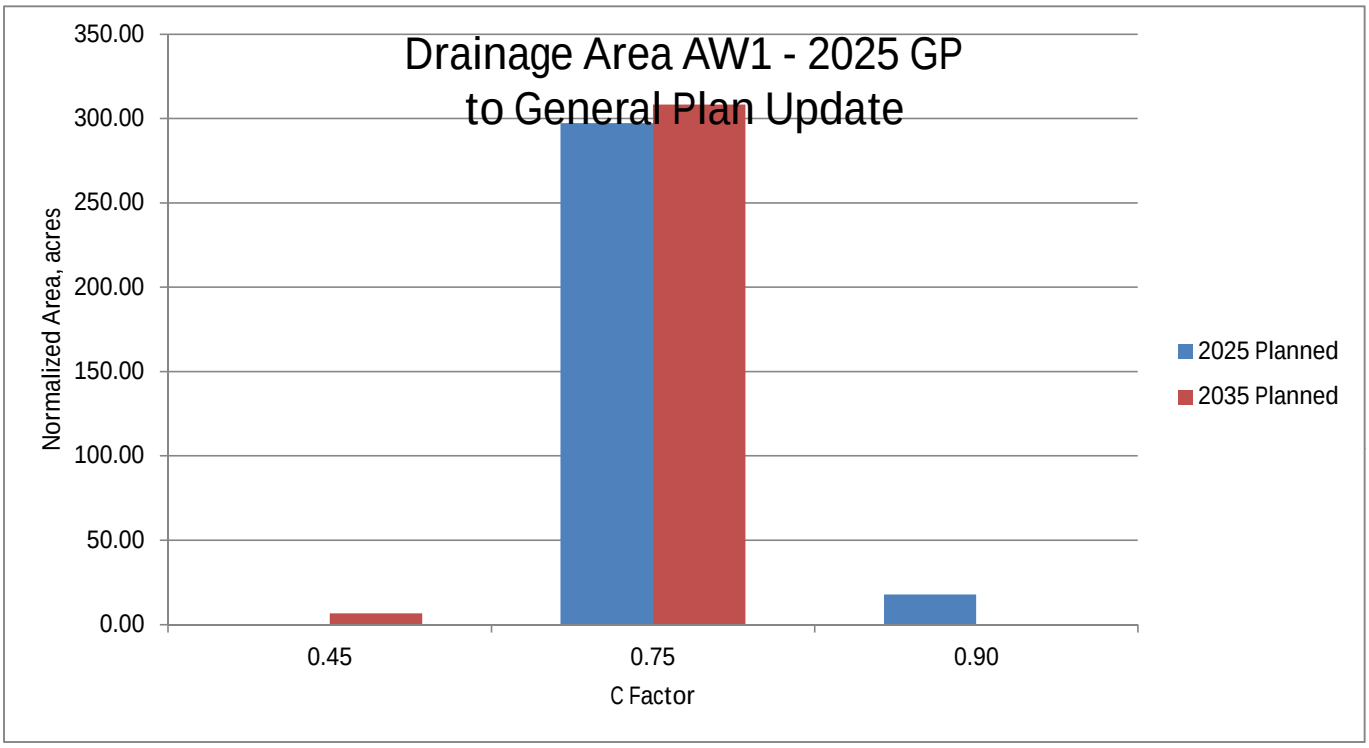

Drainage Area AO - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

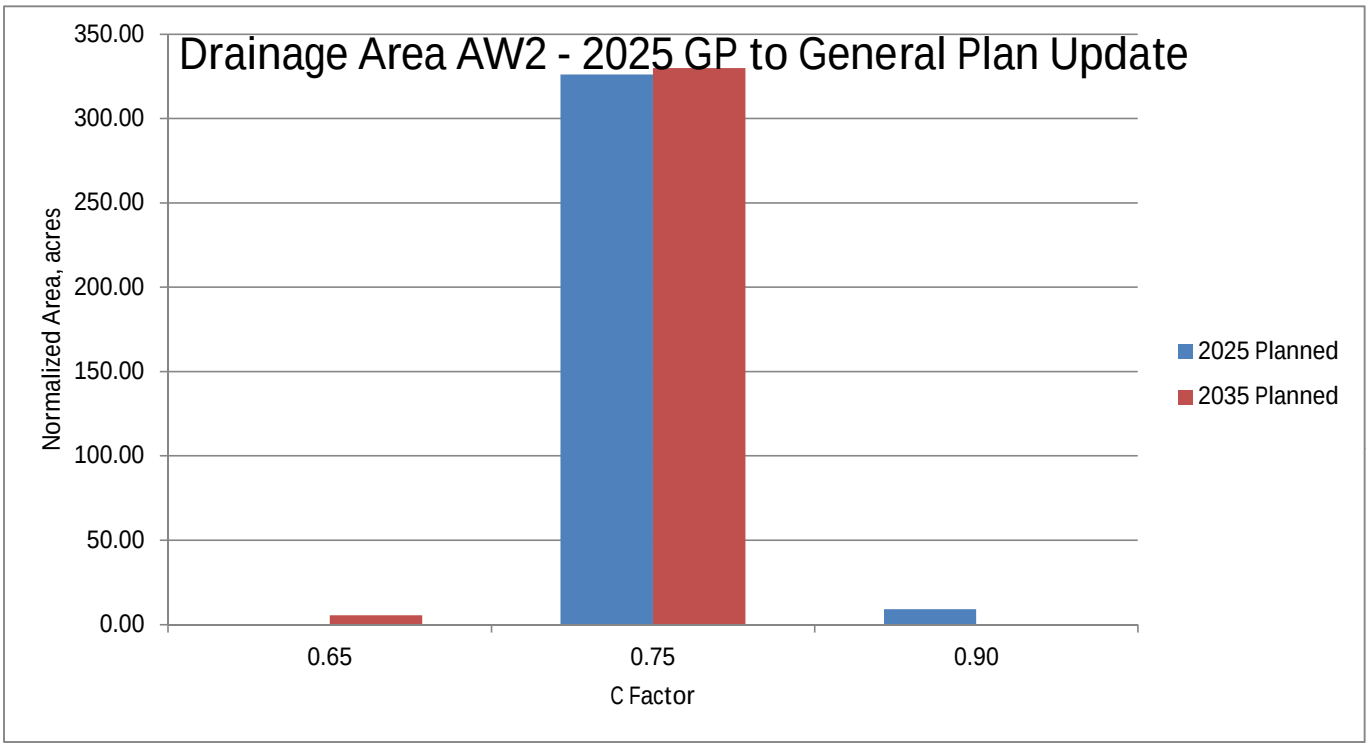

Drainage Area AR- 2025 GP to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.24
0.29
0.45
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

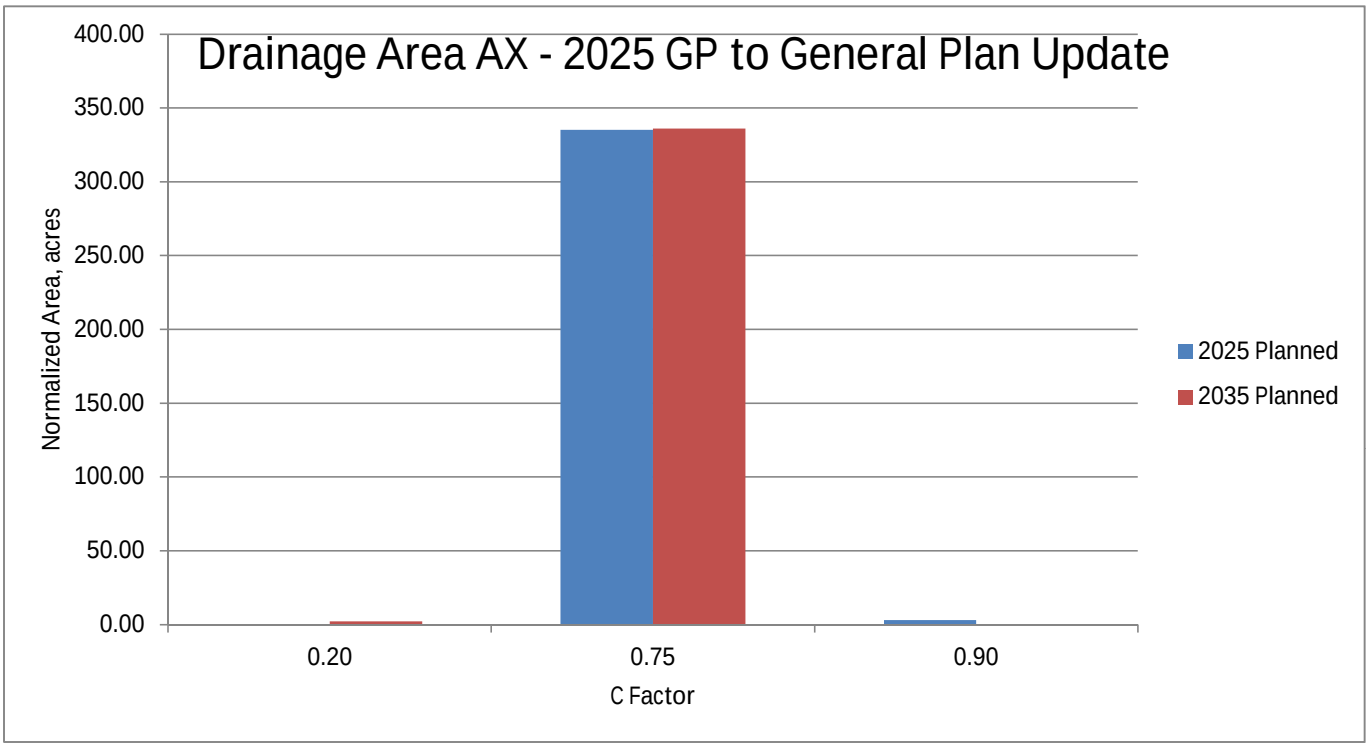

Drainage Area AS- 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.50
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

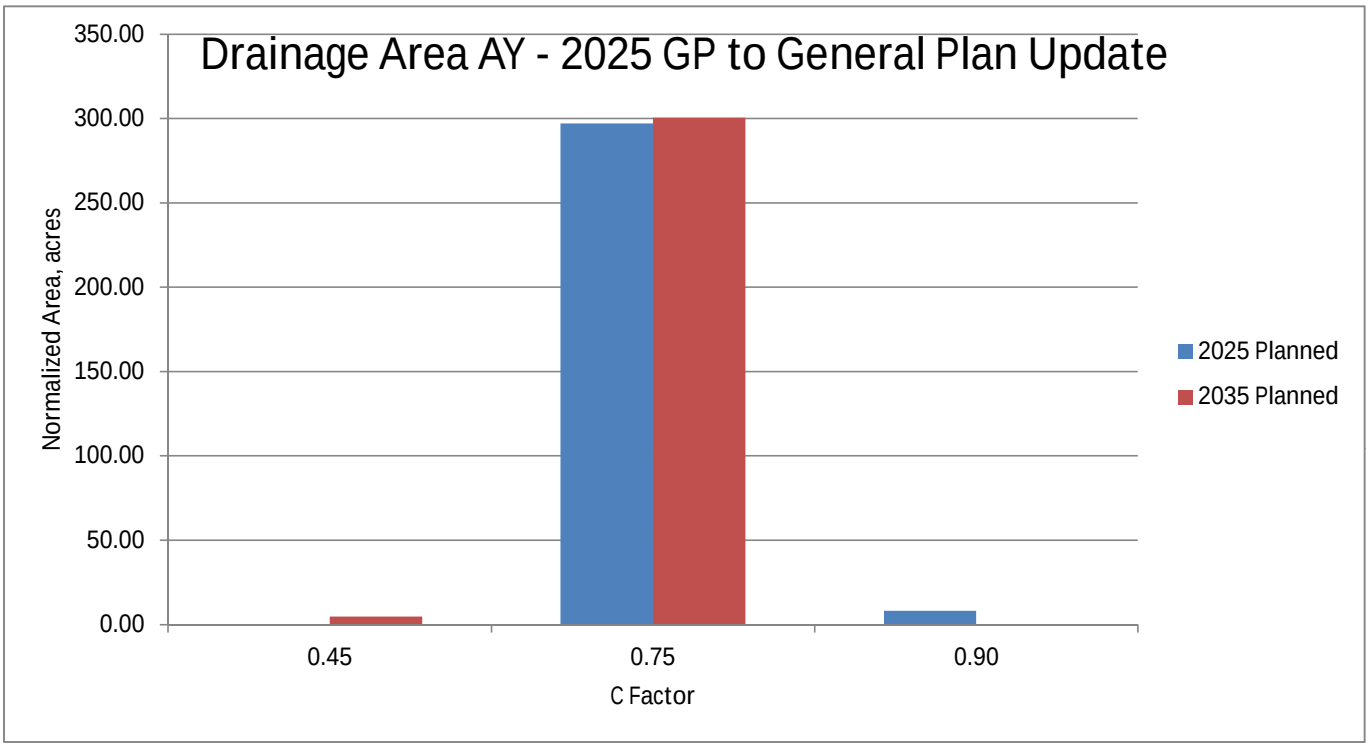

Drainage Area AU - 2025 GP to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.65
0.90
C Factor
2025 Planned
2035 Planned

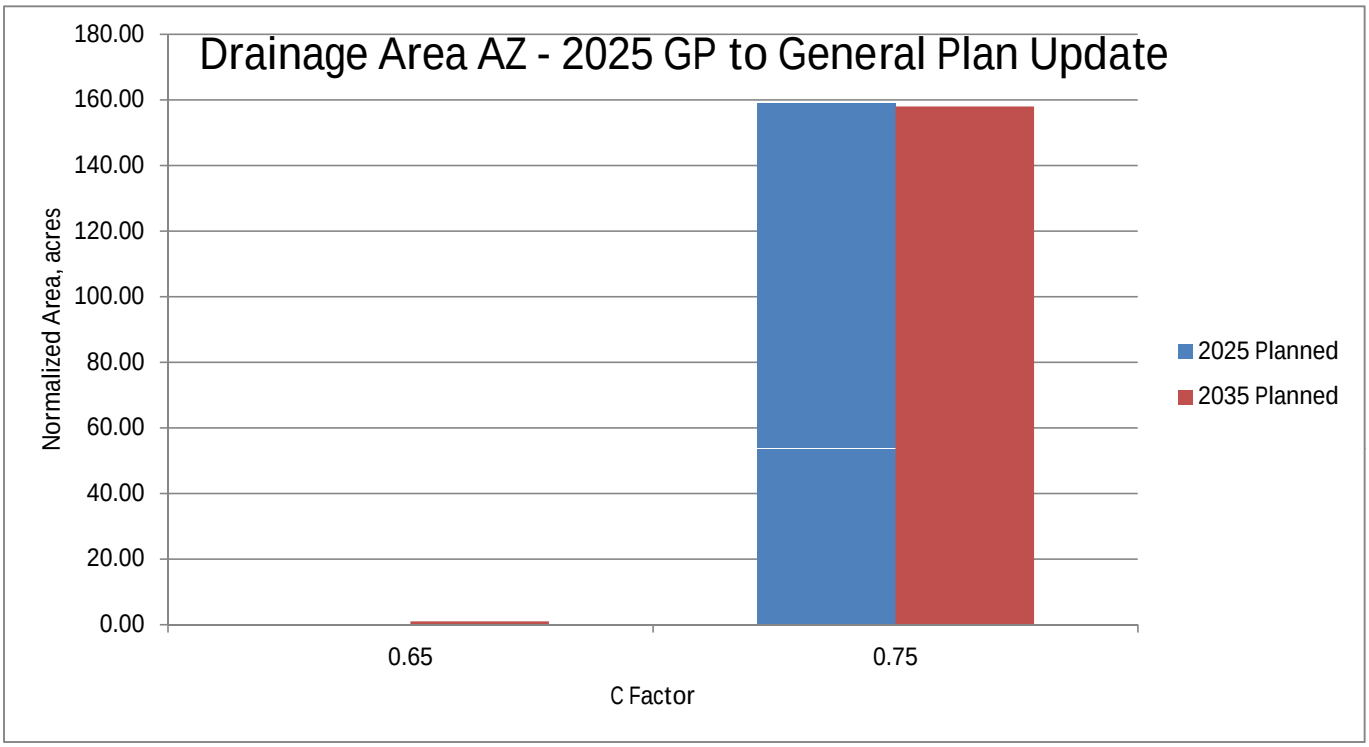

Drainage Area AV - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

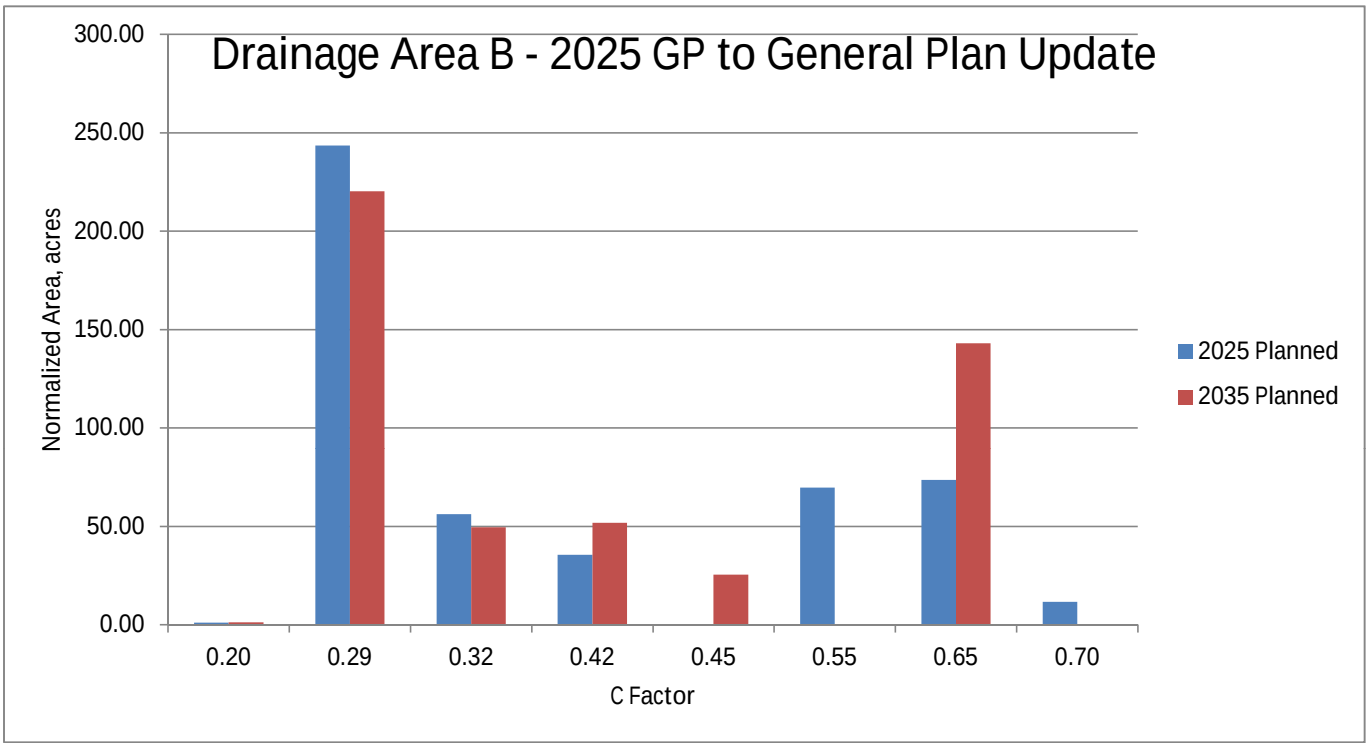

Drainage Area AW1 - 2025 GP
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.45
0.75
0.90
C Factor
2025 Planned
2035 Planned

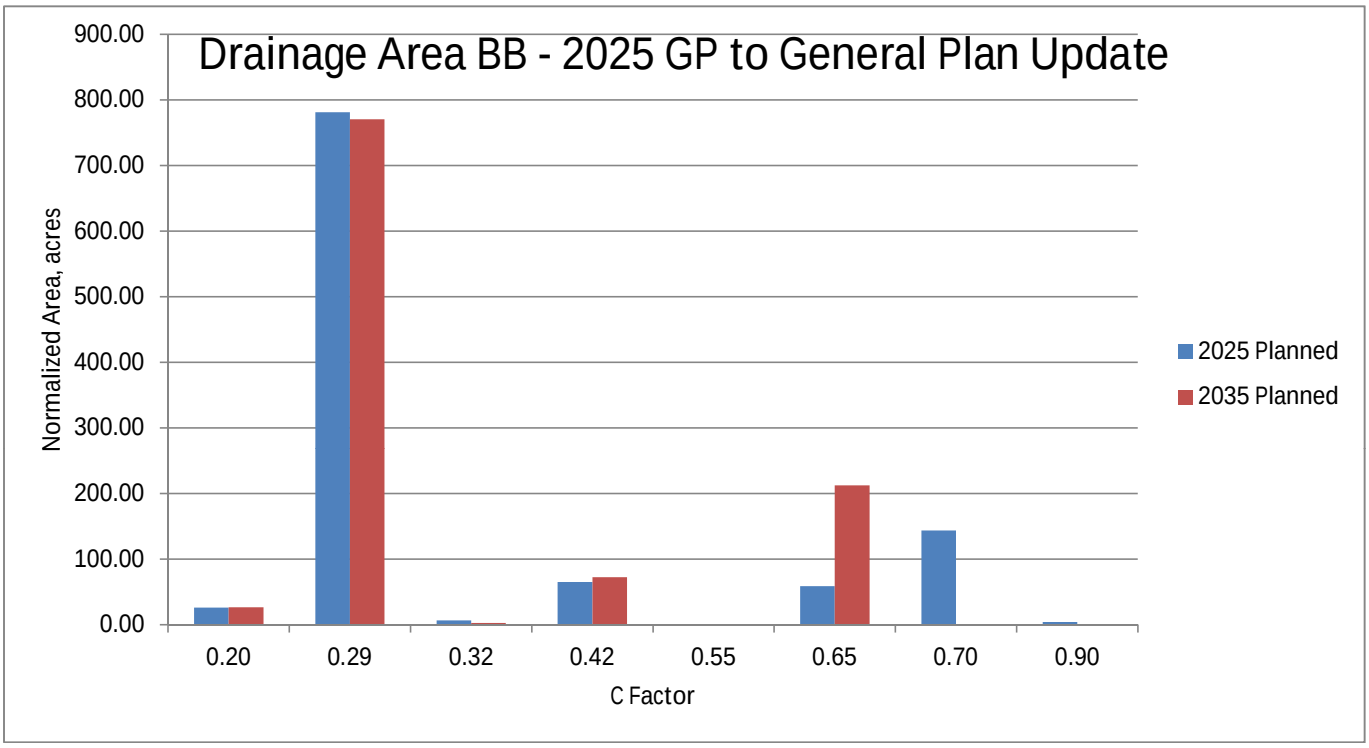

Drainage Area AW2 - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

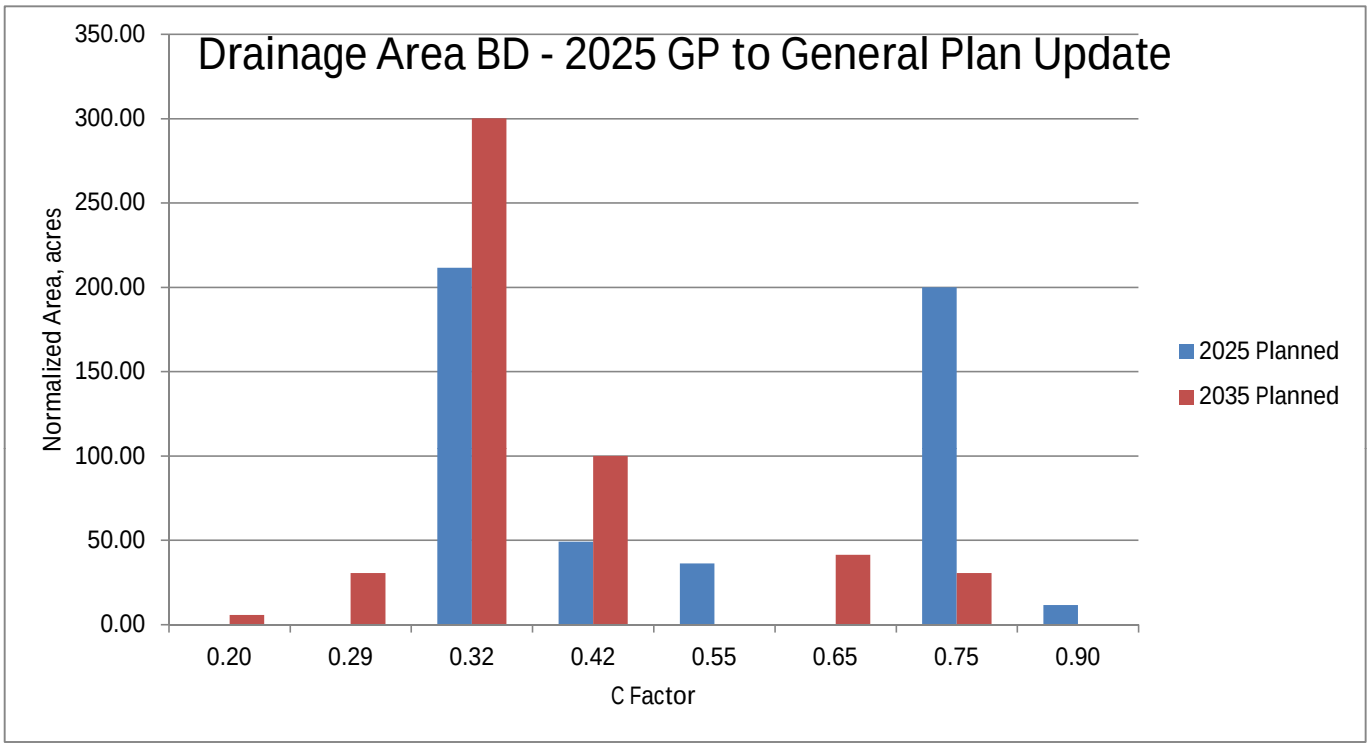

Drainage Area AX - 2025 GP to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.75
0.90
C Factor
2025 Planned
2035 Planned

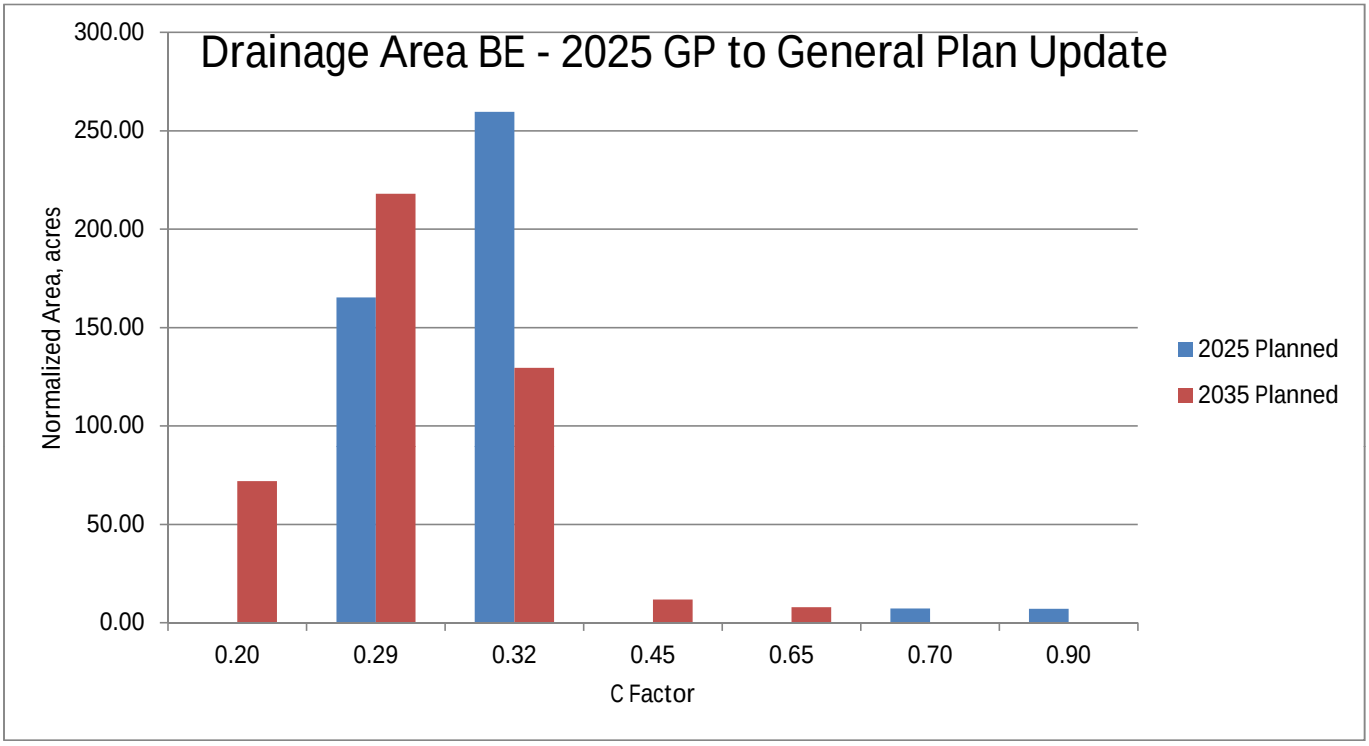

Drainage Area AY - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.45
0.75
0.90
C Factor
2025 Planned
2035 Planned

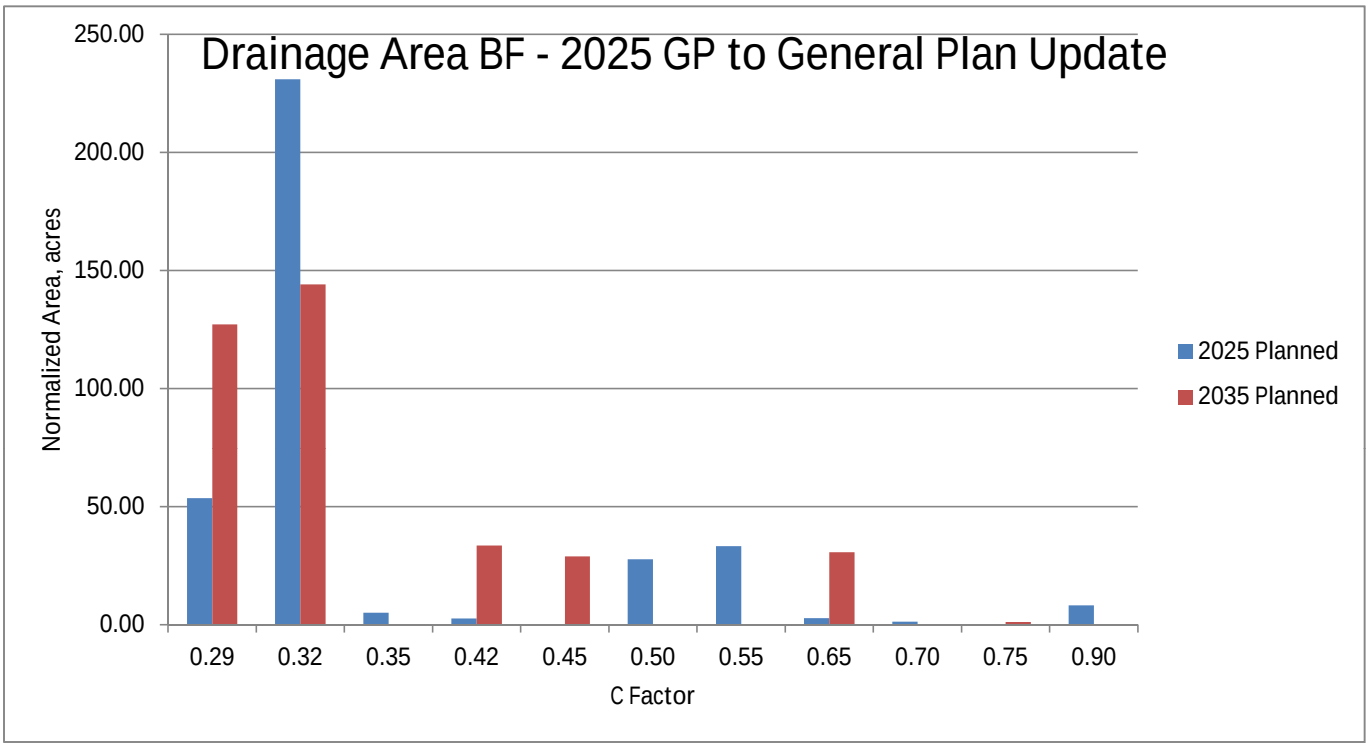

Drainage Area AZ - 2025 GP to General Plan Update
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.65
0.75
C Factor
2025 Planned
2035 Planned

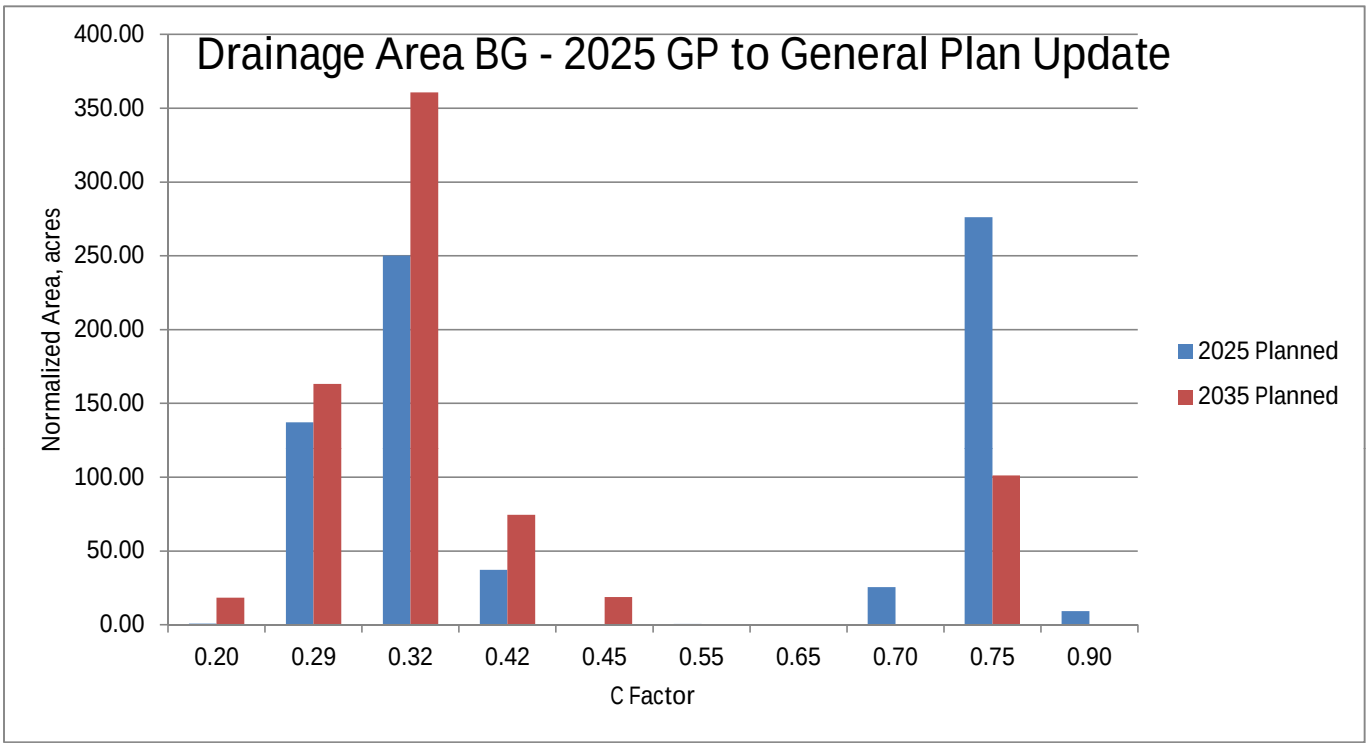

Drainage Area B - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
C Factor
2025 Planned
2035 Planned

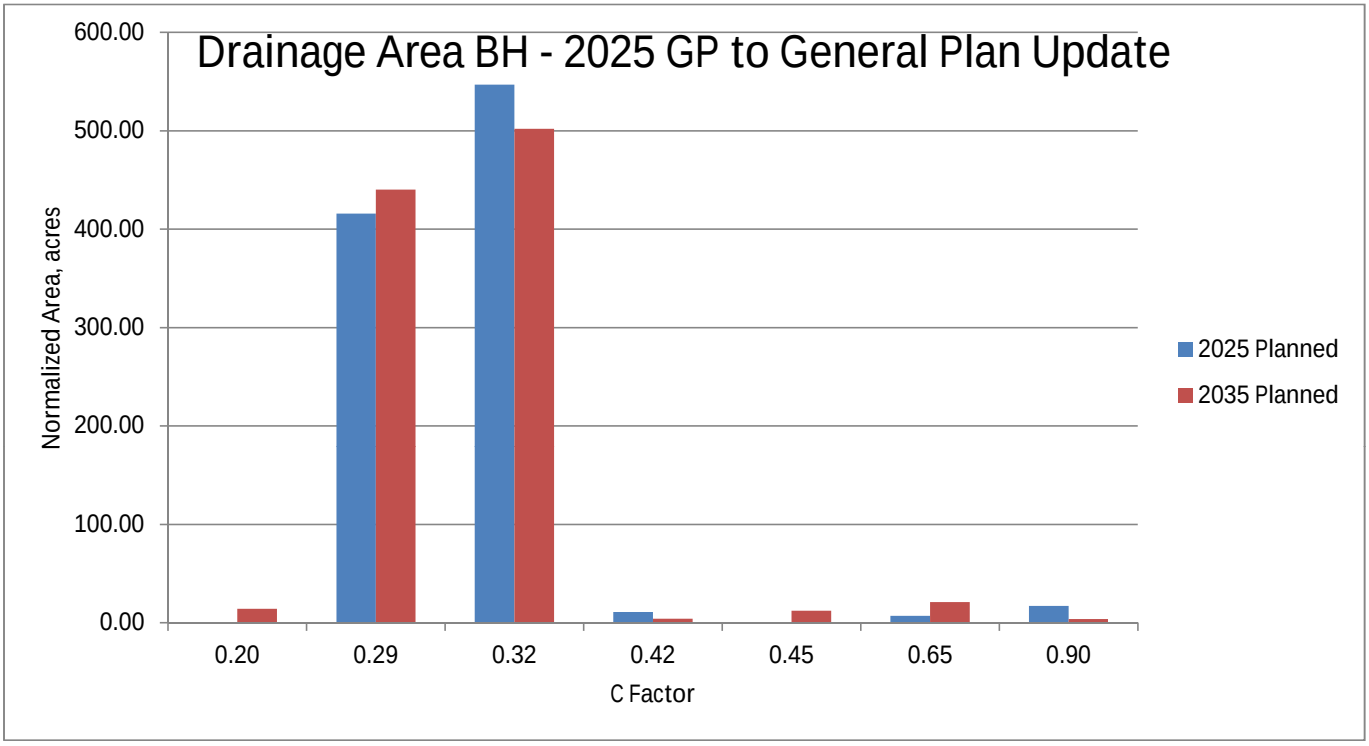

Drainage Area BB - 2025 GP to General Plan Update
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

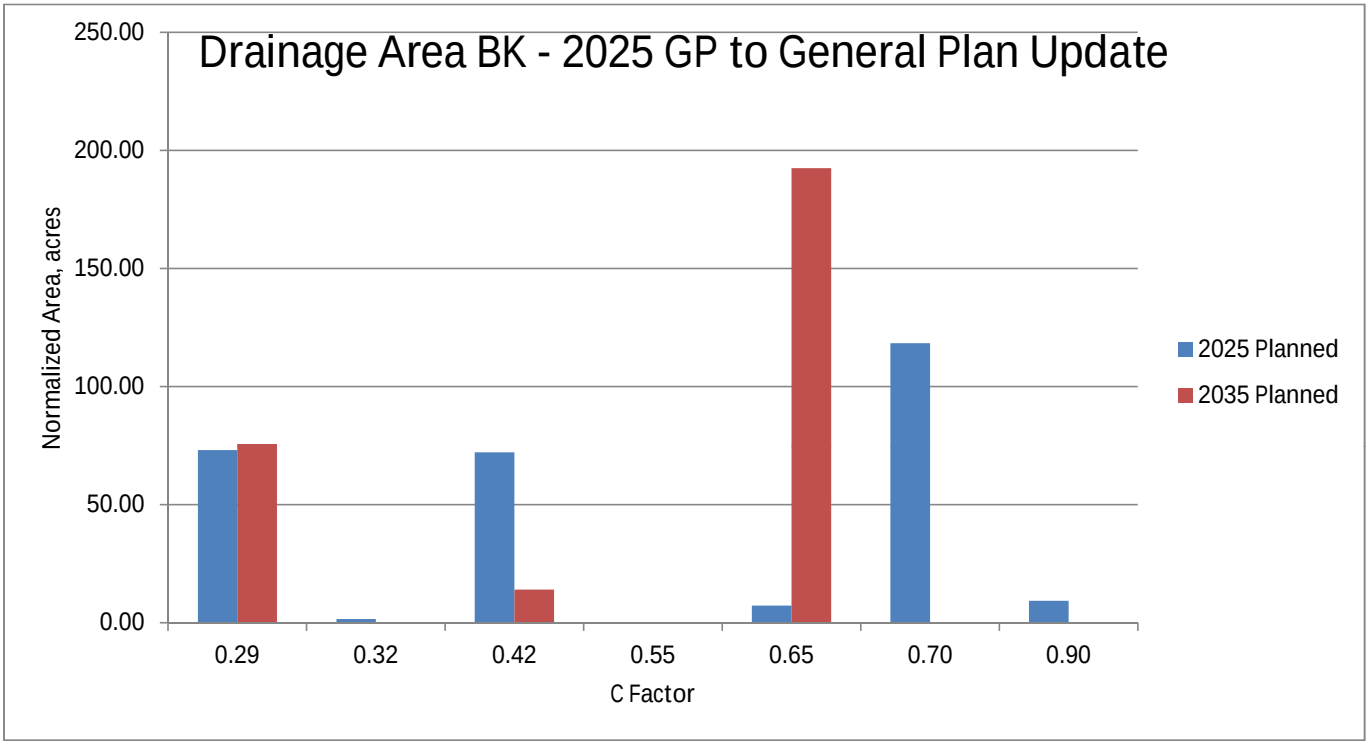

Drainage Area BD - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

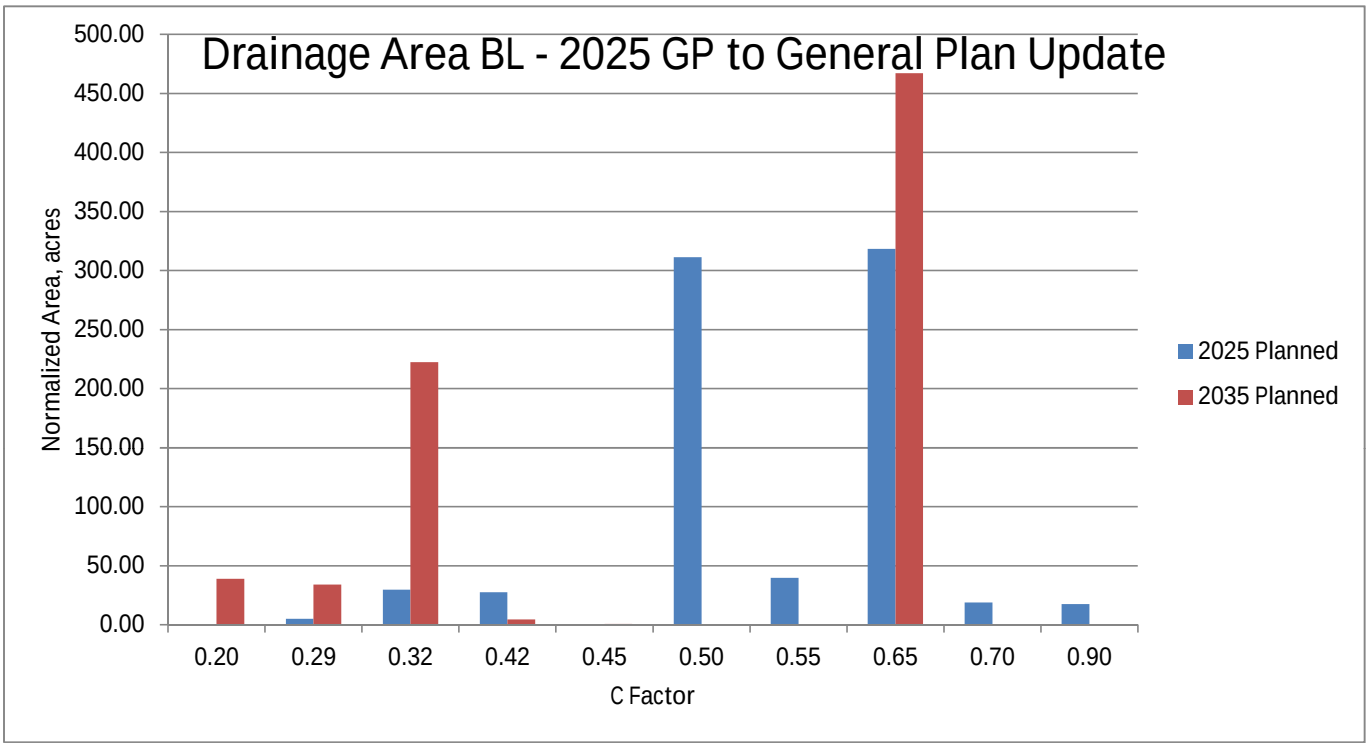

Drainage Area BE - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.45
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

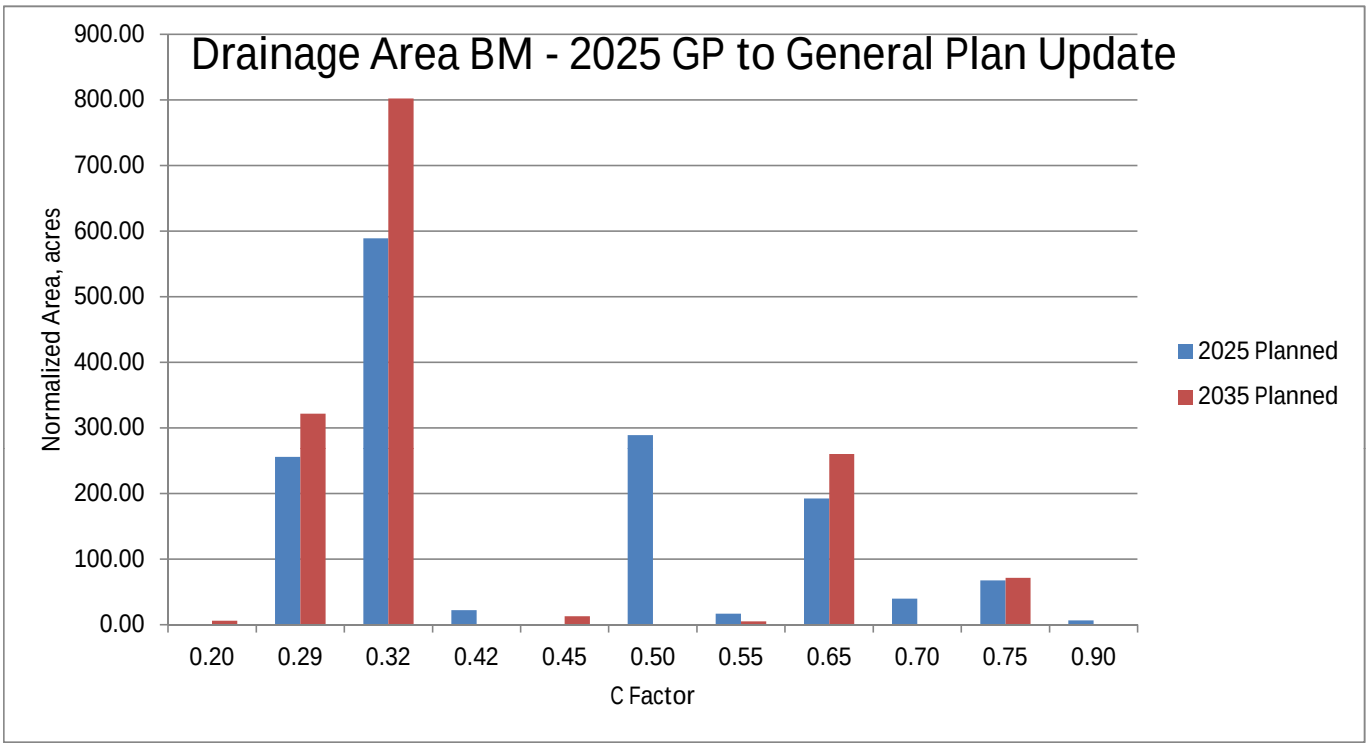

Drainage Area BF - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.29
0.32
0.35
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

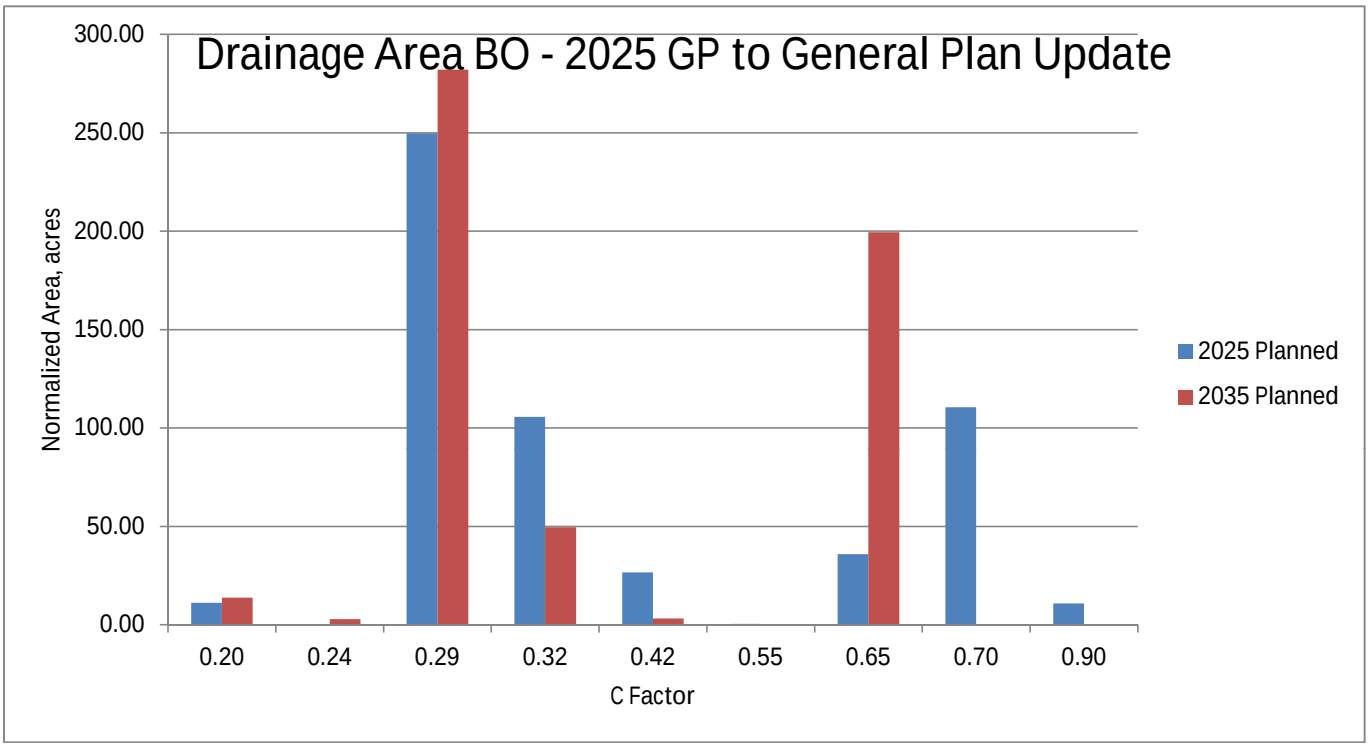

Drainage Area BG - 2025 GP to General Plan Update
Normalized Area, acres
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

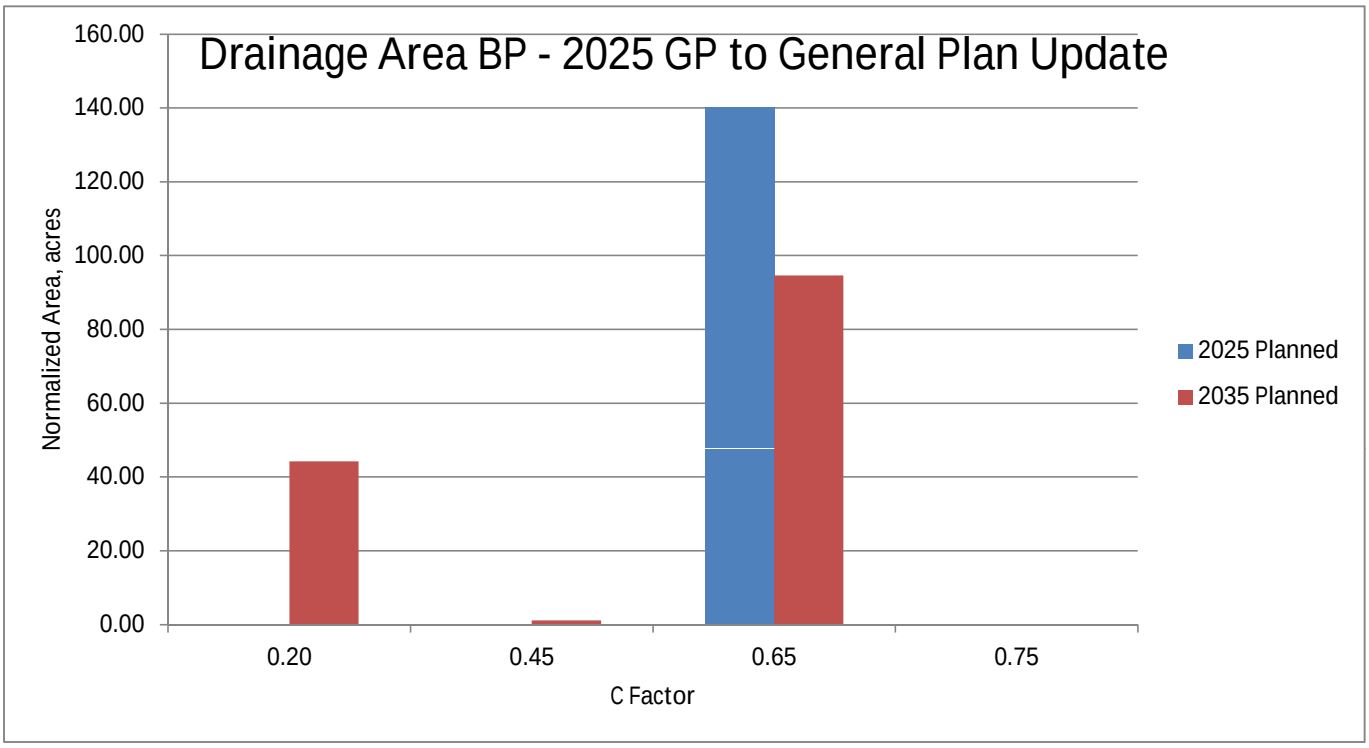

Drainage Area BH - 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.65
0.90
C Factor
2025 Planned
2035 Planned

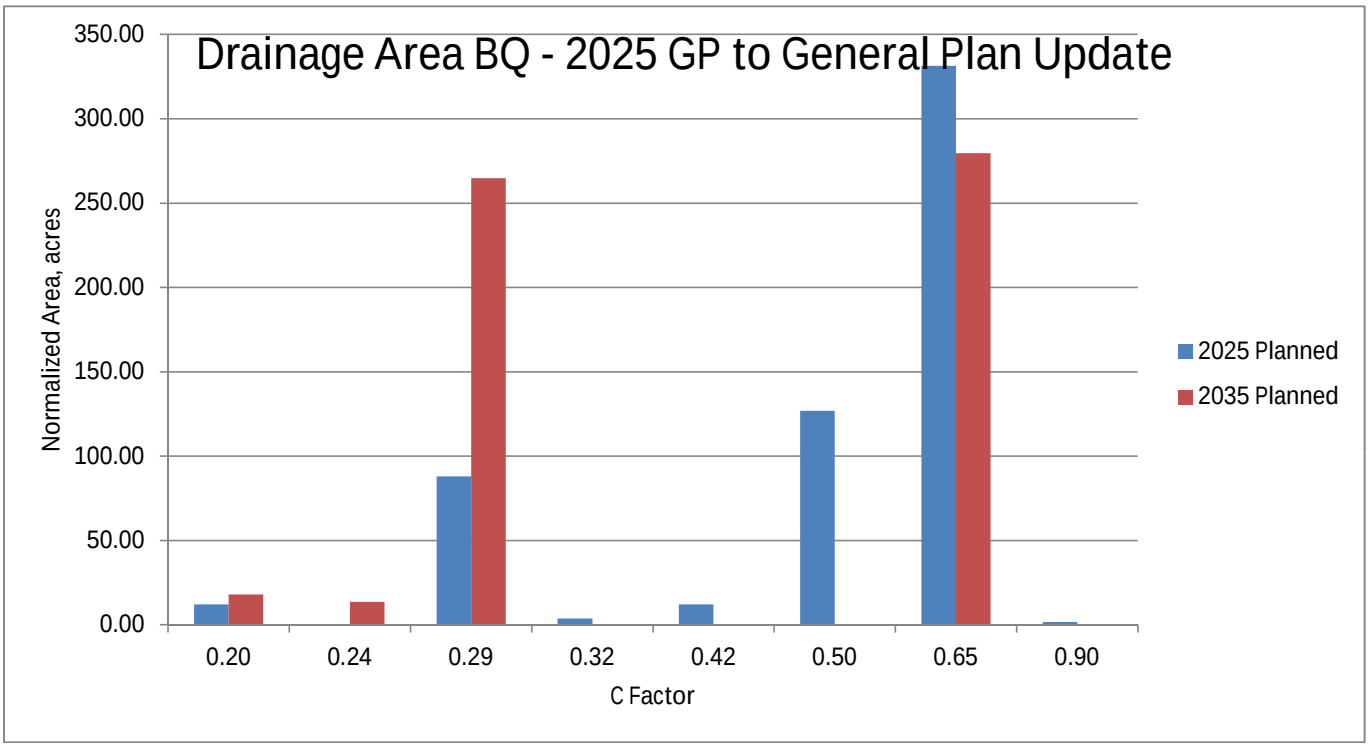

Drainage Area BK - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

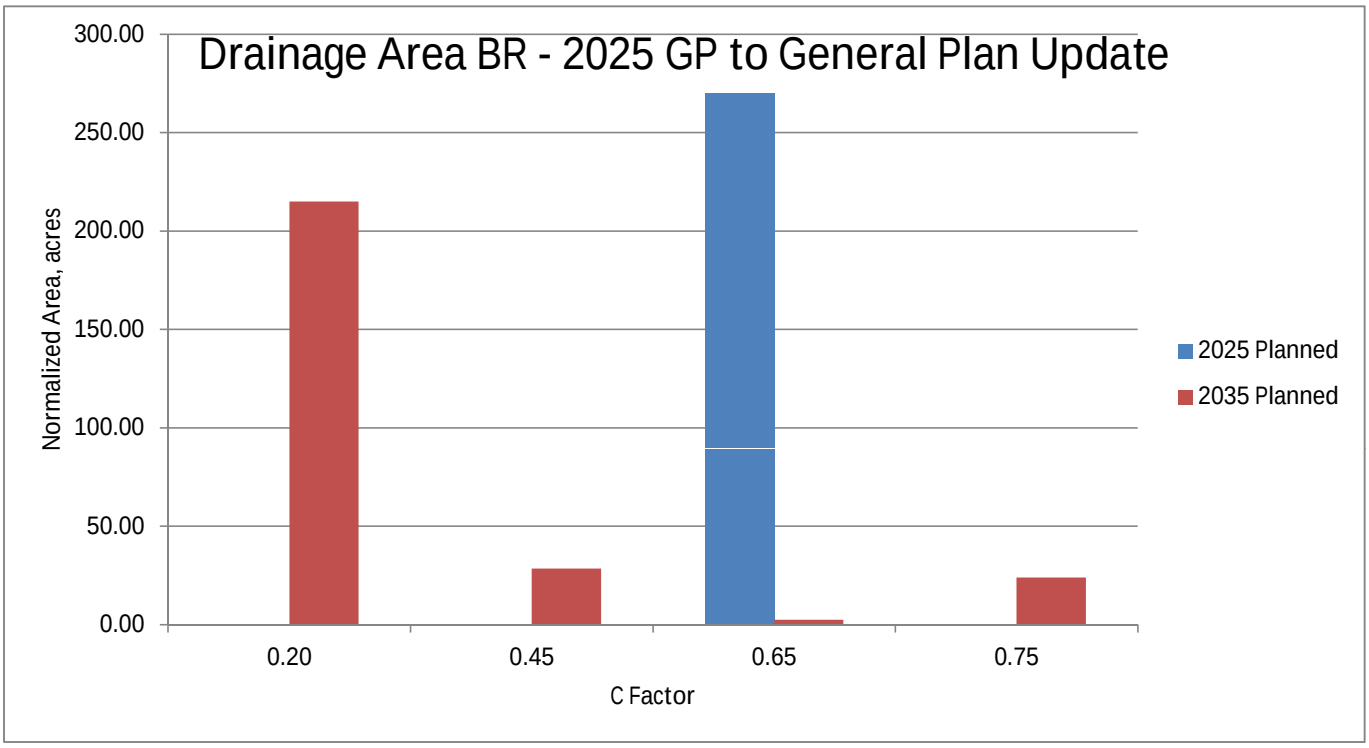

Drainage Area BL - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

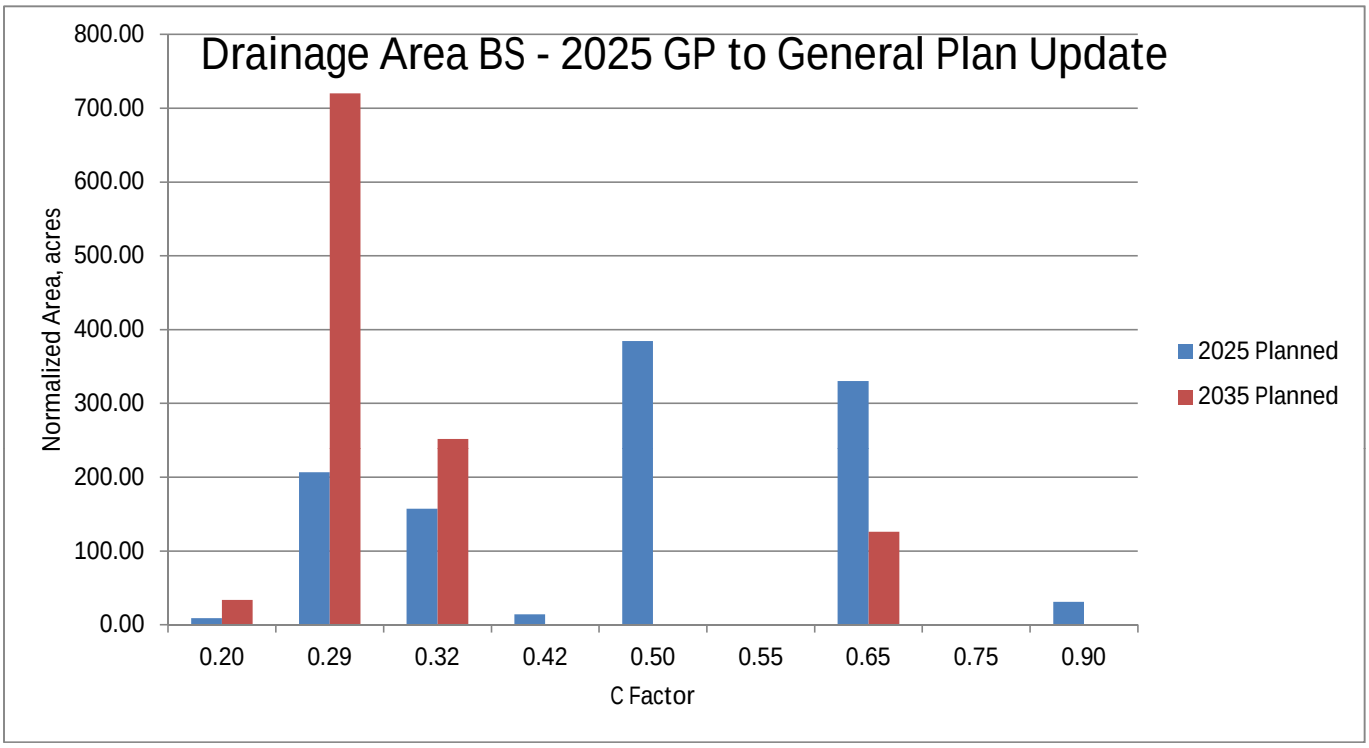

Drainage Area BM - 2025 GP to General Plan Update
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

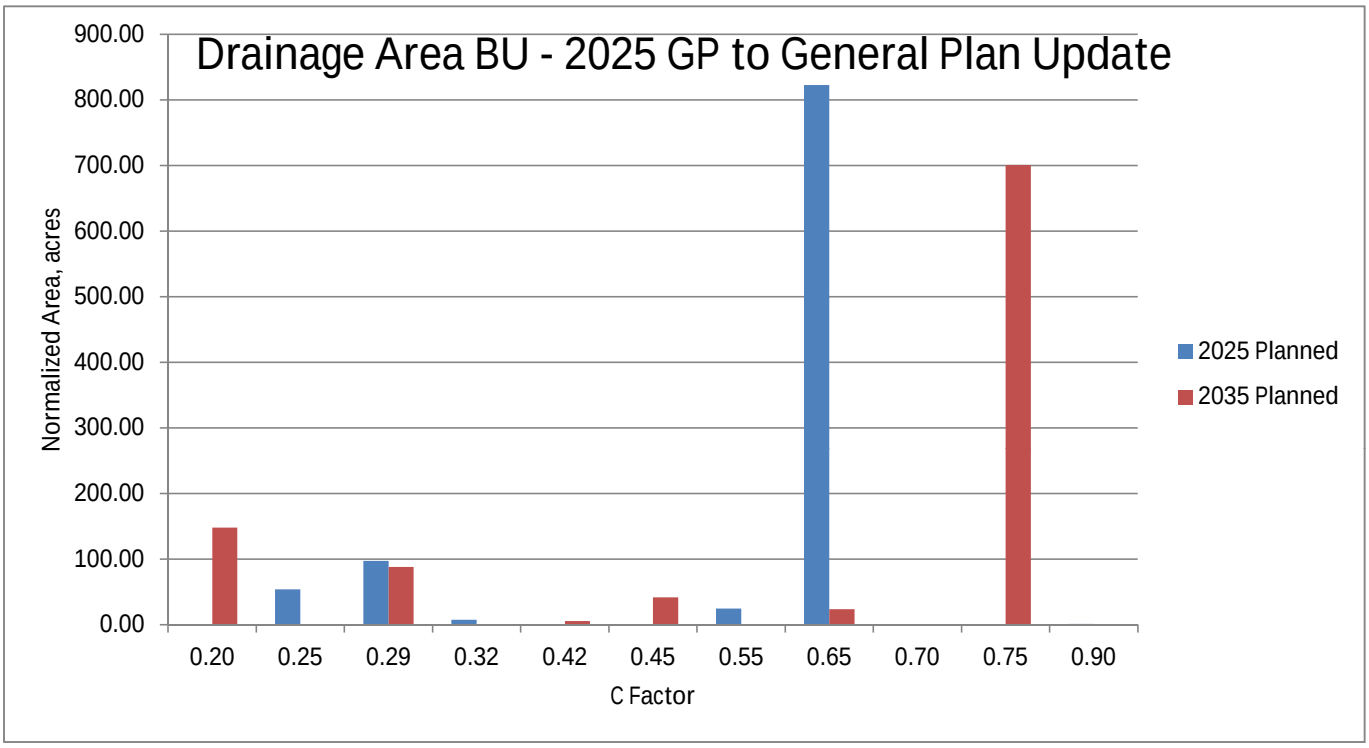

Drainage Area BO - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

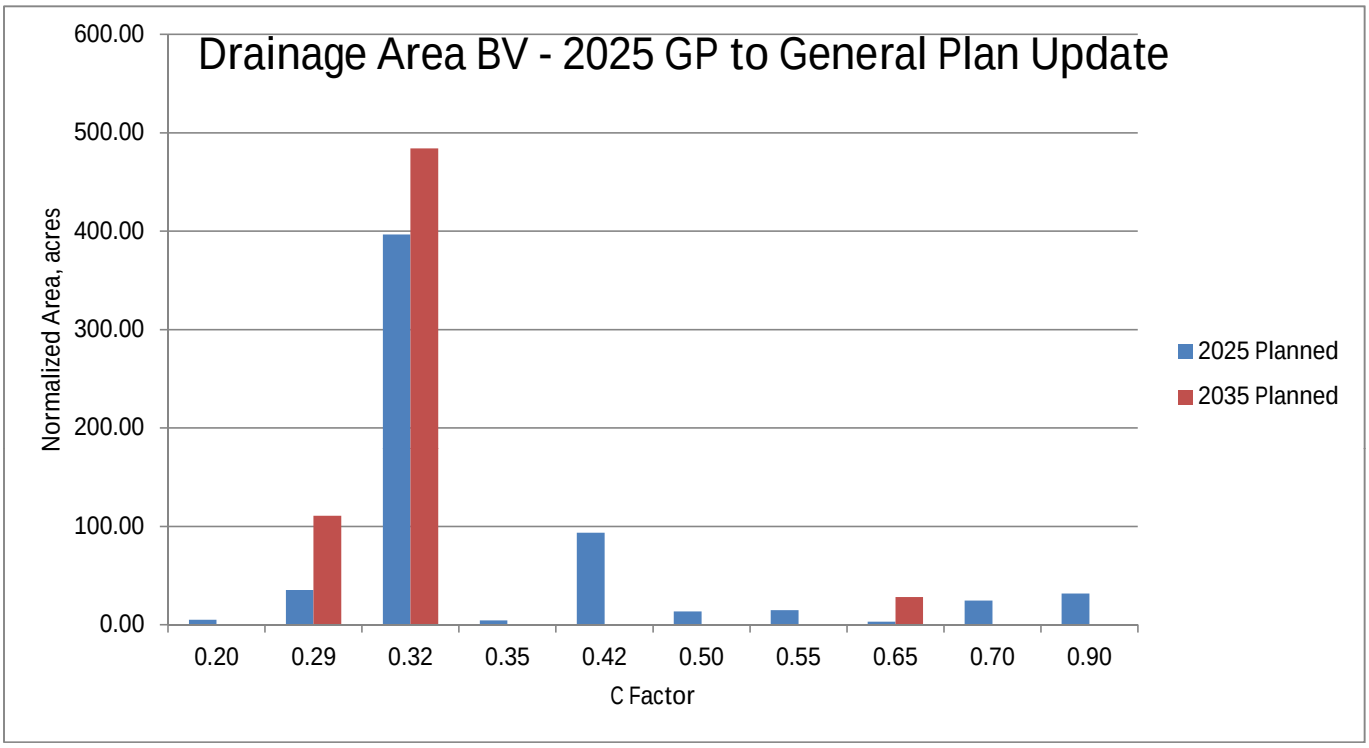

Drainage Area BP - 2025 GP to General Plan Update
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.45
0.65
0.75
C Factor
2025 Planned
2035 Planned

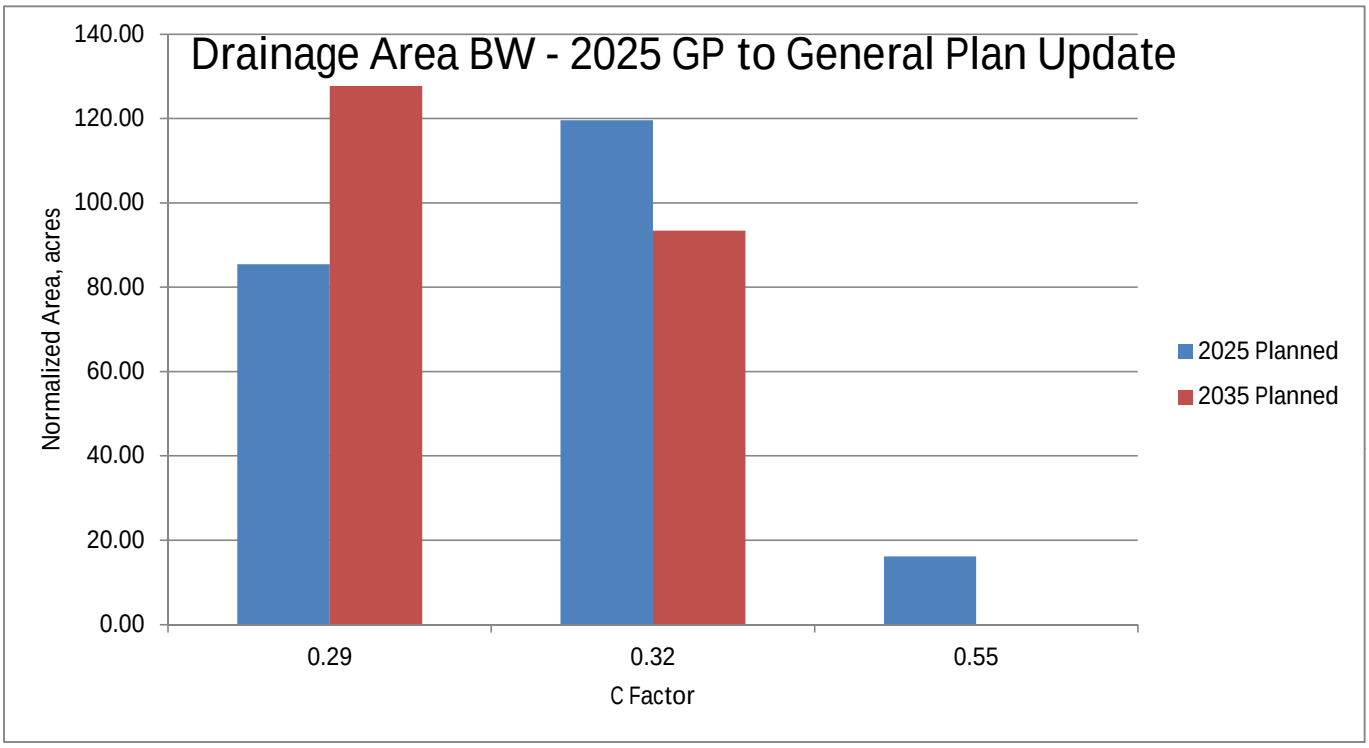

Drainage Area BQ - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.50
0.65
0.90
C Factor
2025 Planned
2035 Planned

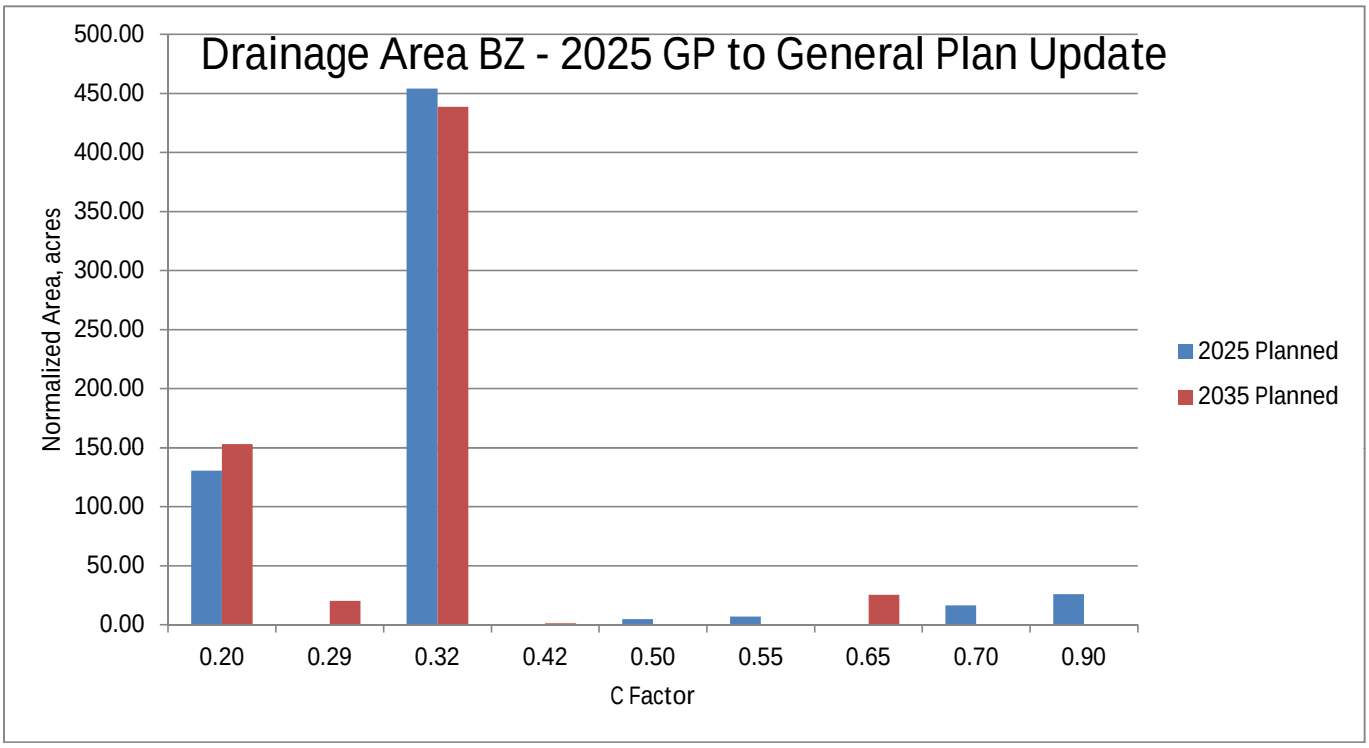

Drainage Area BR - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.45
0.65
0.75
C Factor
2025 Planned
2035 Planned

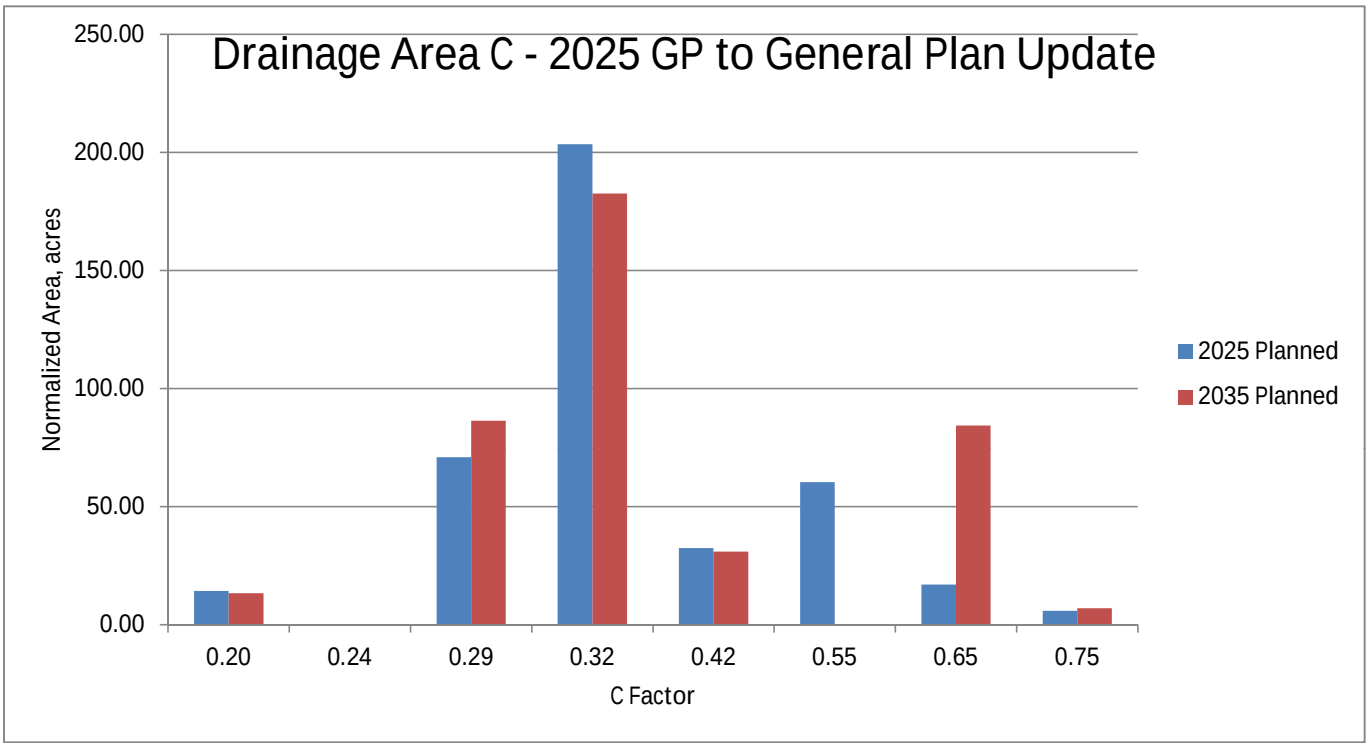

Drainage Area BS - 2025 GP to General Plan Update
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

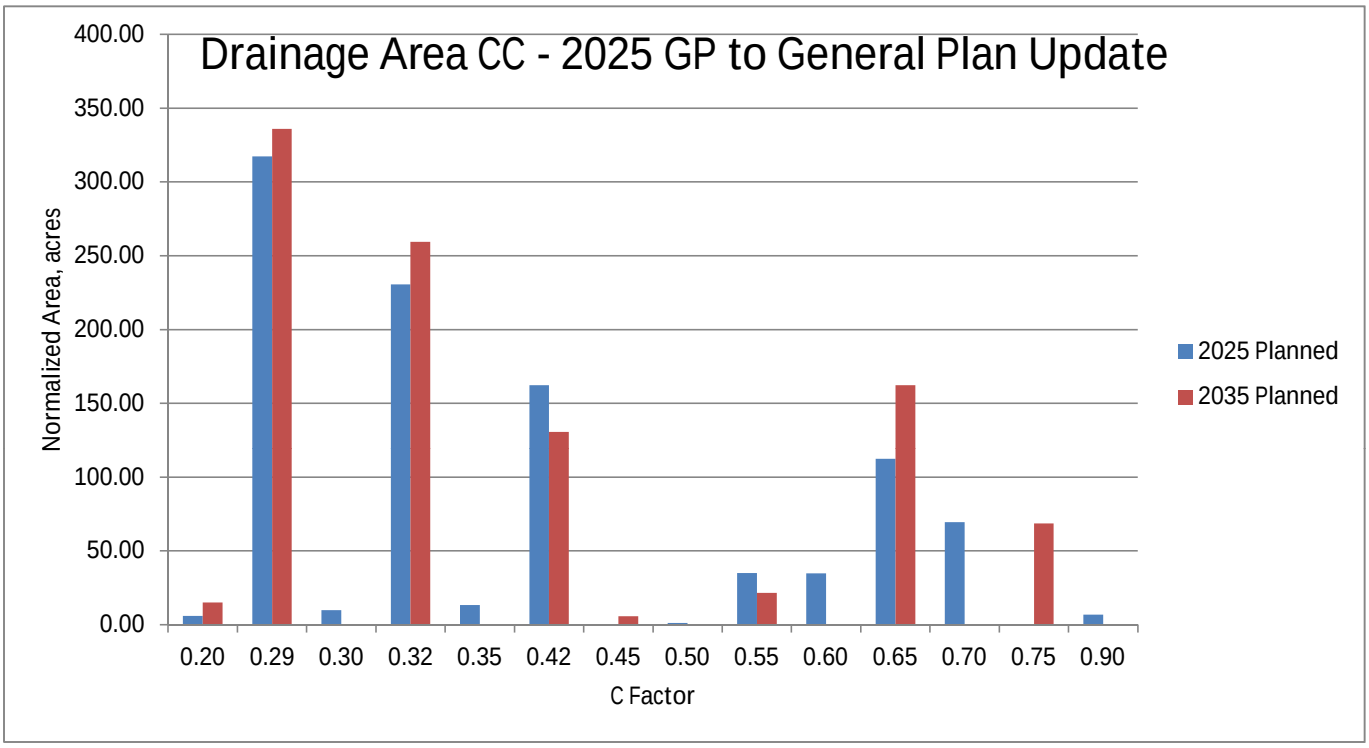

Drainage Area BU - 2025 GP to General Plan Update
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.25
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

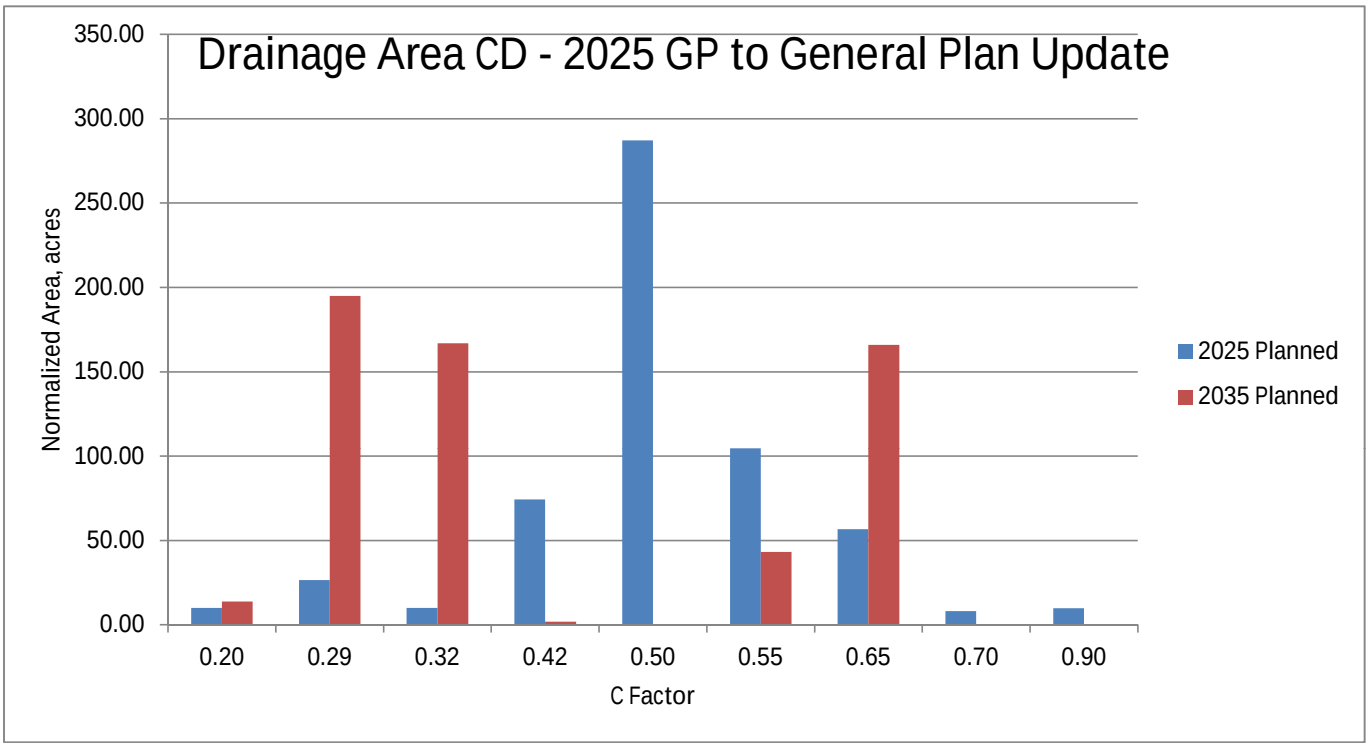

Drainage Area BV - 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.35
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

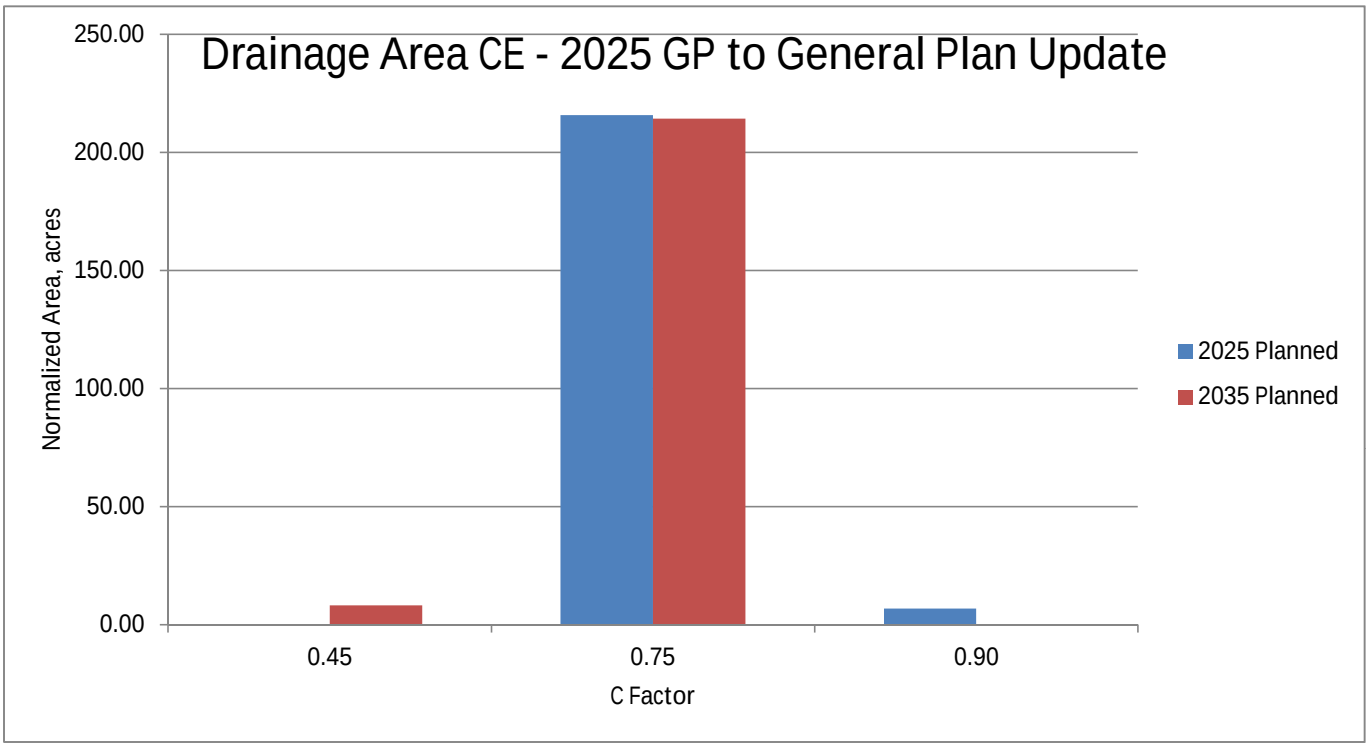

Drainage Area BW - 2025 GP to General Plan Update
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.29
0.32
0.55
C Factor
2025 Planned
2035 Planned

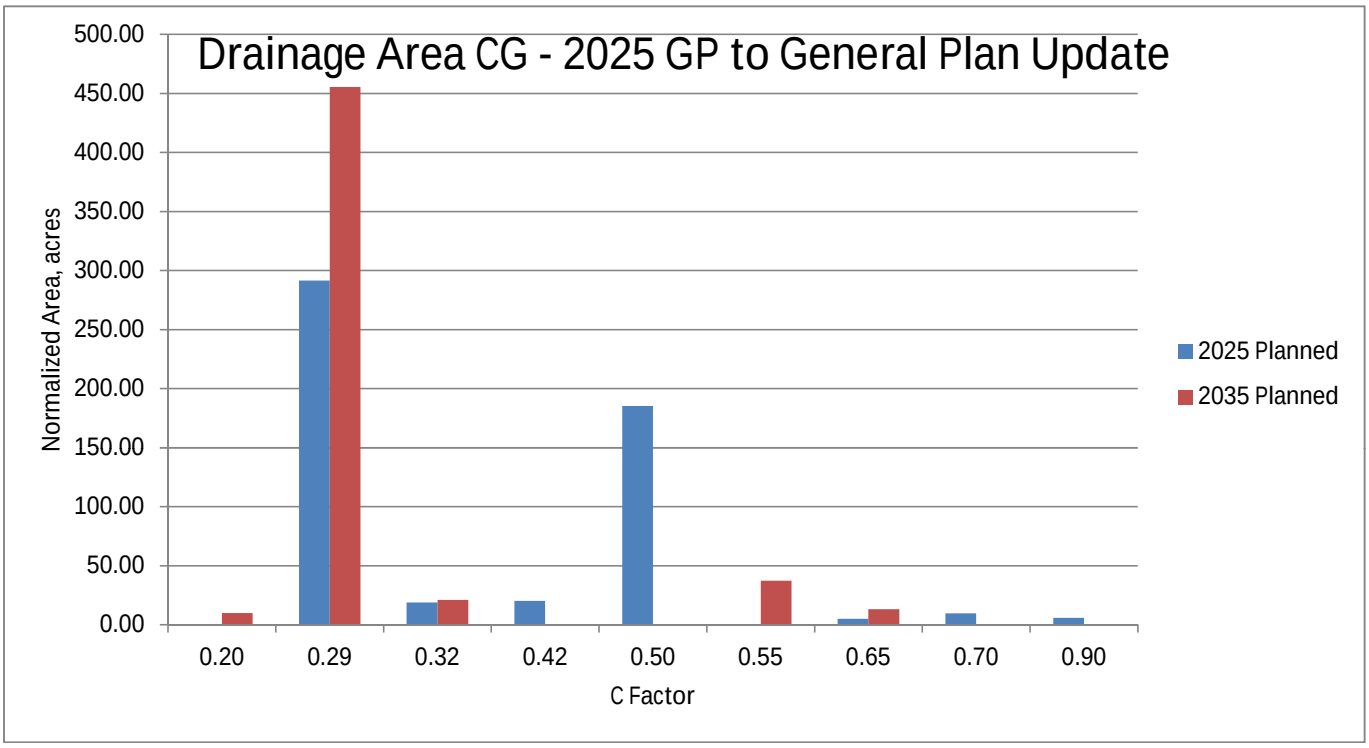

Drainage Area BZ - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

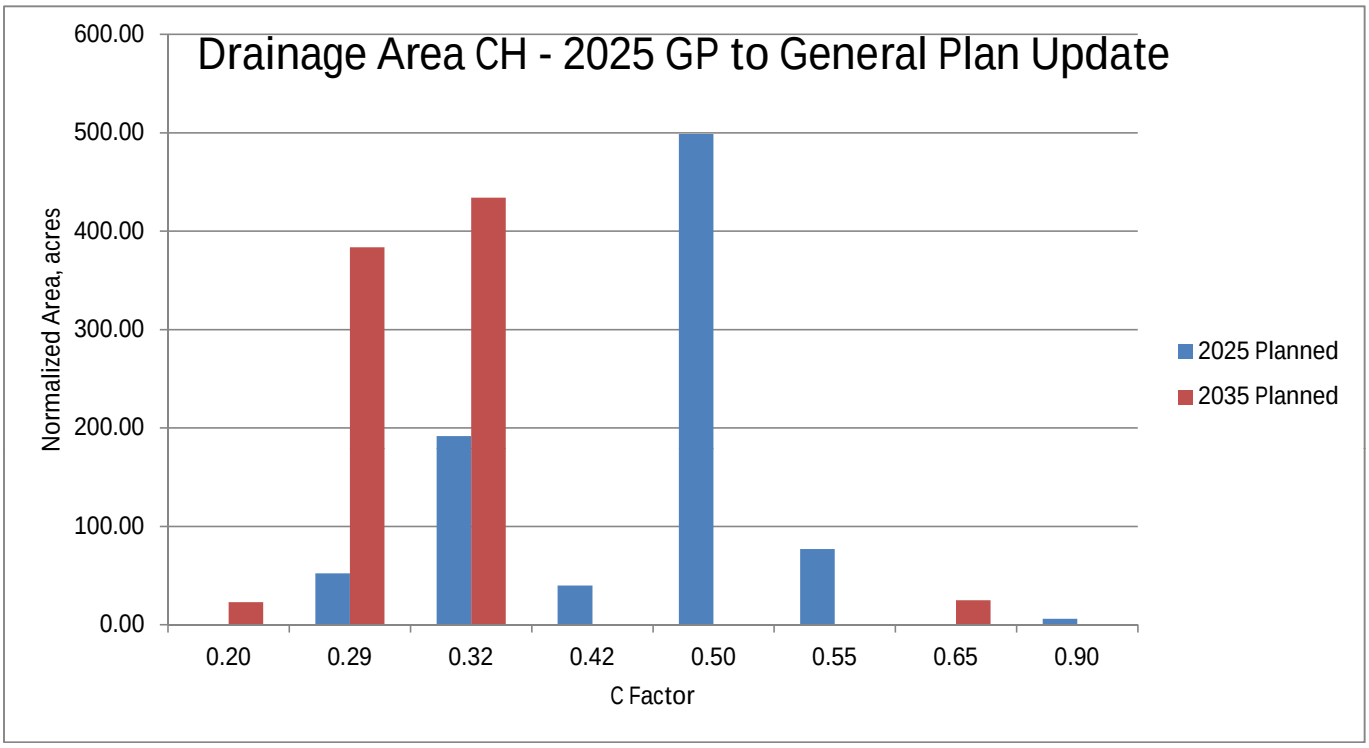

Drainage Area C - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
2025 Planned
2035 Planned

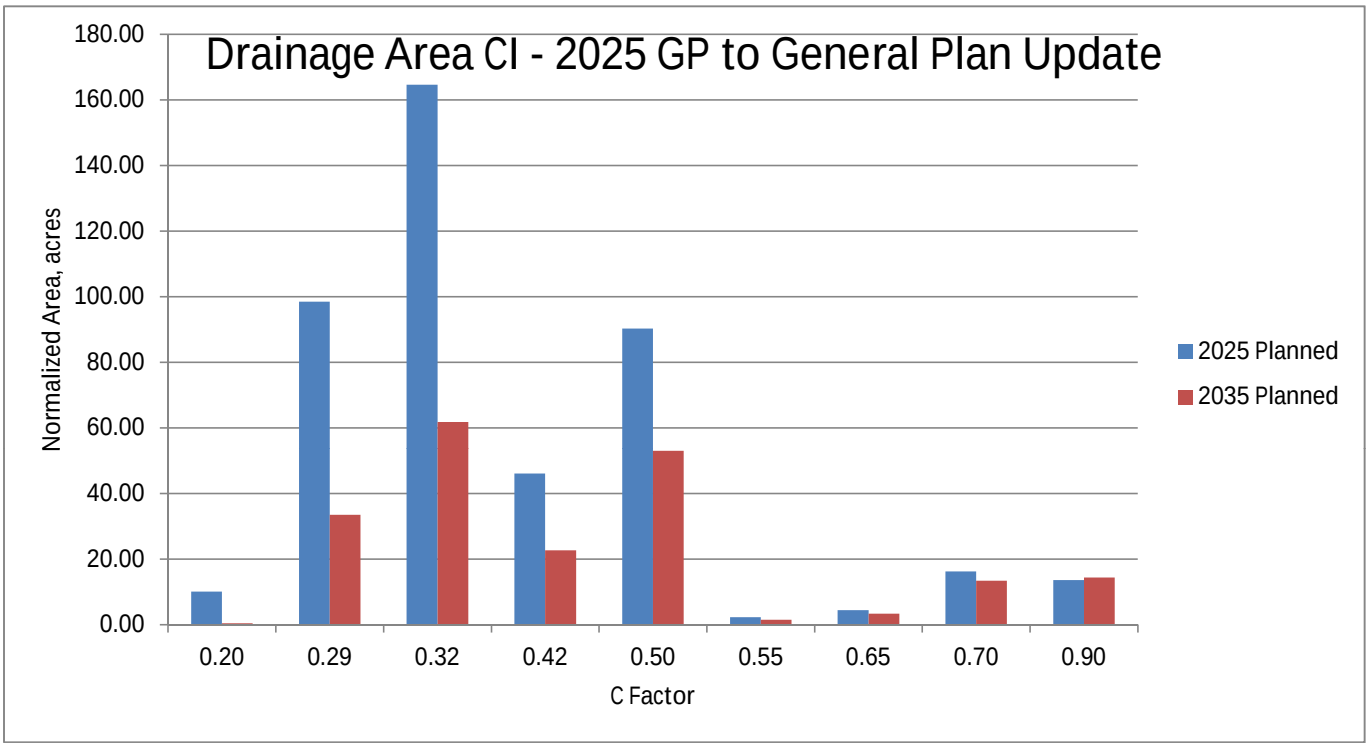

Drainage Area CC - 2025 GP to General Plan Update
Normalized Area, acres
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.30
0.32
0.35
0.42
0.45
0.50
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

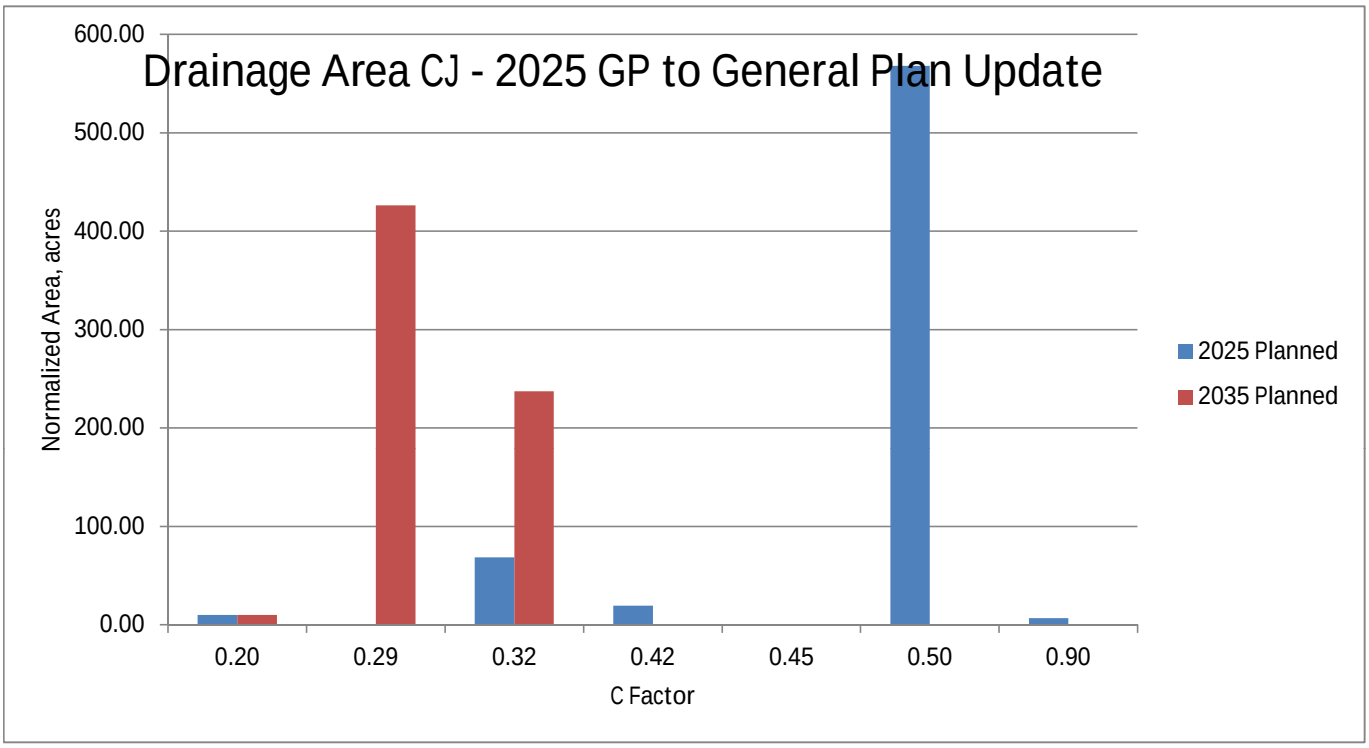

Drainage Area CD - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

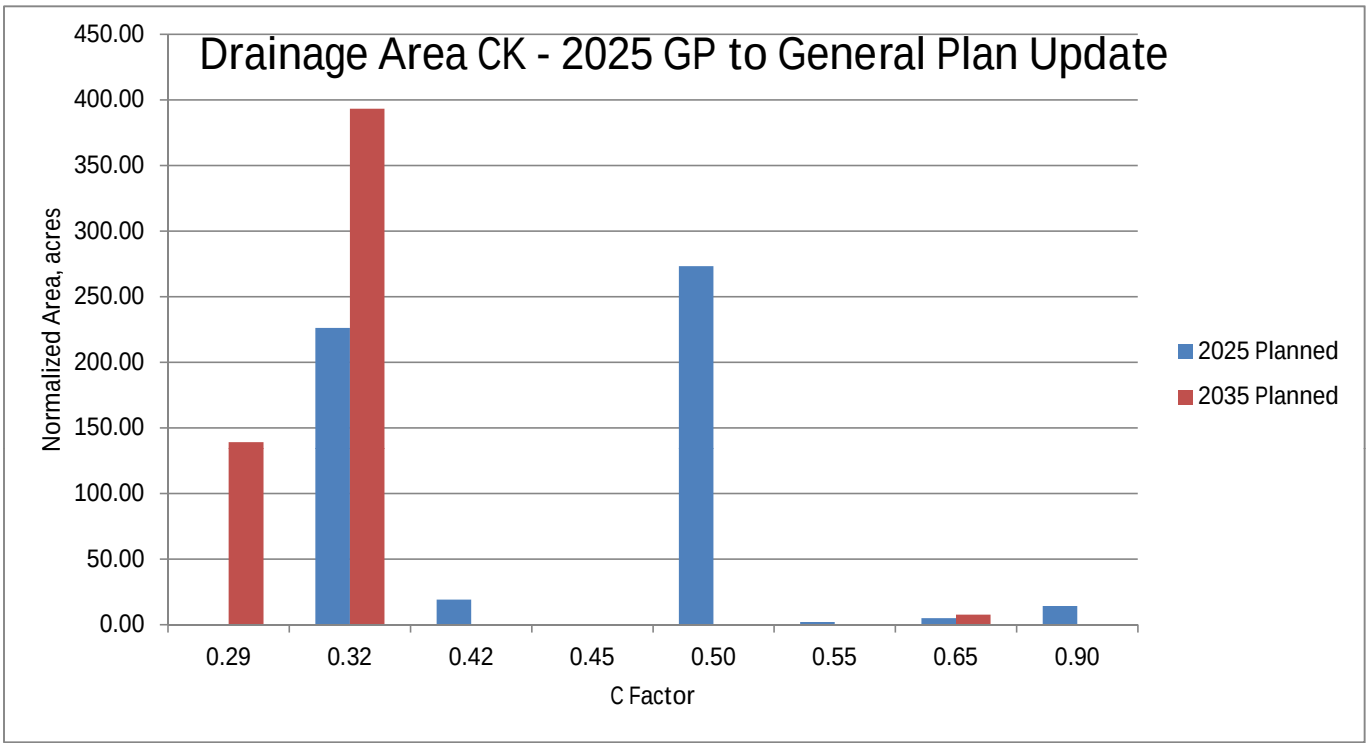

Drainage Area CE - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.45
0.75
0.90
C Factor
2025 Planned
2035 Planned

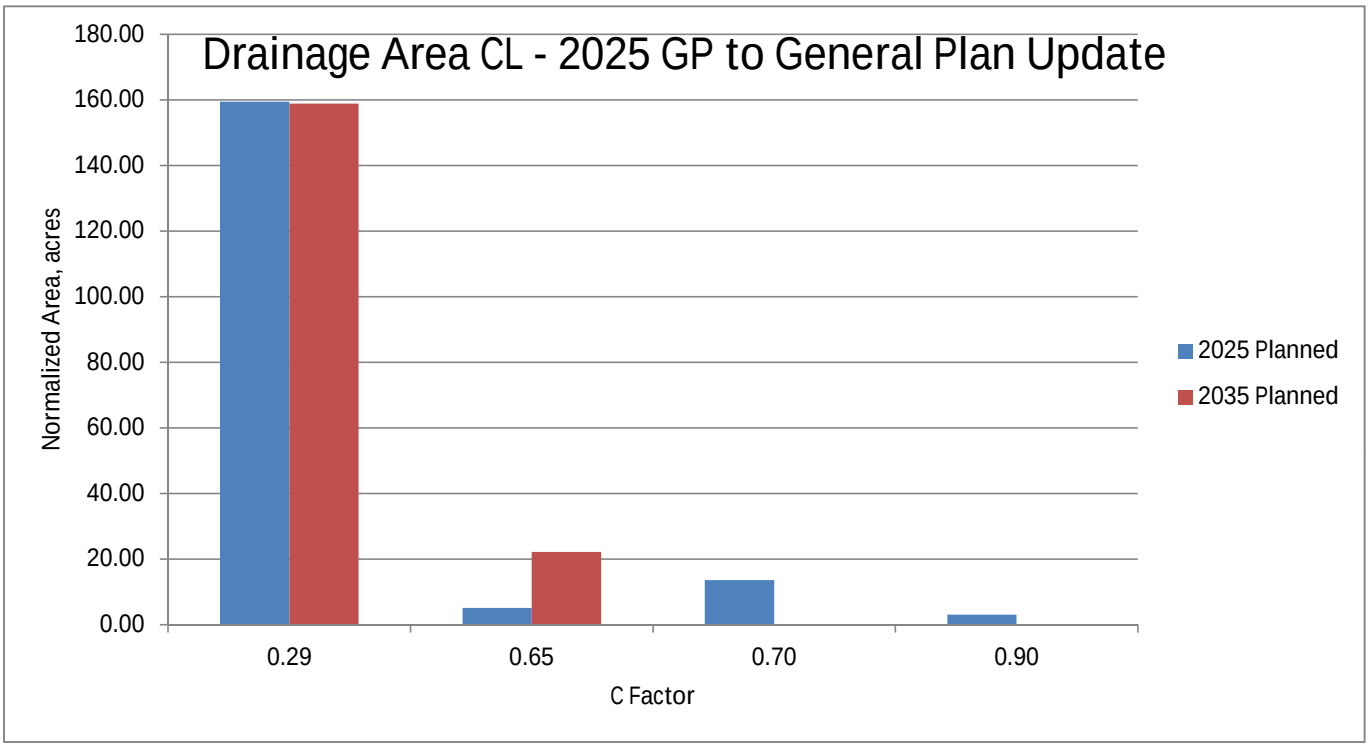

Drainage Area CG - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

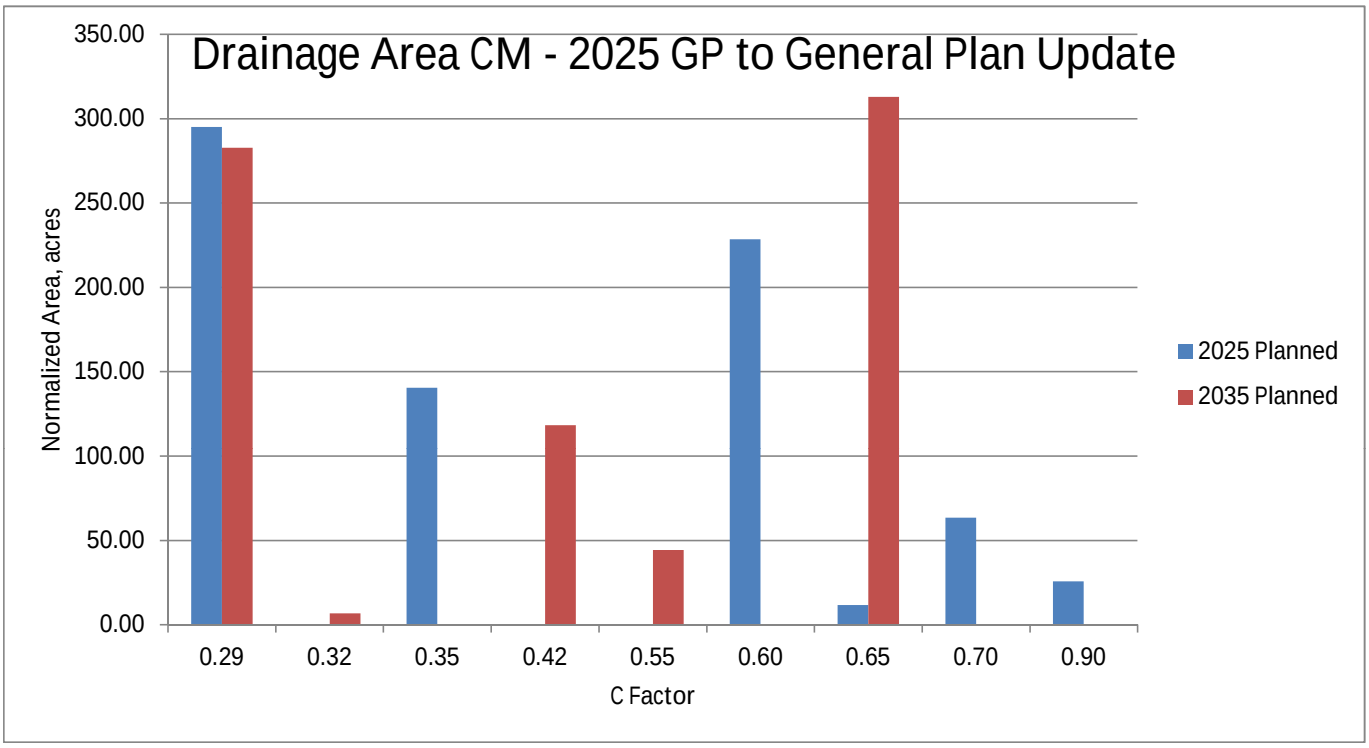

Drainage Area CH - 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

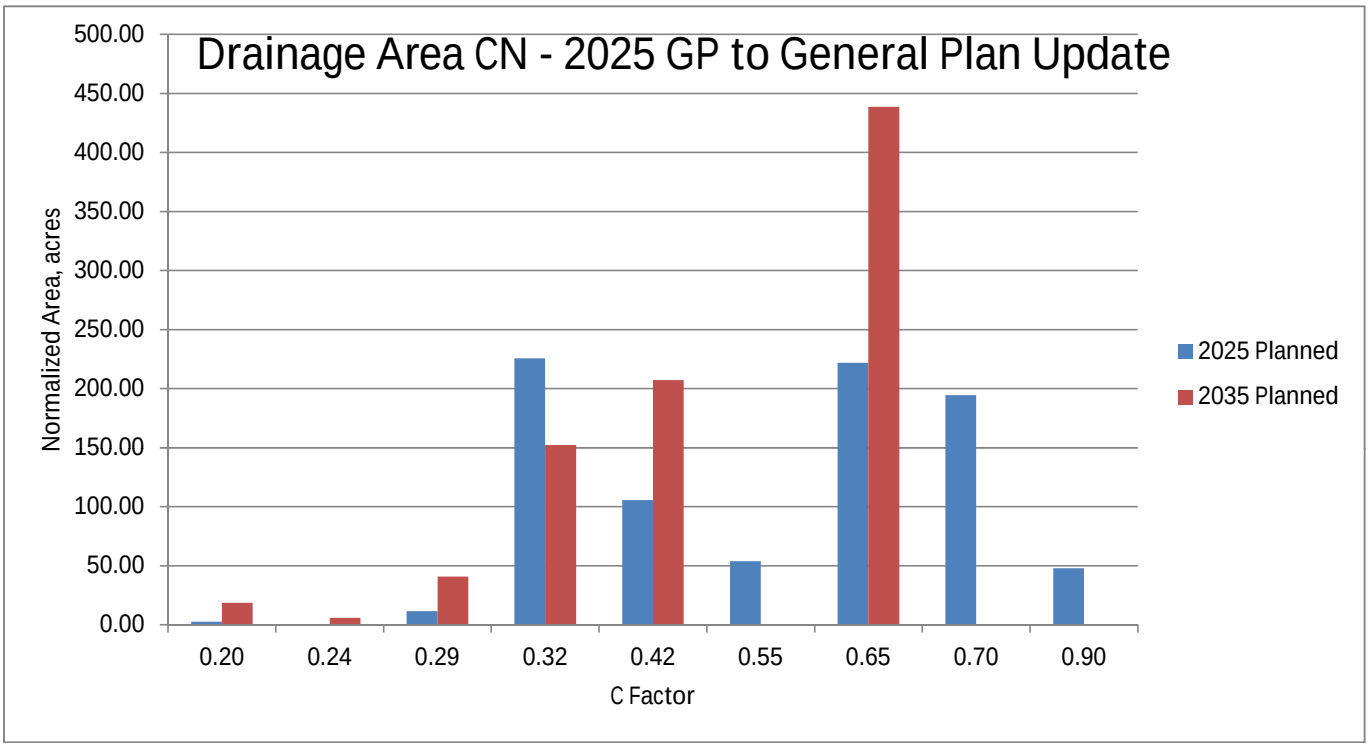

Drainage Area CI - 2025 GP to General Plan Update
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

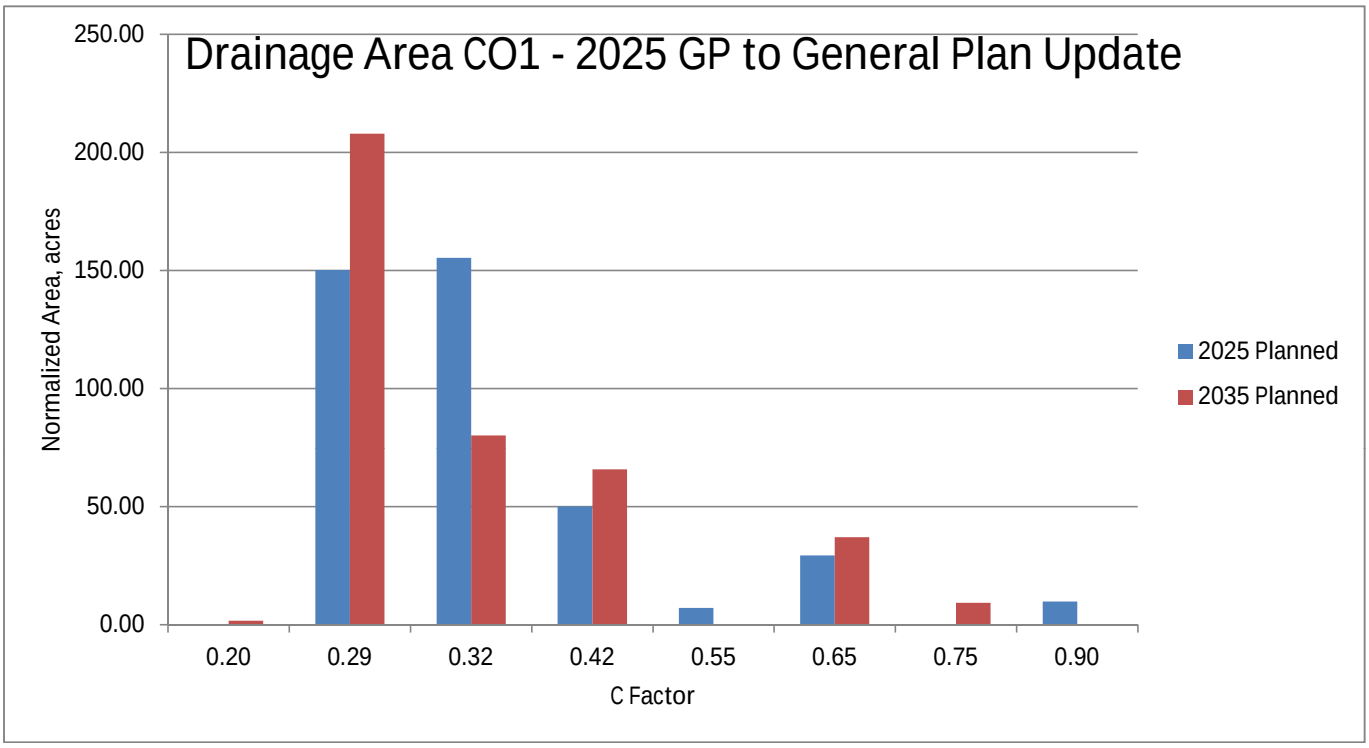

Drainage Area CJ - 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.50
0.90
C Factor
2025 Planned
2035 Planned

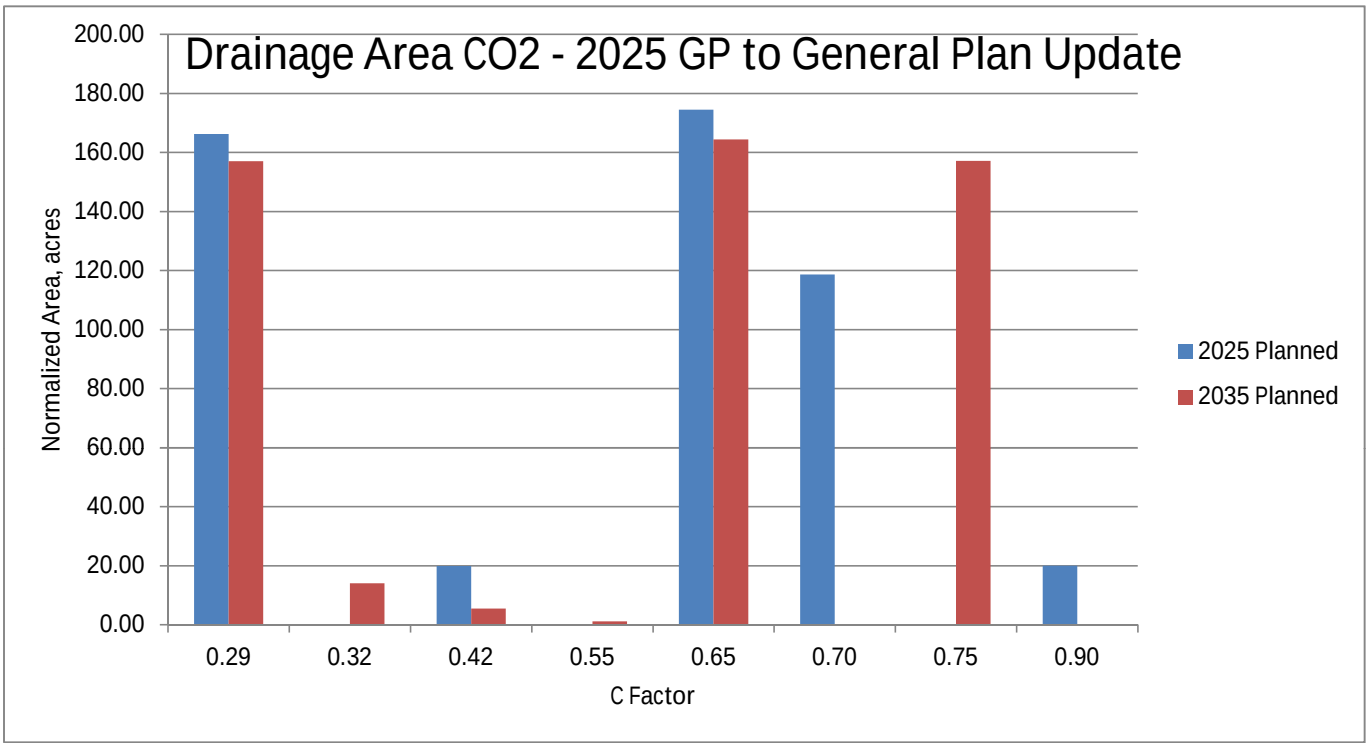

Drainage Area CK - 2025 GP to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

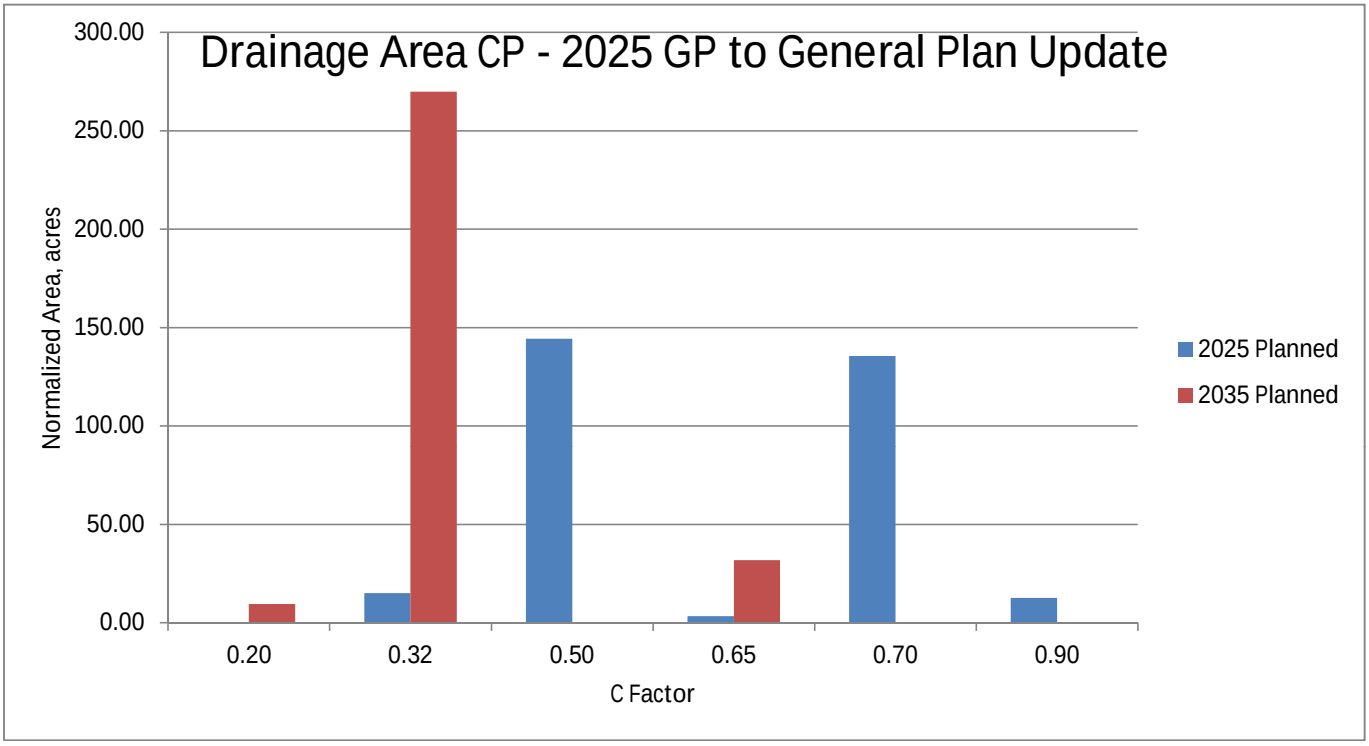

Drainage Area CL - 2025 GP to General Plan Update
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.29
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

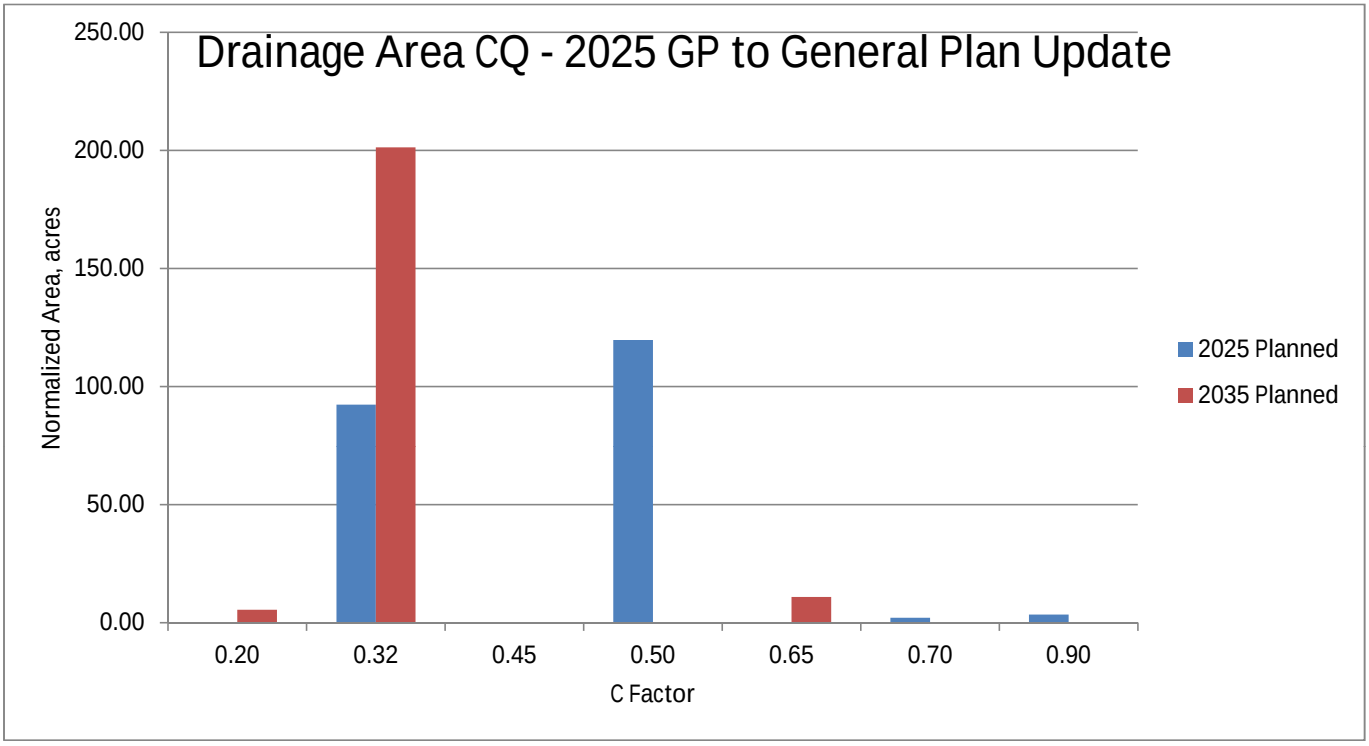

Drainage Area CM - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.29
0.32
0.35
0.42
0.55
0.60
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

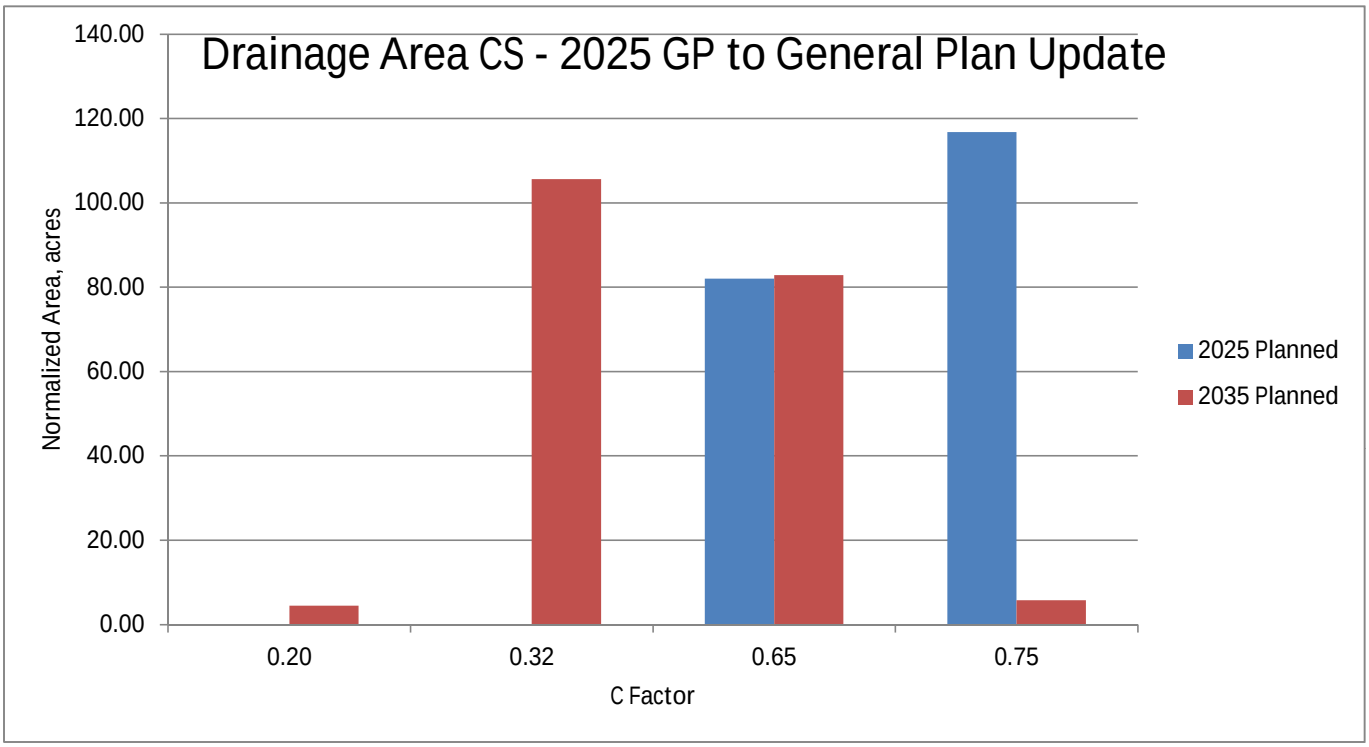

Drainage Area CN - 2025 GP to General Plan Update
Normalized Area, acres
500.00
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

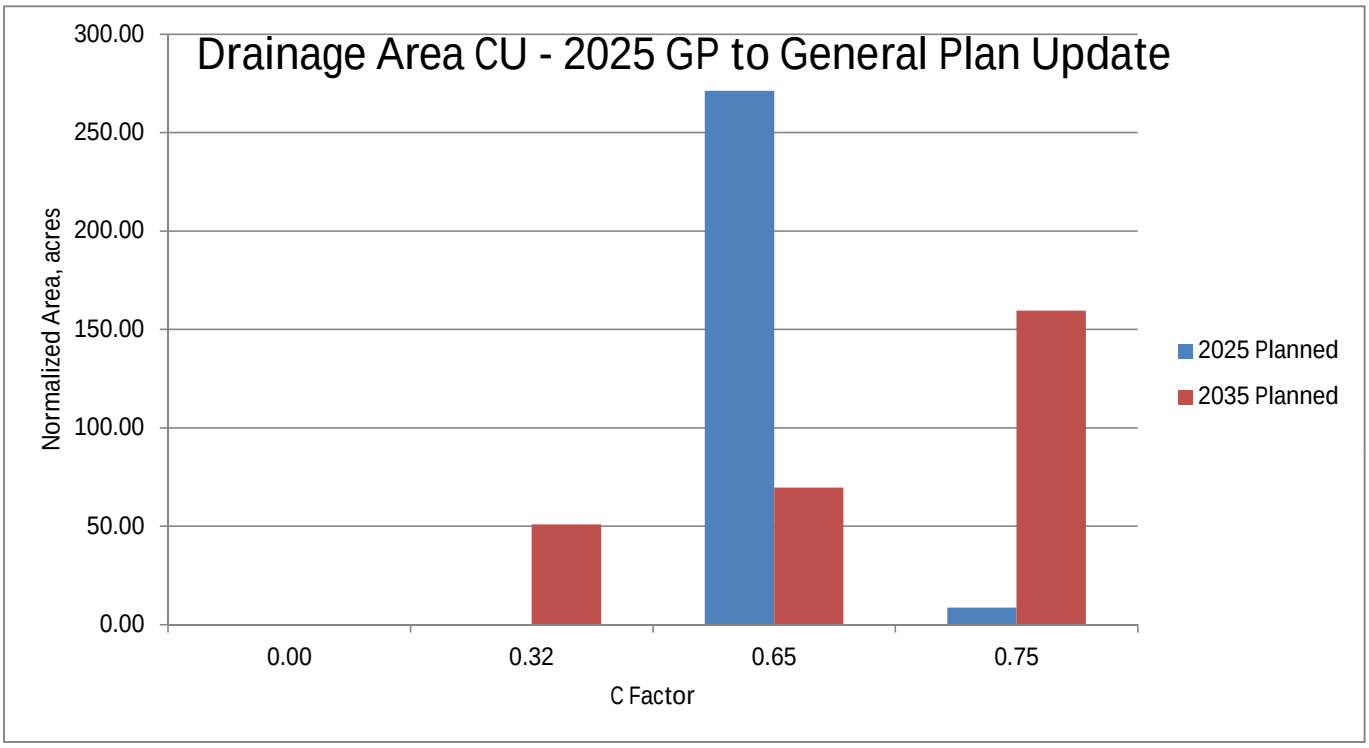

Drainage Area CO1 - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

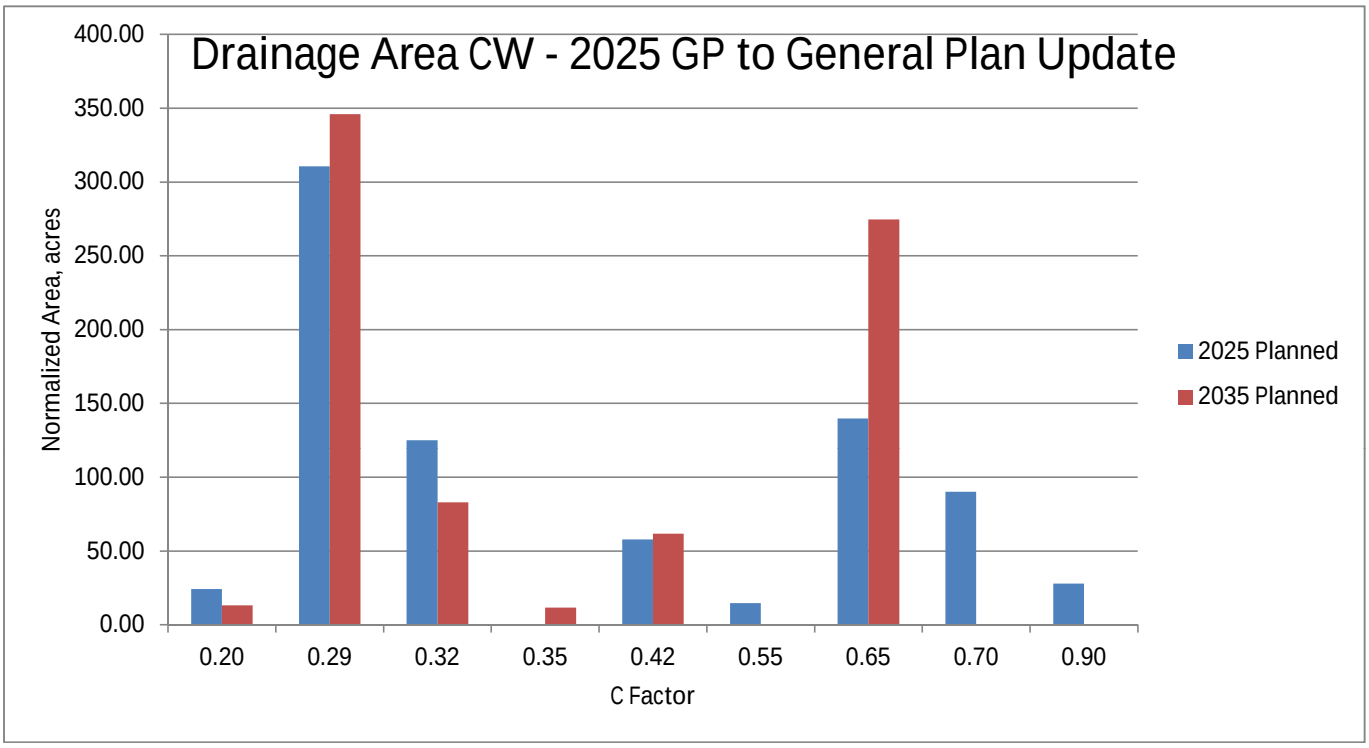

Drainage Area CO2 - 2025 GP to General Plan Update
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

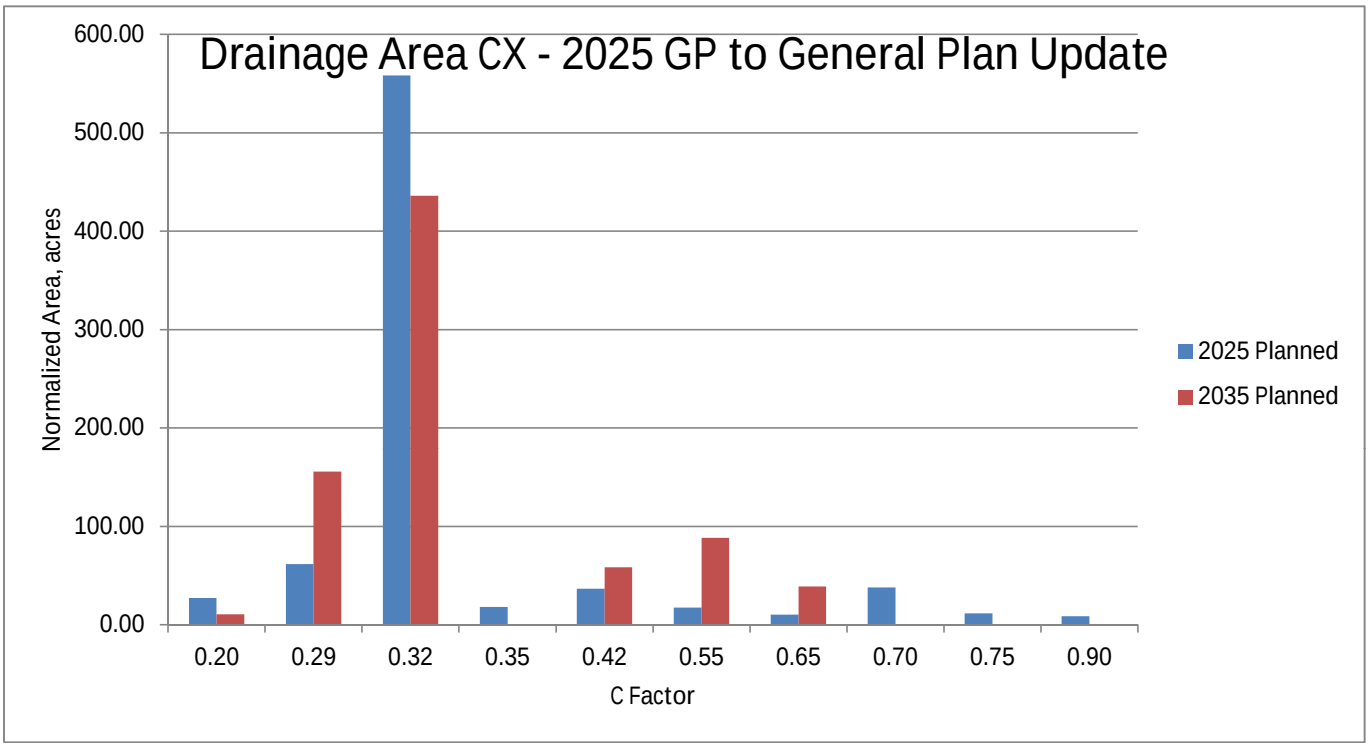

Drainage Area CP - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.32
0.50
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

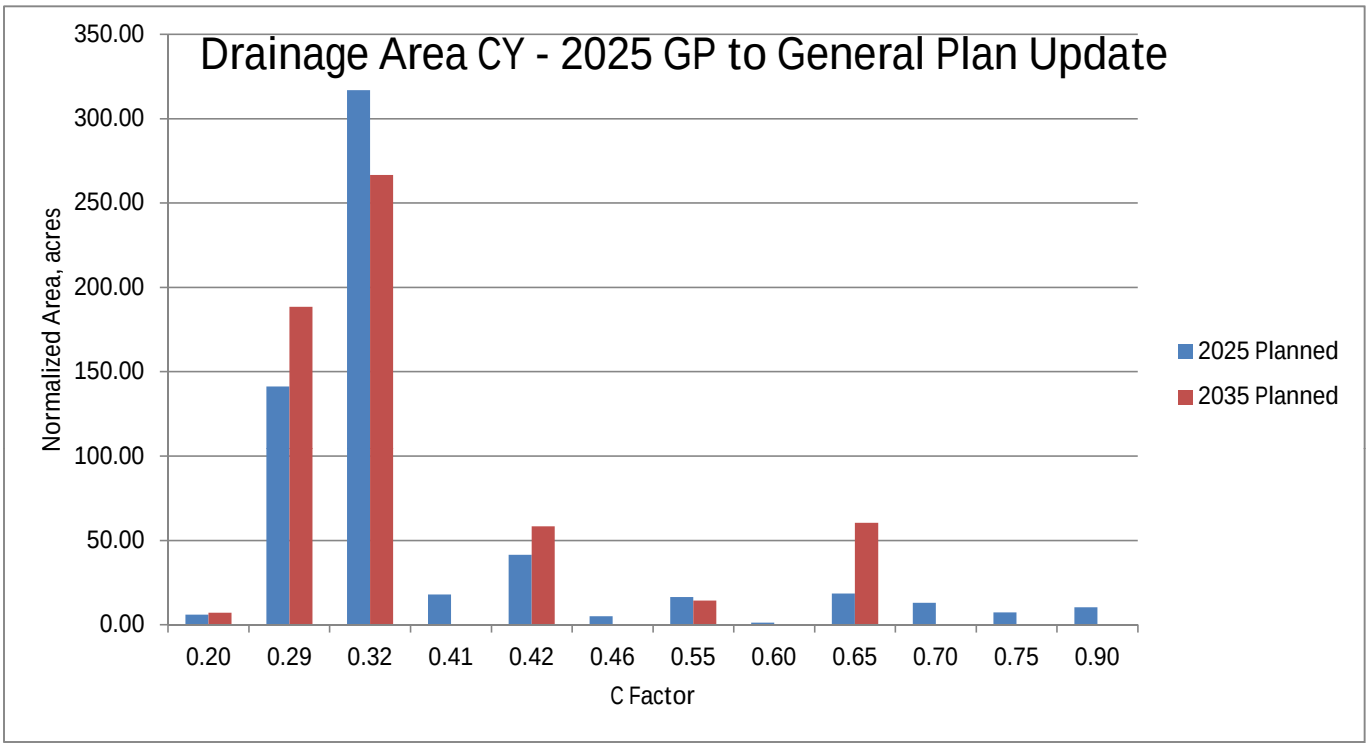

Drainage Area CQ - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.32
0.45
0.50
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

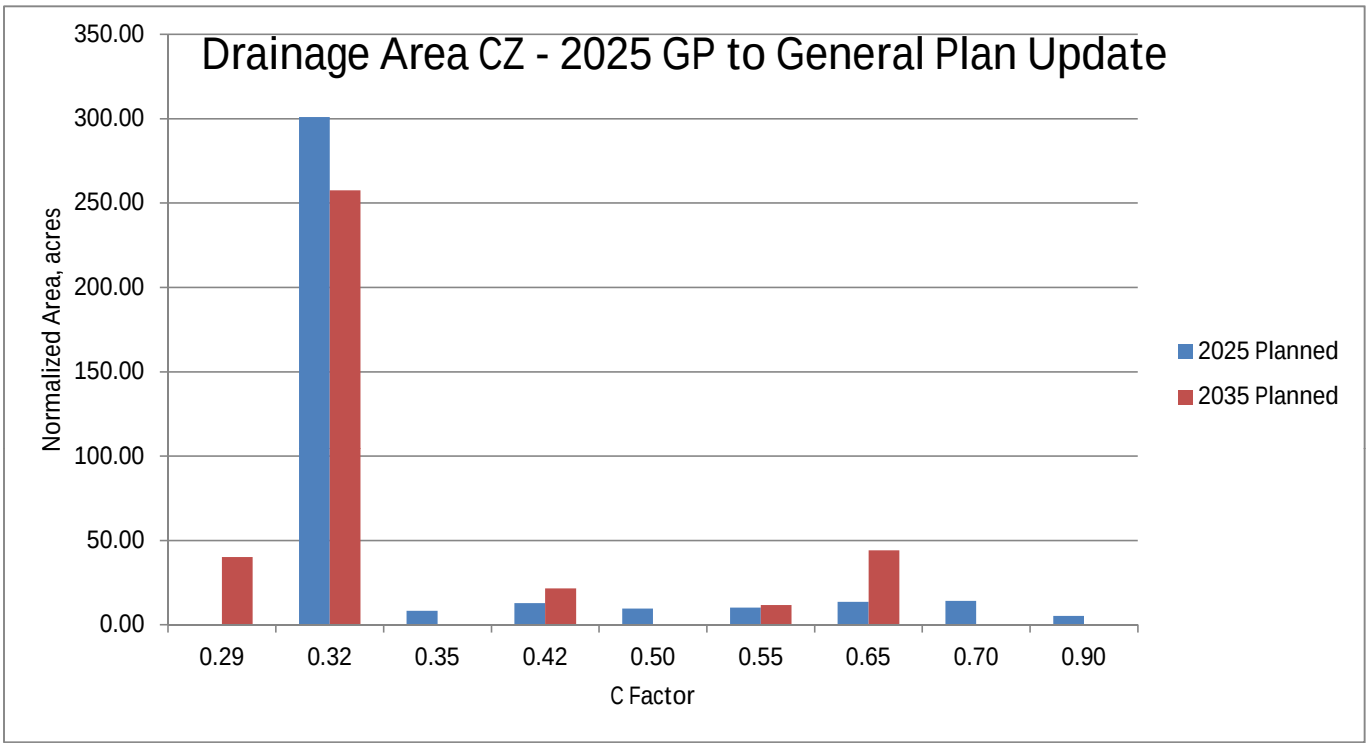

Drainage Area CS - 2025 GP to General Plan Update
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.32
0.65
0.75
C Factor
2025 Planned
2035 Planned

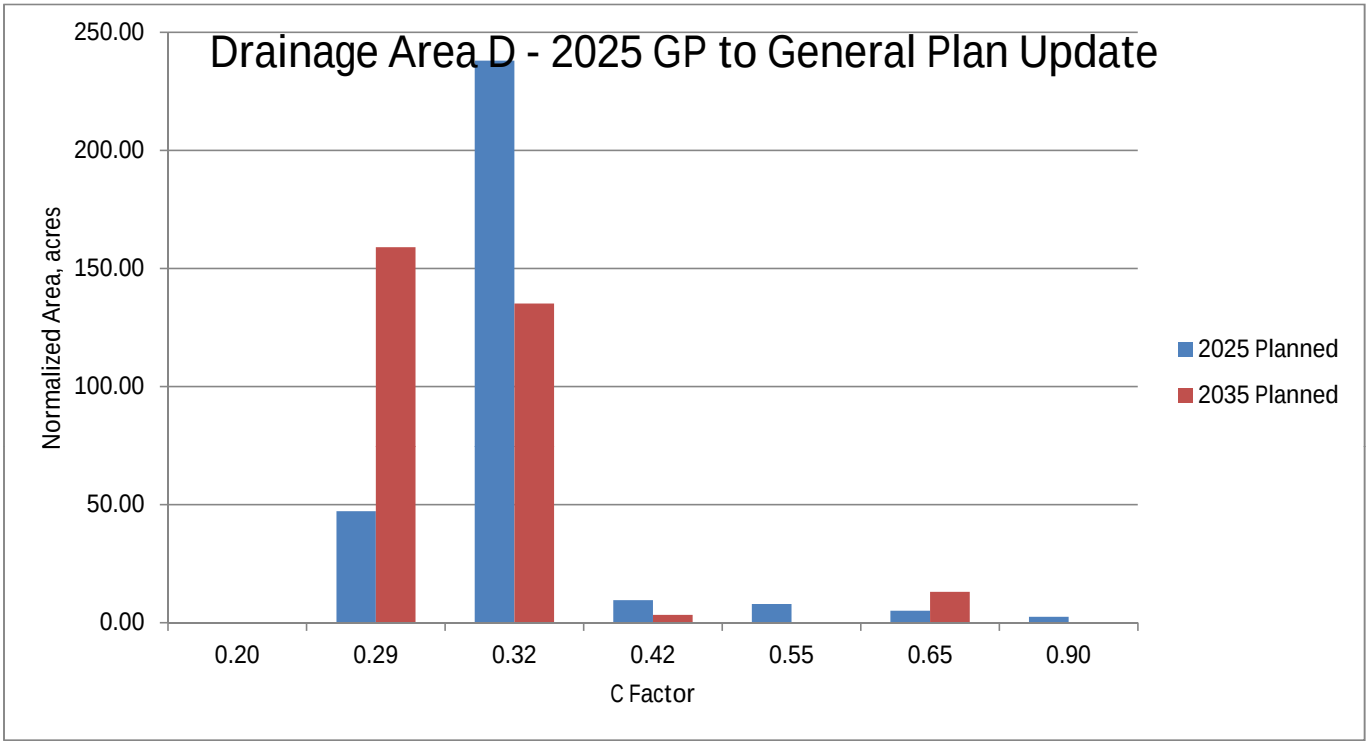

Drainage Area CU - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.00
0.32
0.65
0.75
C Factor
2025 Planned
2035 Planned

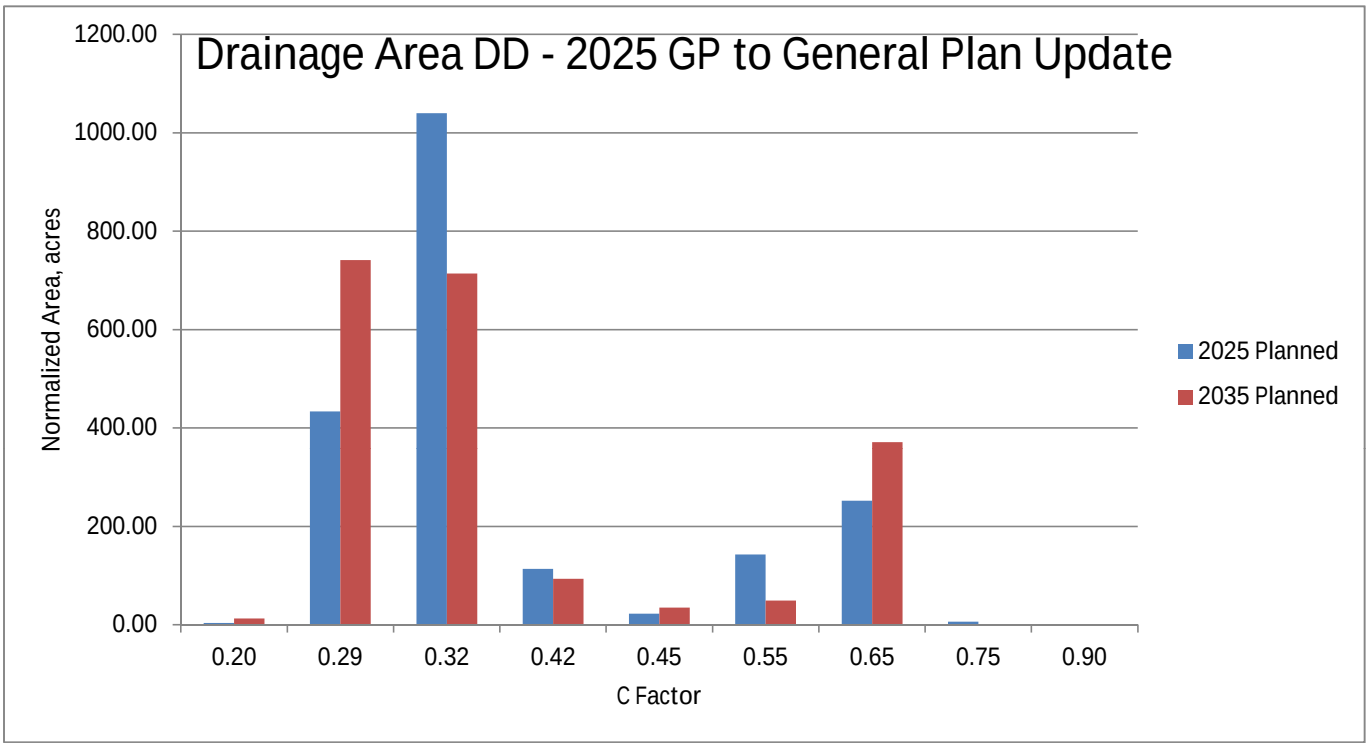

Drainage Area CW - 2025 GP to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

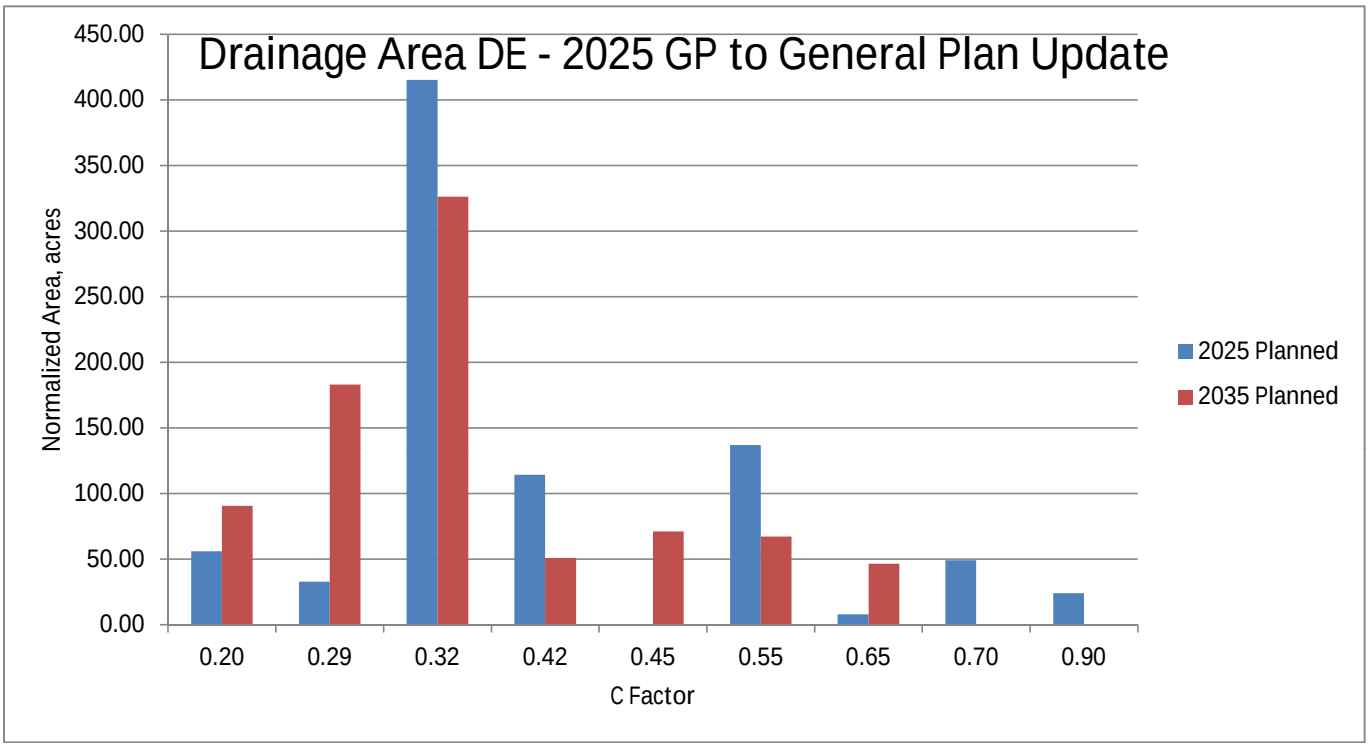

Drainage Area CX - 2025 GP to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

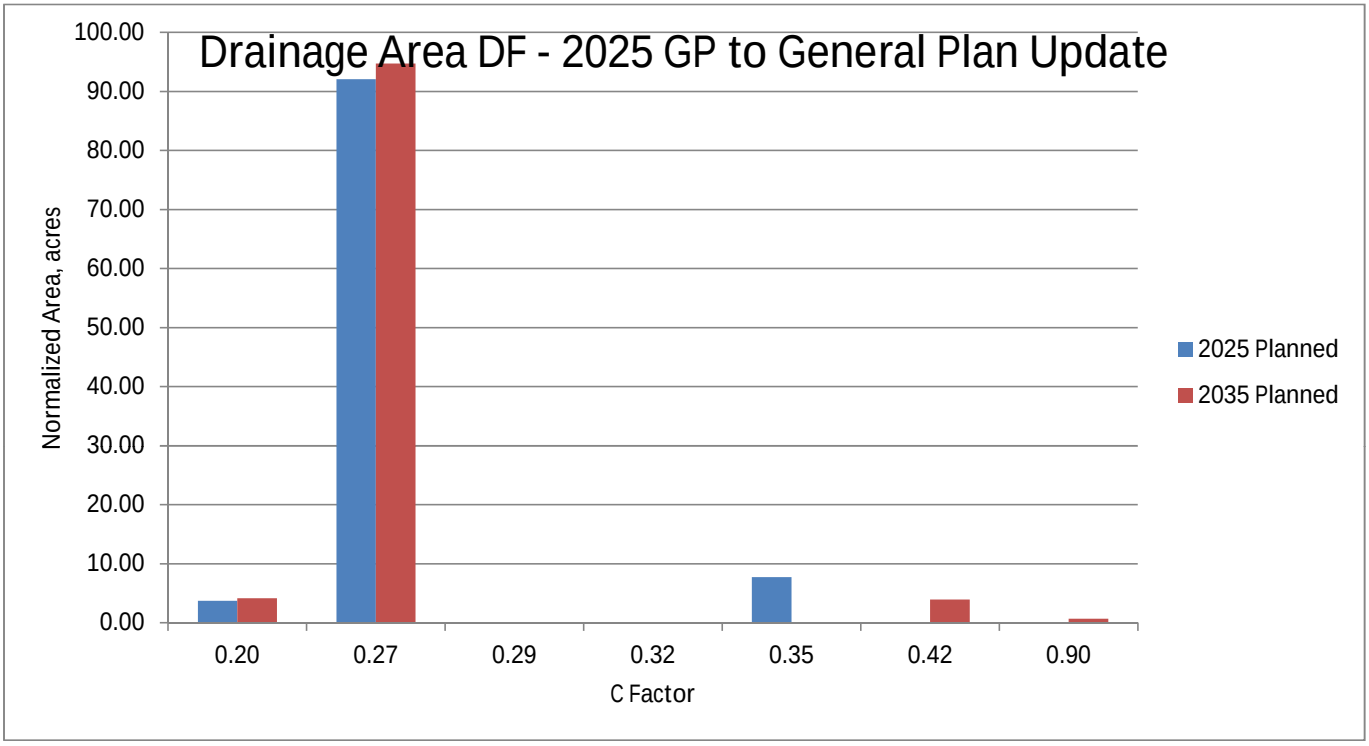

Drainage Area CY - 2025 GP to General Plan Update
Normalized Area, acres
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.41
0.42
0.46
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

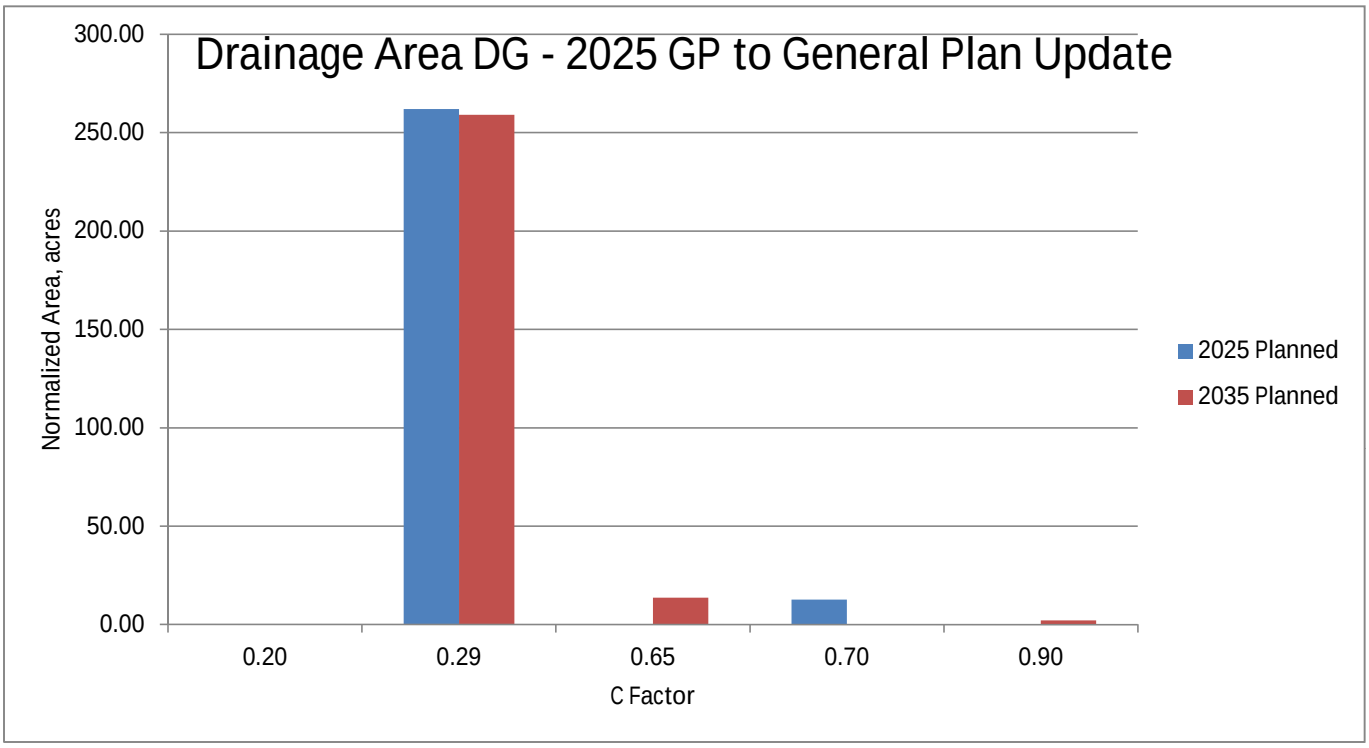

Drainage Area CZ - 2025 GP to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.29
0.32
0.35
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

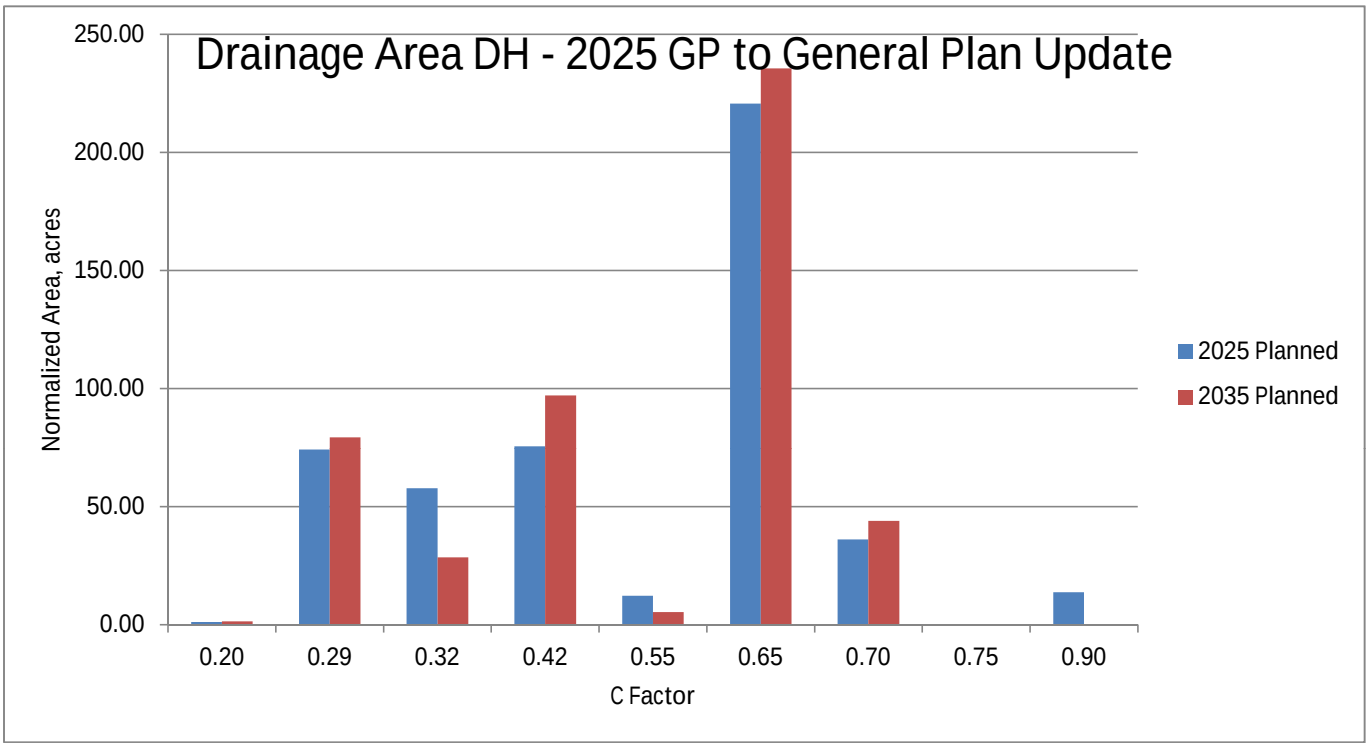

Drainage Area D - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

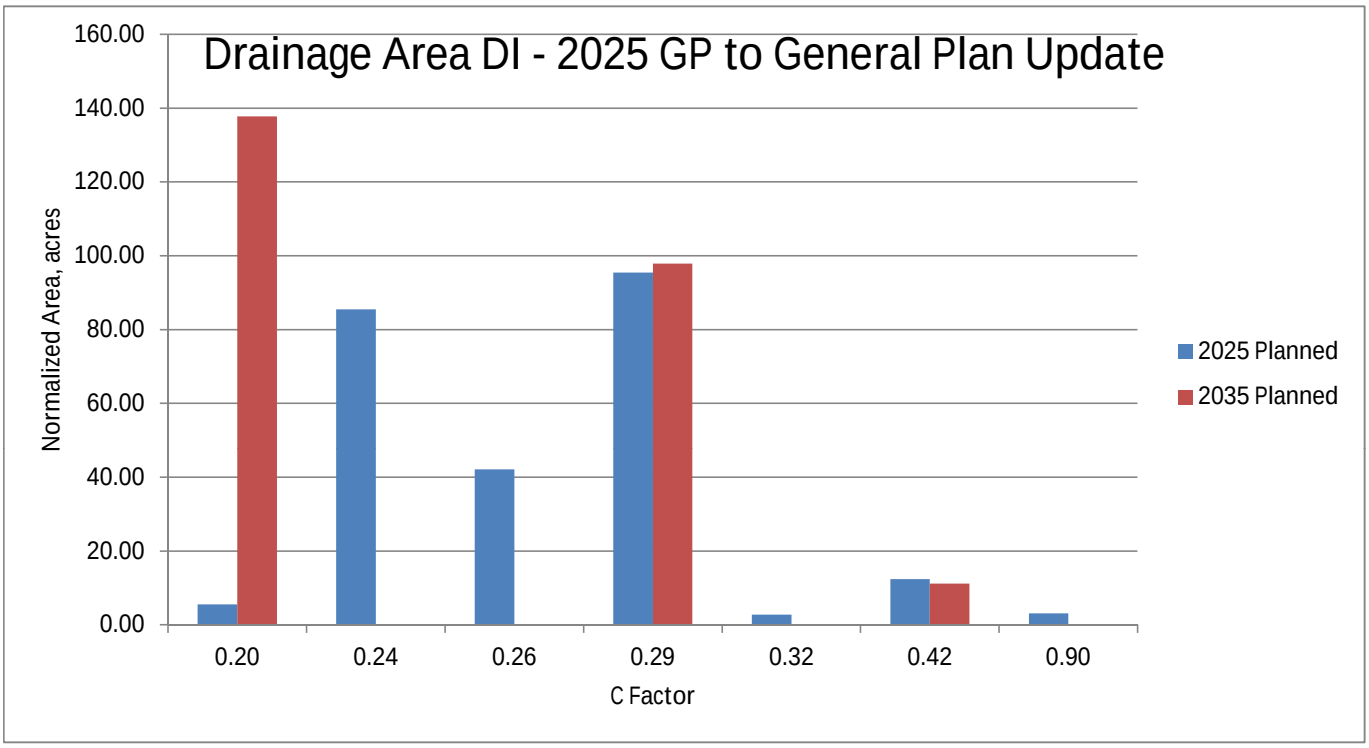

Drainage Area DD - 2025 GP to General Plan Update
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

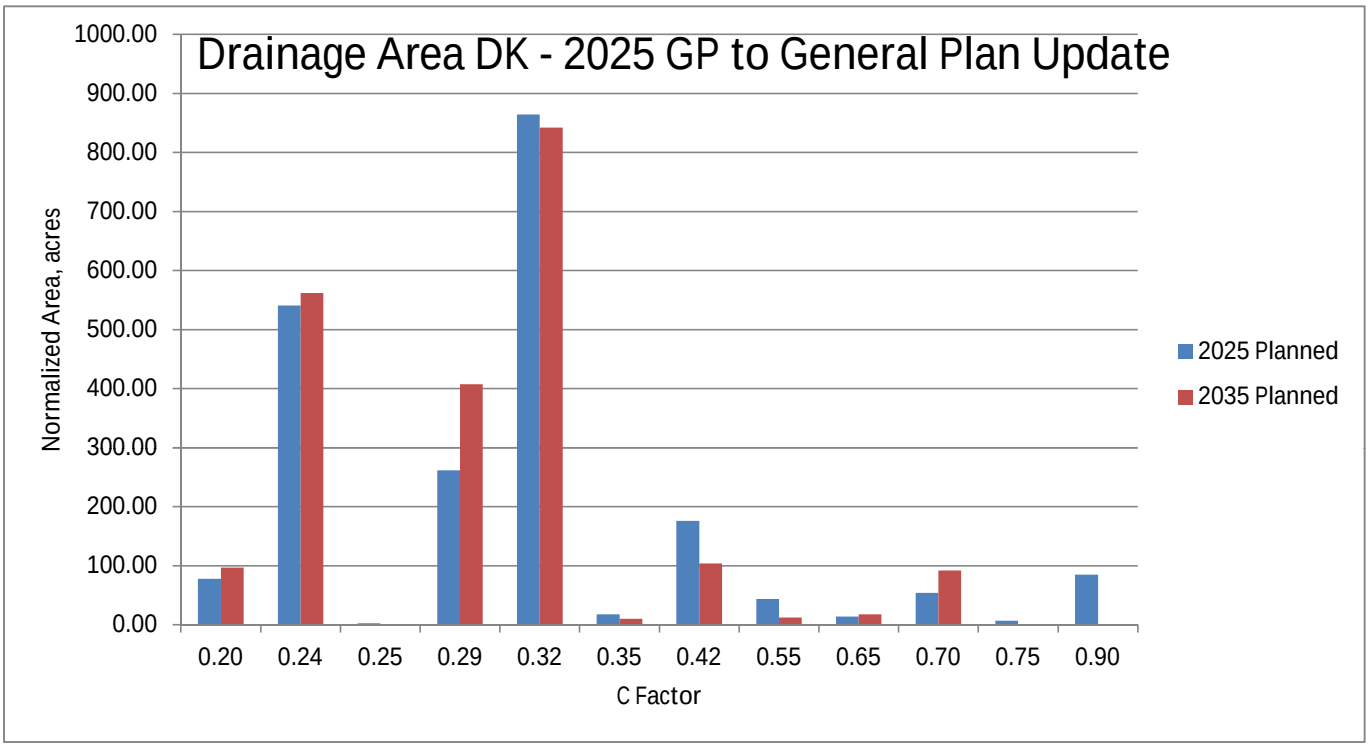

Drainage Area DE - 2025 GP to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

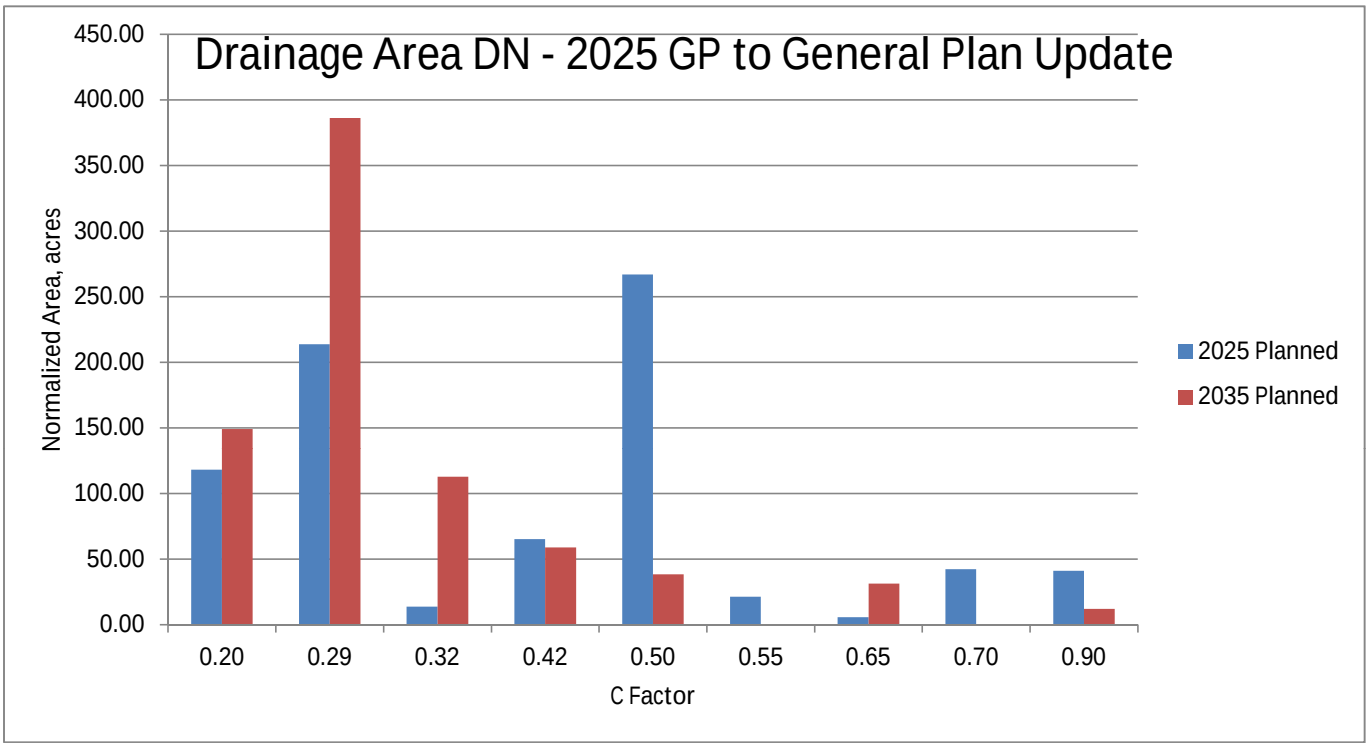

Drainage Area DF - 2025 GP to General Plan Update
Normalized Area, acres
100.00
90.00
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
0.00
0.20
0.27
0.29
0.32
0.35
0.42
0.90
C Factor
2025 Planned
2035 Planned

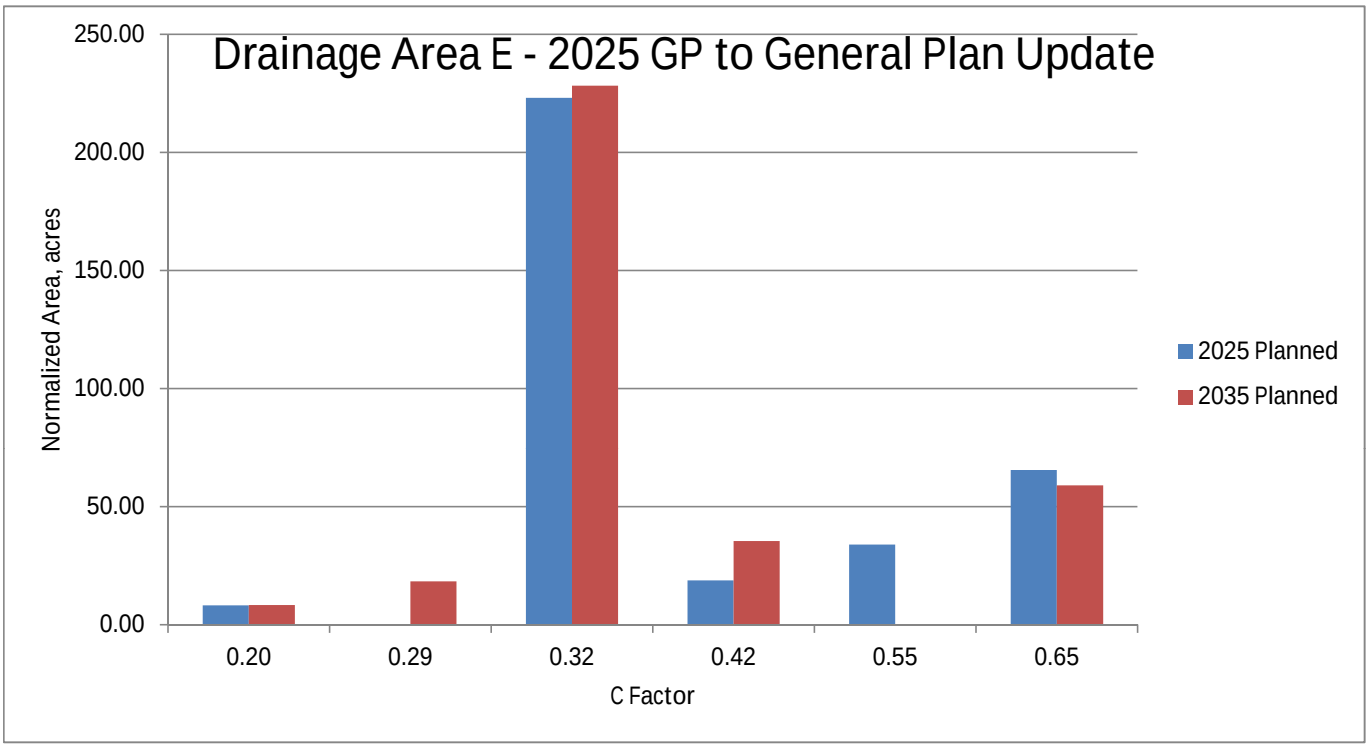

Drainage Area DG - 2025 GP to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

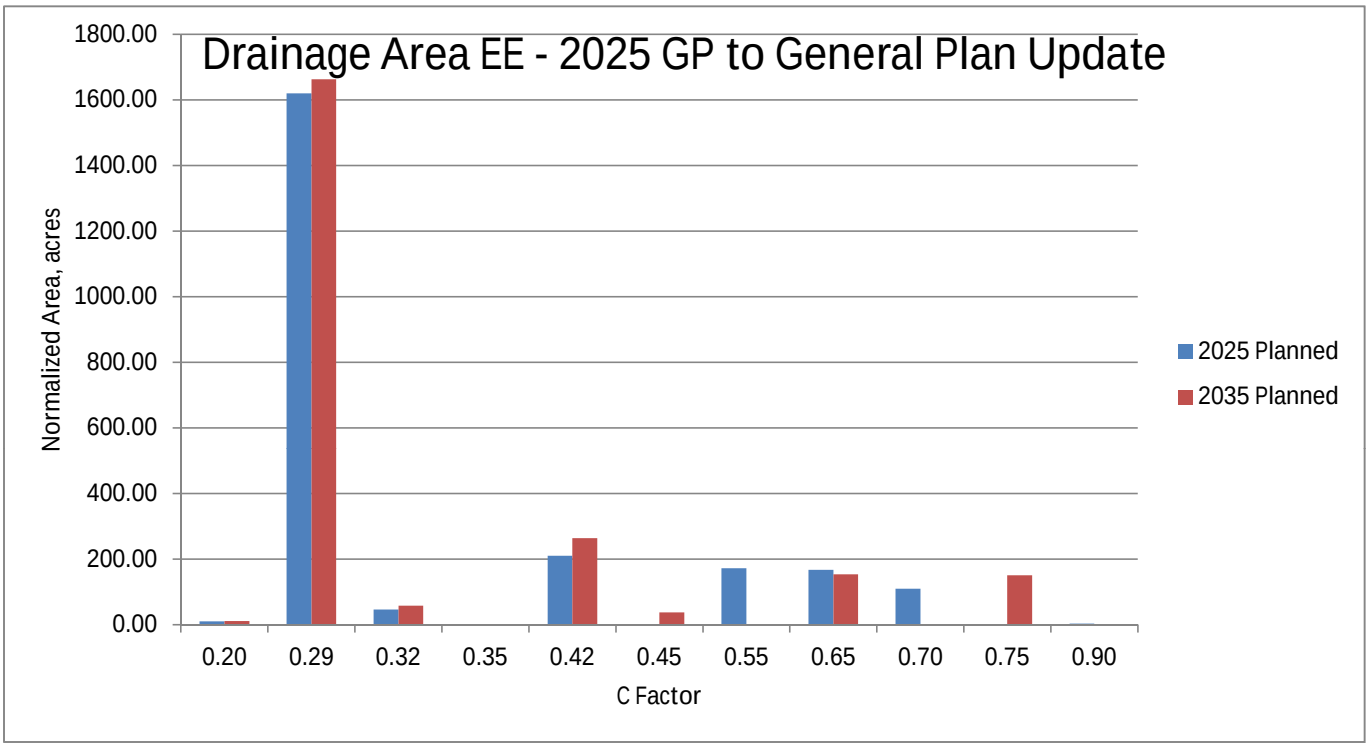

Drainage Area DH - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

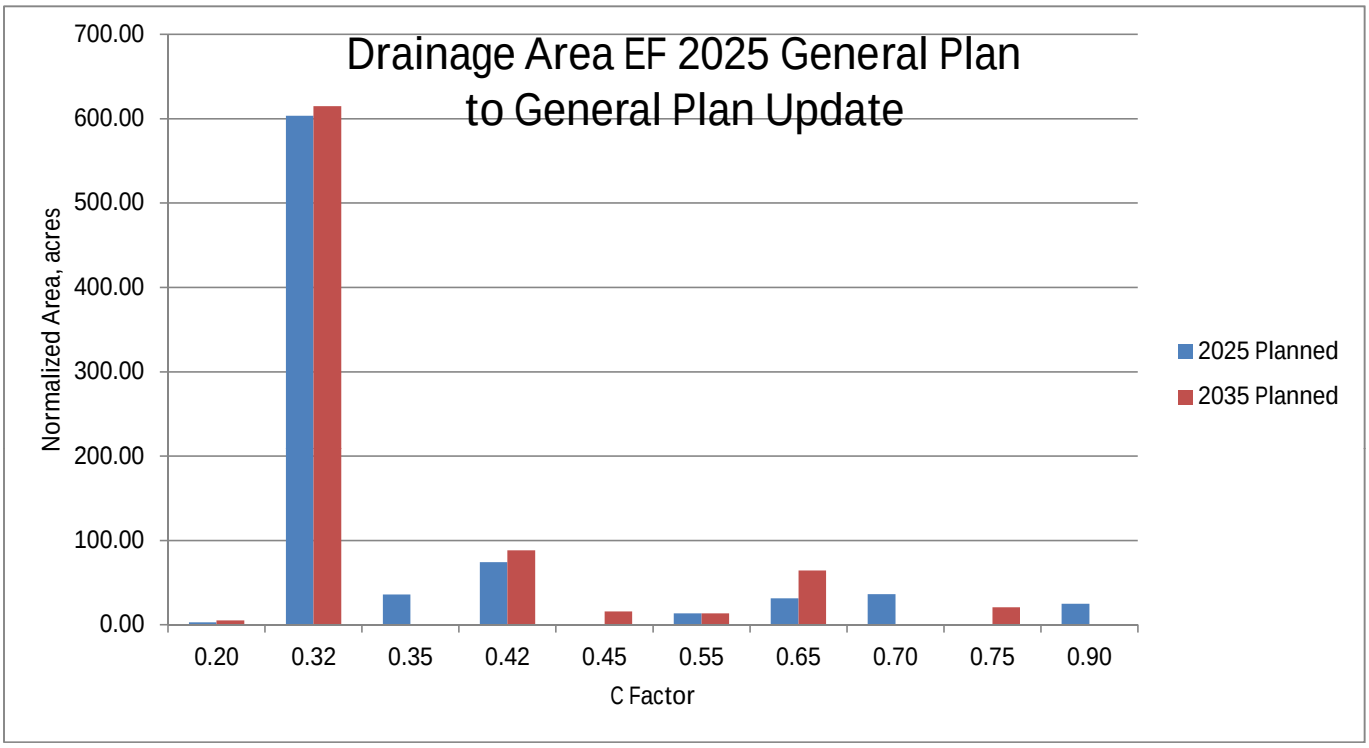

Drainage Area DI - 2025 GP to General Plan Update
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.24
0.26
0.29
0.32
0.42
0.90
C Factor
2025 Planned
2035 Planned

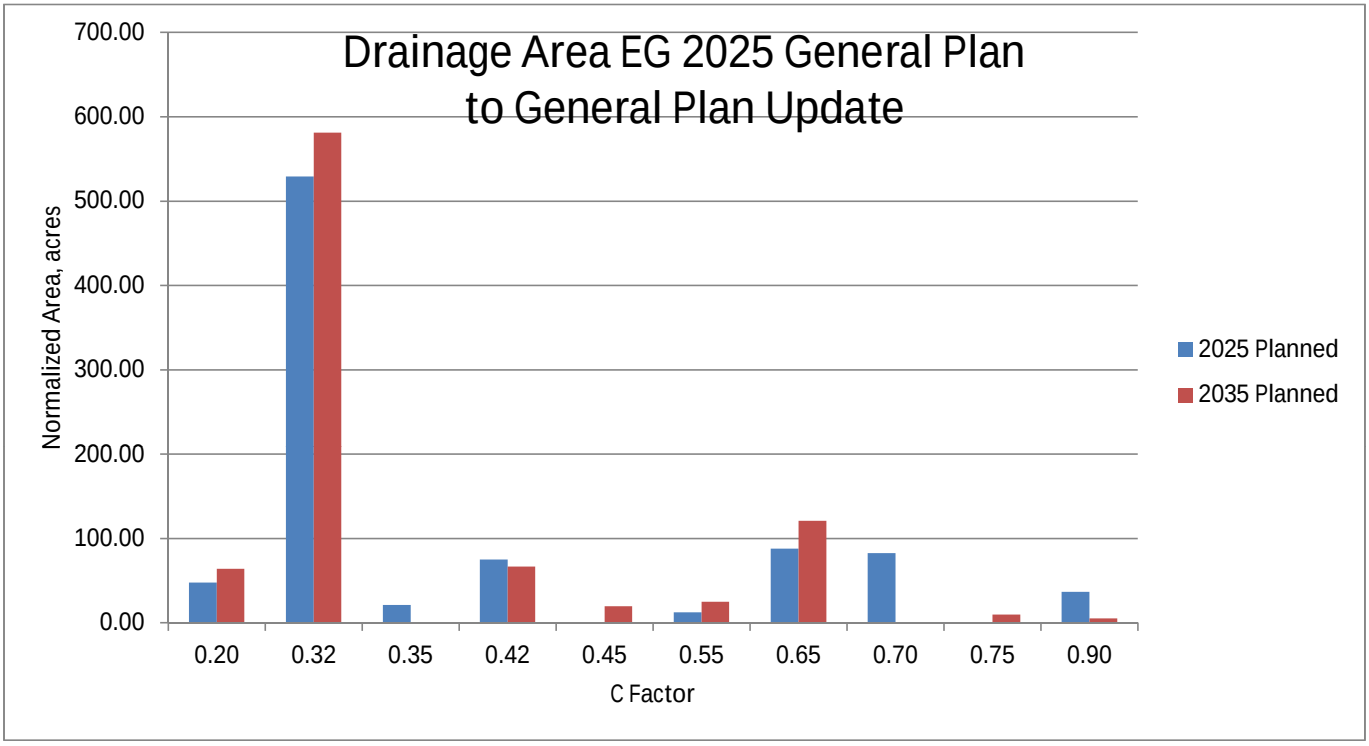

Drainage Area DK - 2025 GP to General Plan Update
Normalized Area, acres
1000.00
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
0.20
0.24
0.25
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

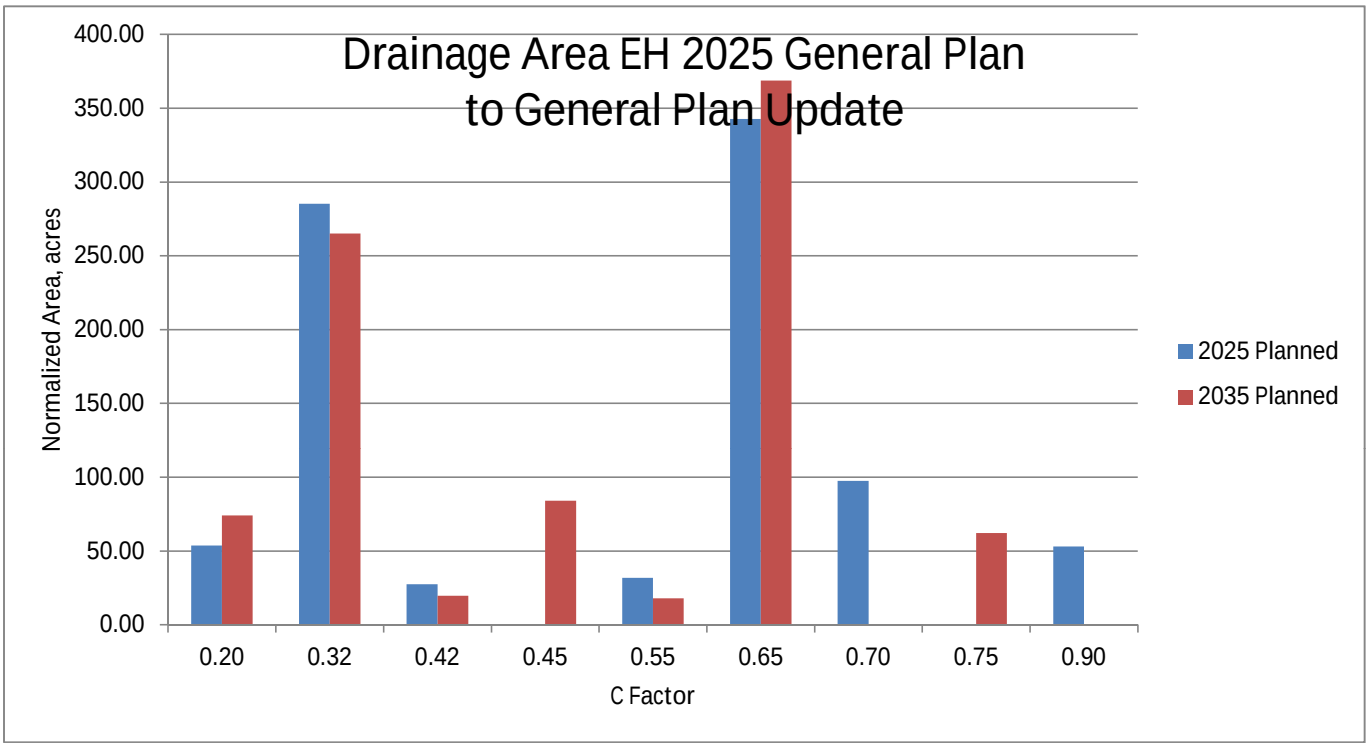

Drainage Area DN - 2025 GP to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

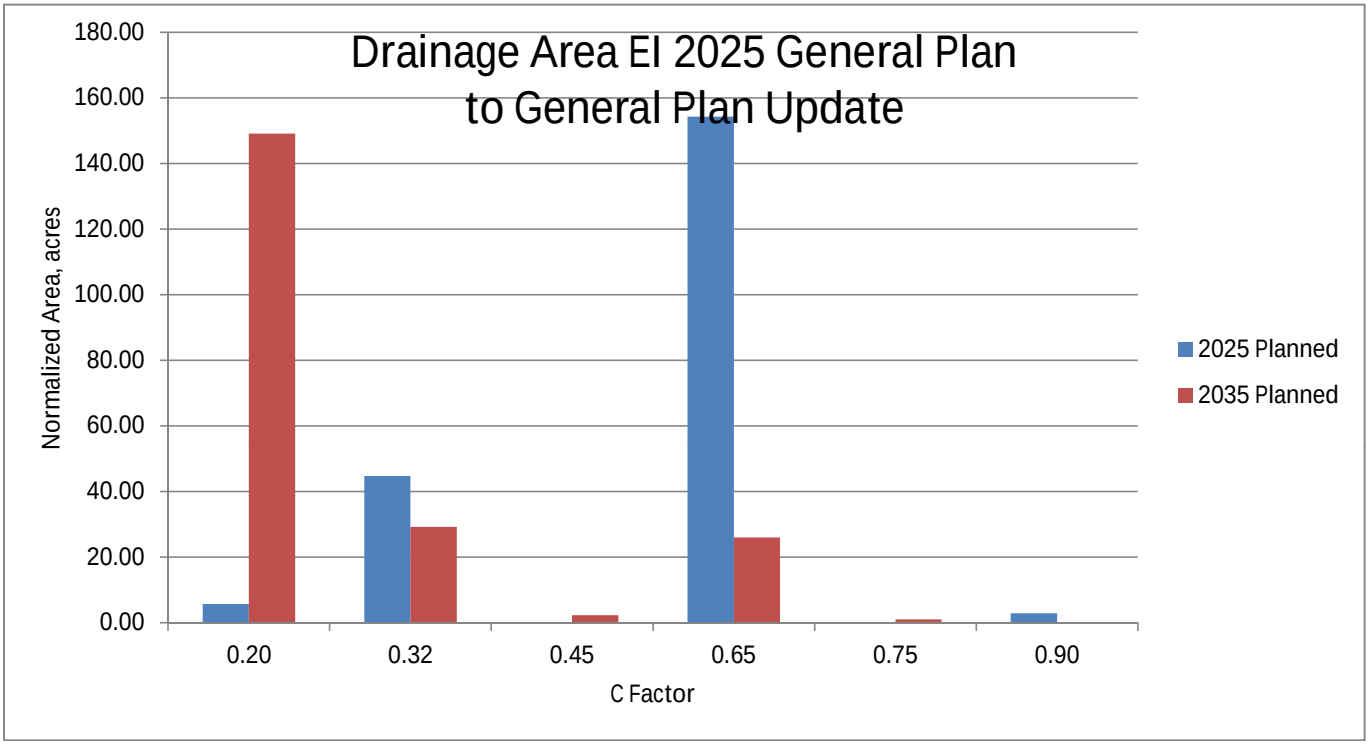

Drainage Area E - 2025 GP to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
C Factor
2025 Planned
2035 Planned

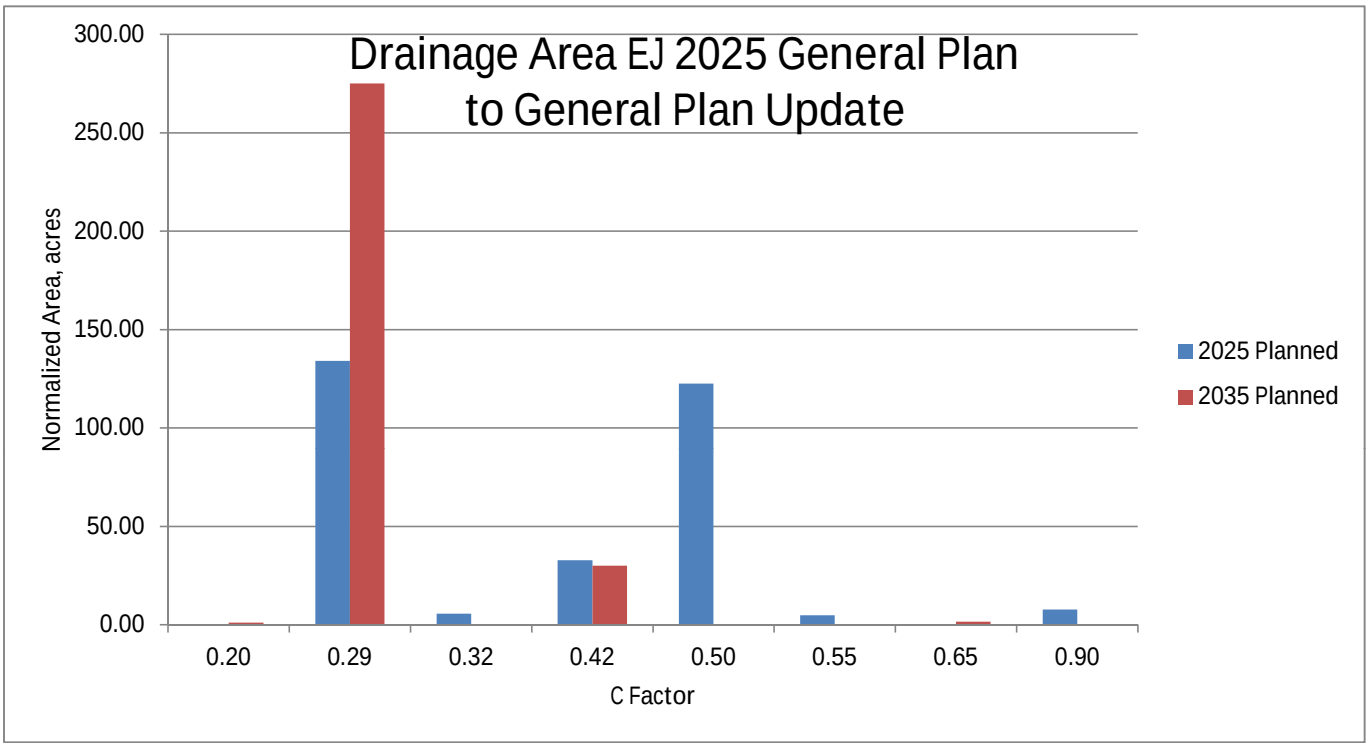

Drainage Area EE - 2025 GP to General Plan Update
Normalized Area, acres
1800.00
1600.00
1400.00
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
0.20
0.29
0.32
0.35
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

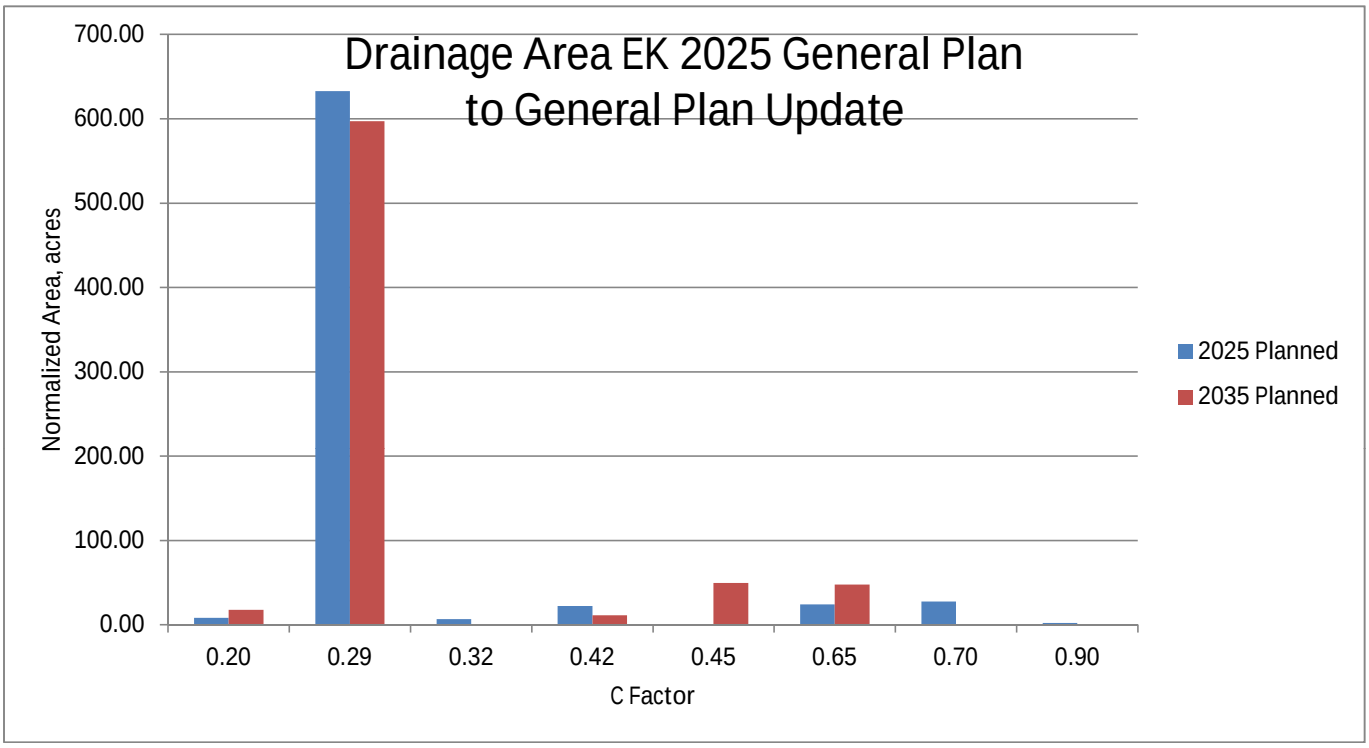

Drainage Area EF 2025 General Plan
to General Plan Update
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.32
0.35
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

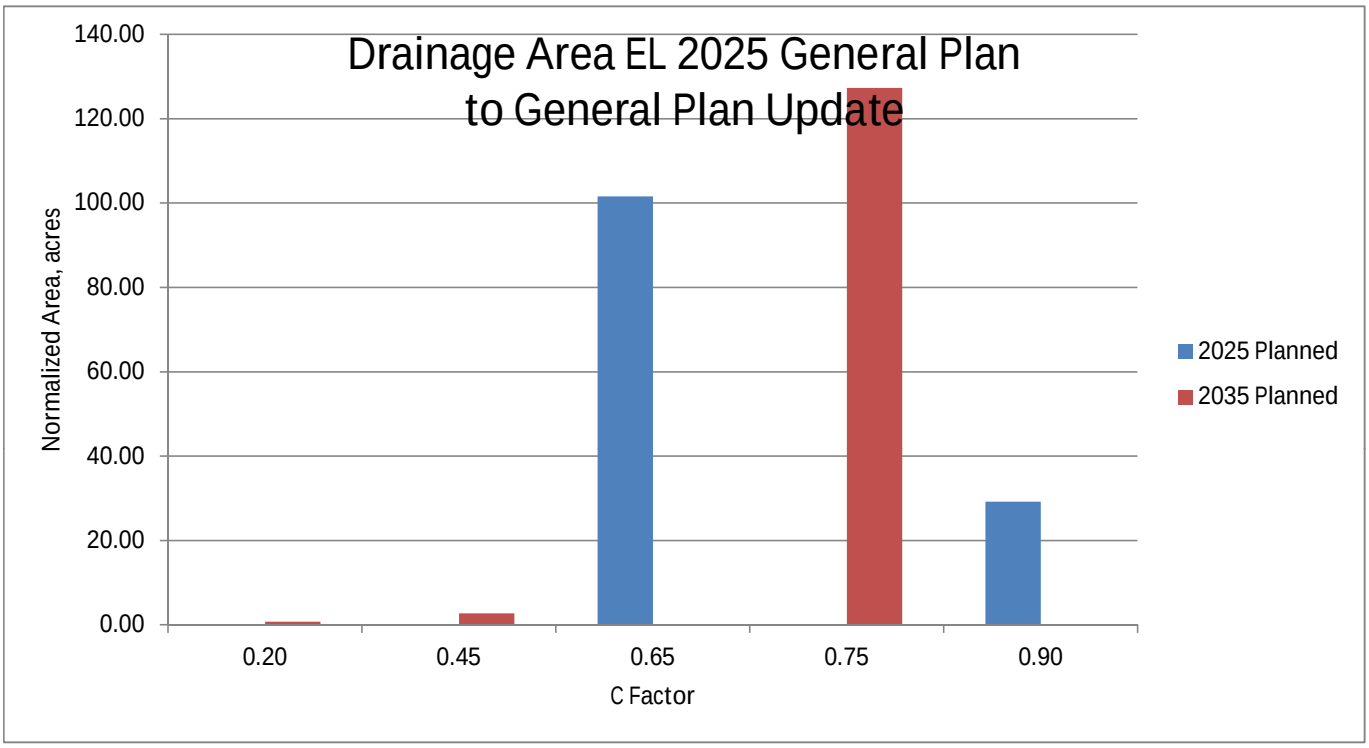

Drainage Area EG 2025 General Plan
to General Plan Update
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.32
0.35
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

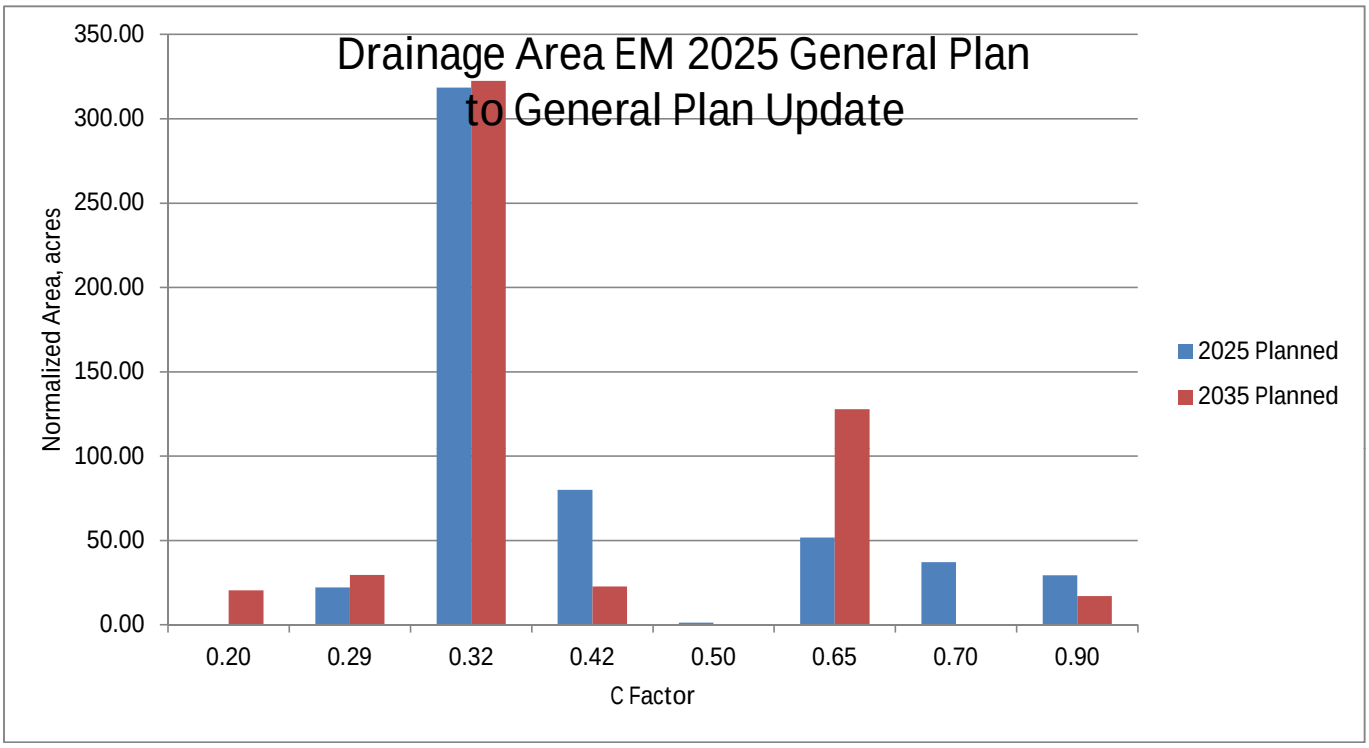

Drainage Area EH 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

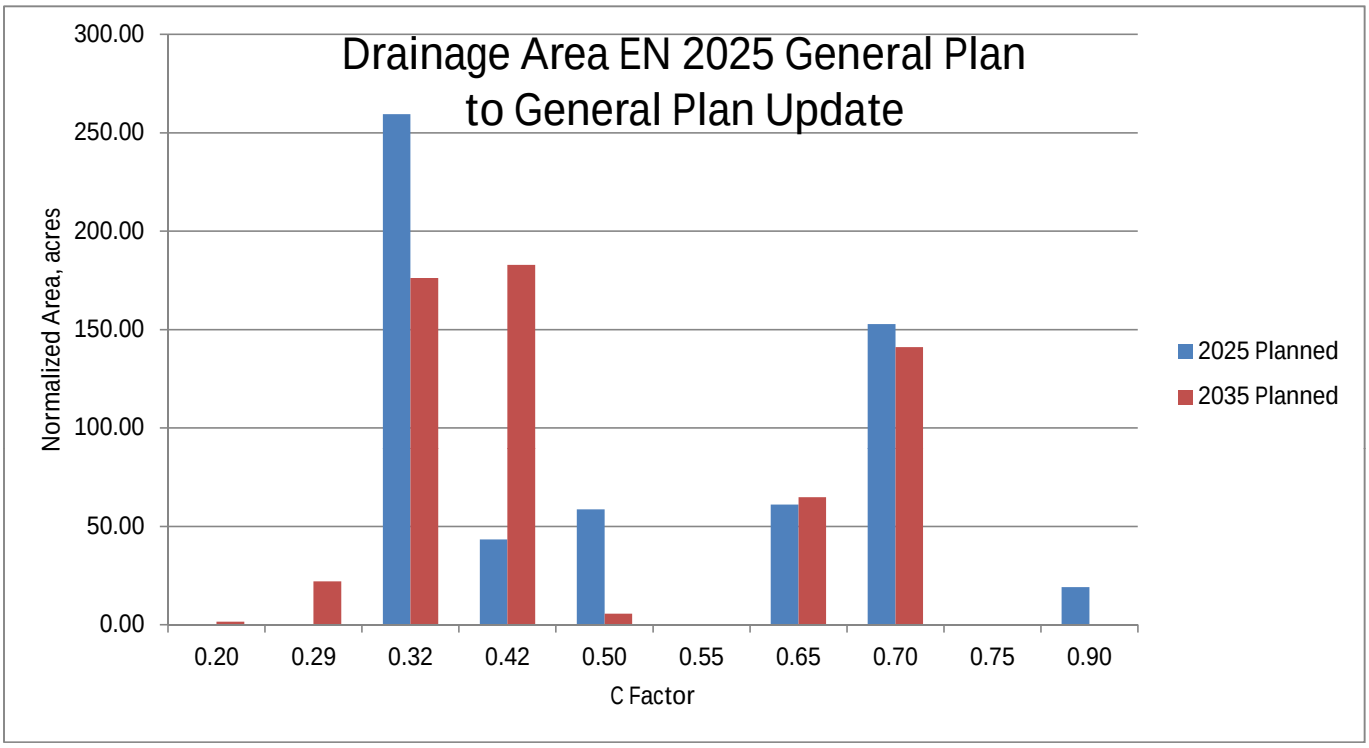

Drainage Area EI 2025 General Plan
to General Plan Update
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.32
0.45
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

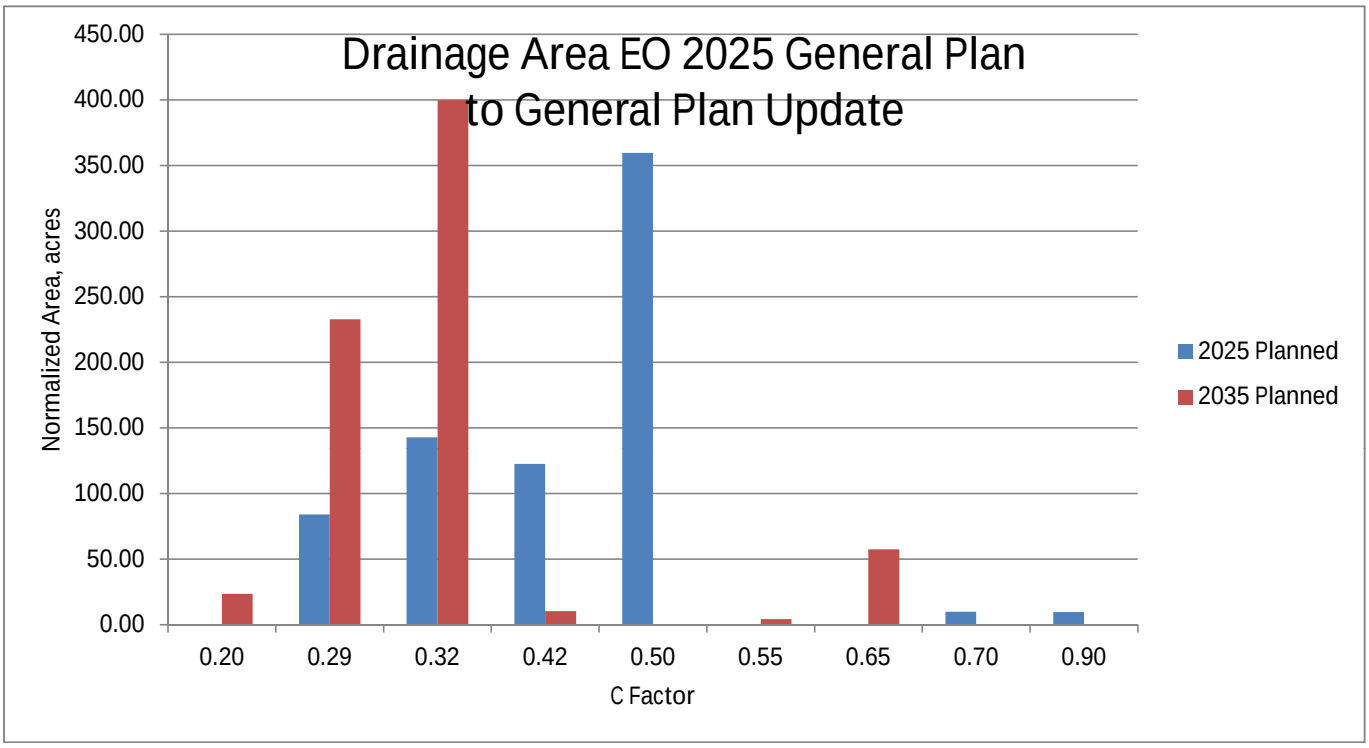

Drainage Area EJ 2025 General Plan
to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

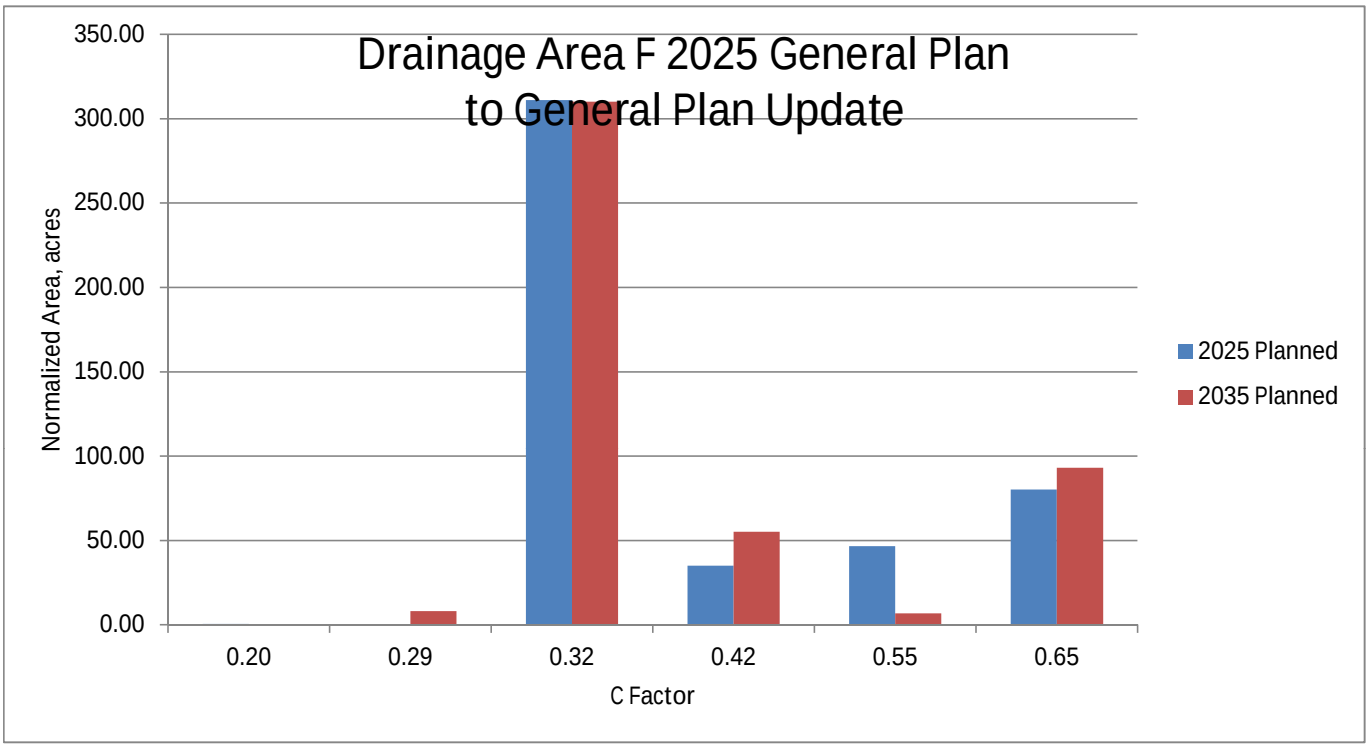

Drainage Area EK 2025 General Plan
to General Plan Update
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

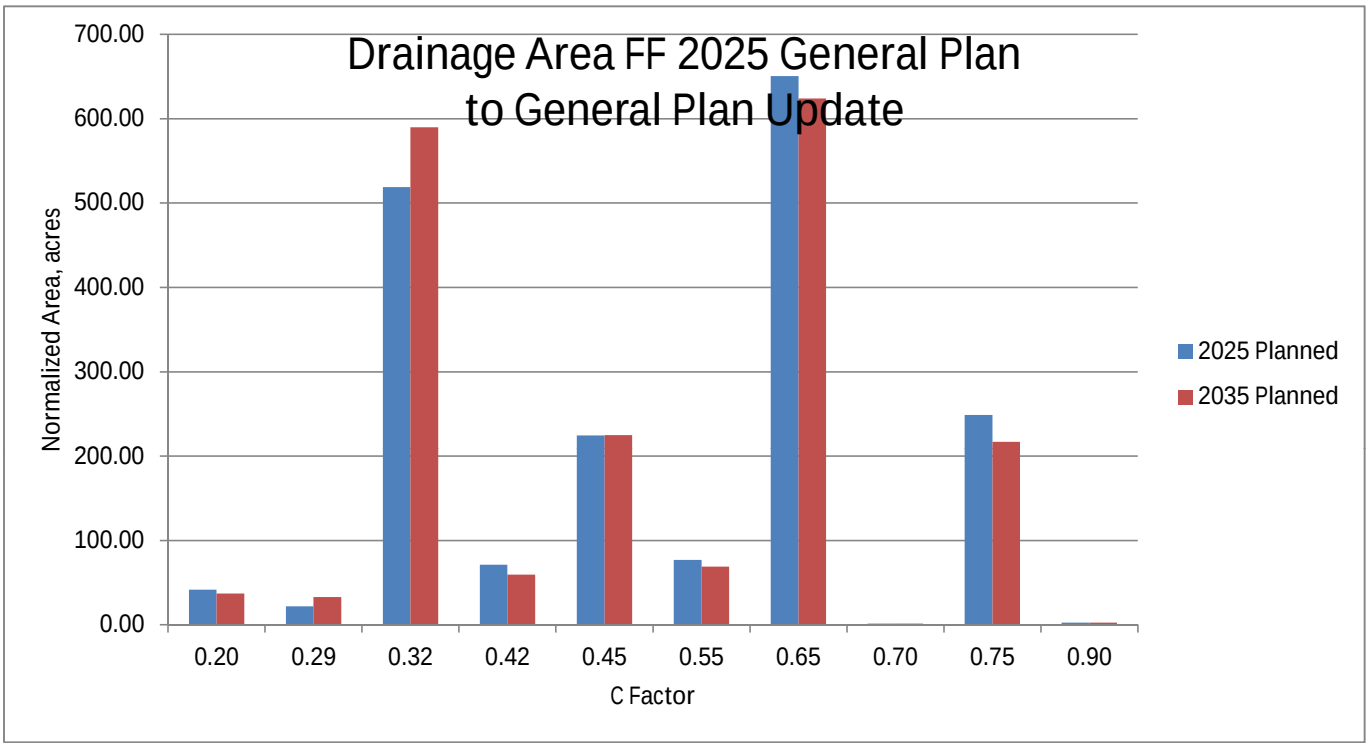

Drainage Area EL 2025 General Plan
to General Plan Update
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.45
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

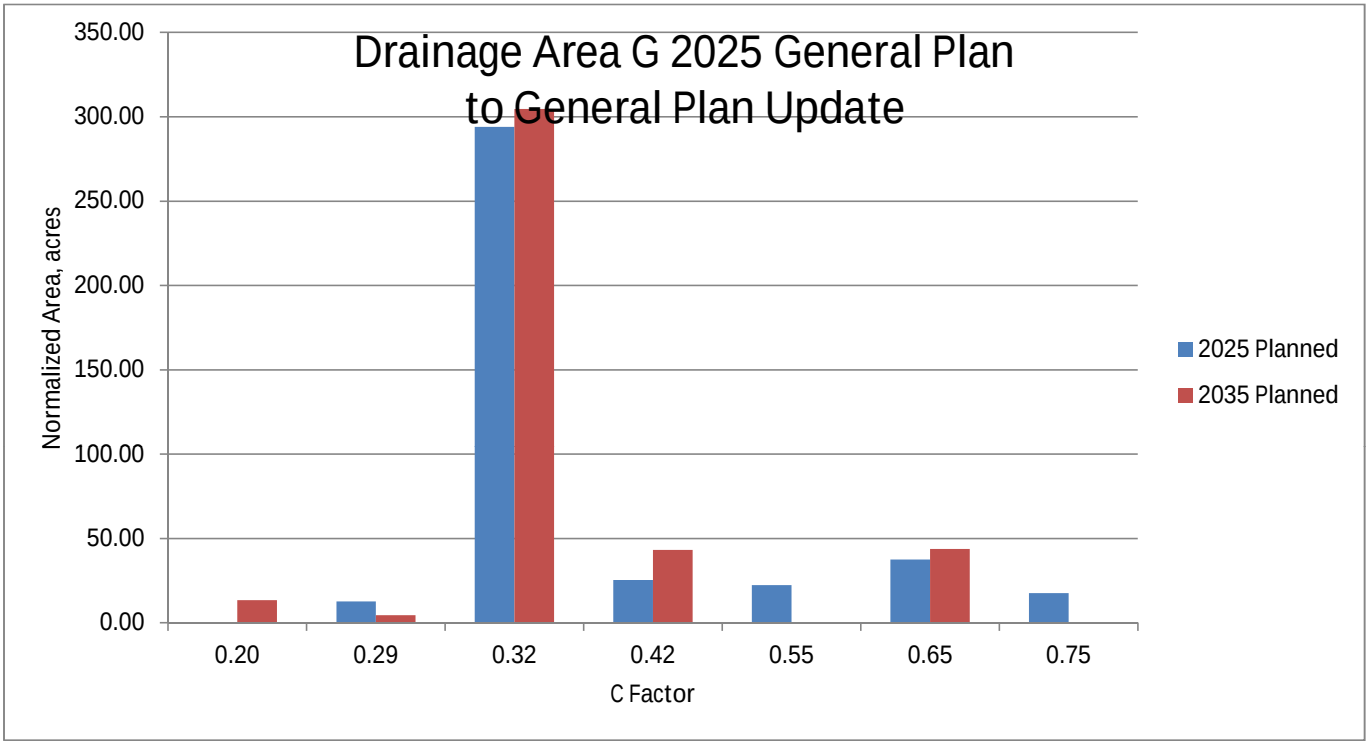

Drainage Area EM 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

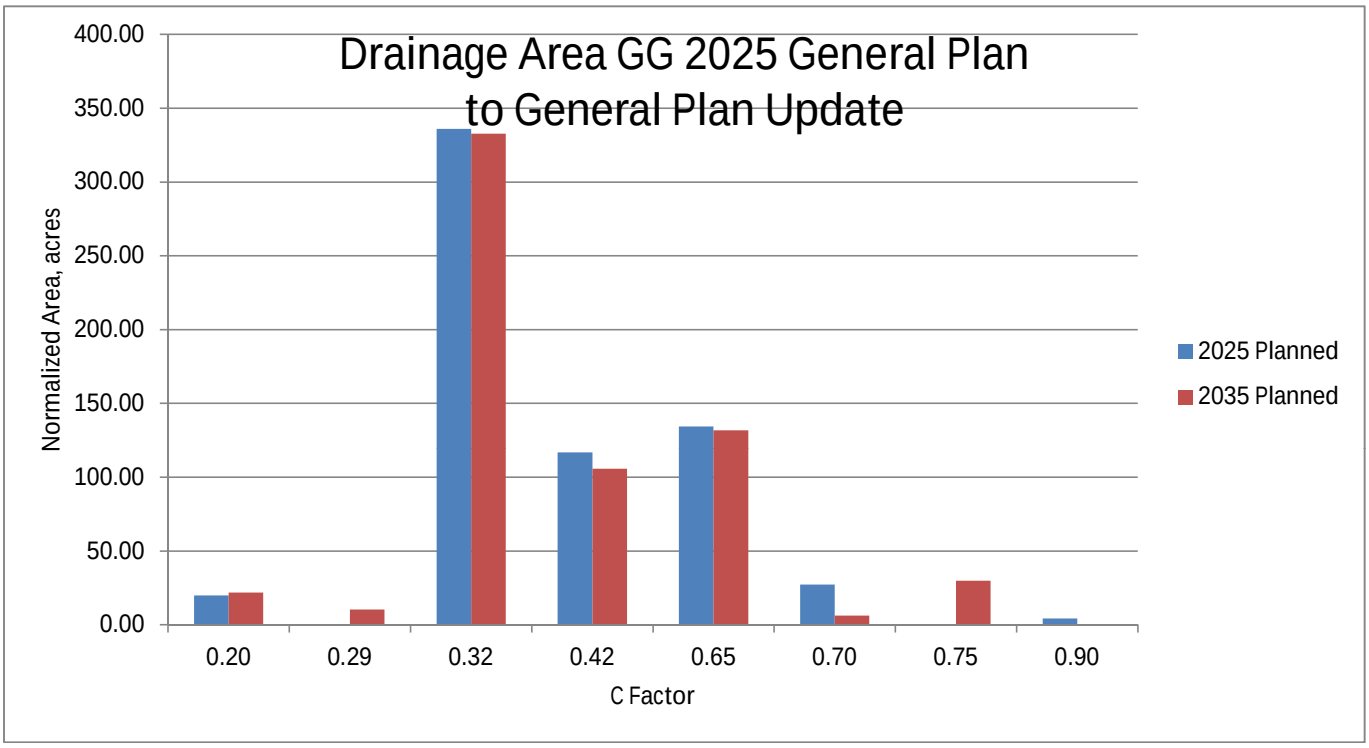

Drainage Area EN 2025 General Plan
to General Plan Update
Normalized Area, acres
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

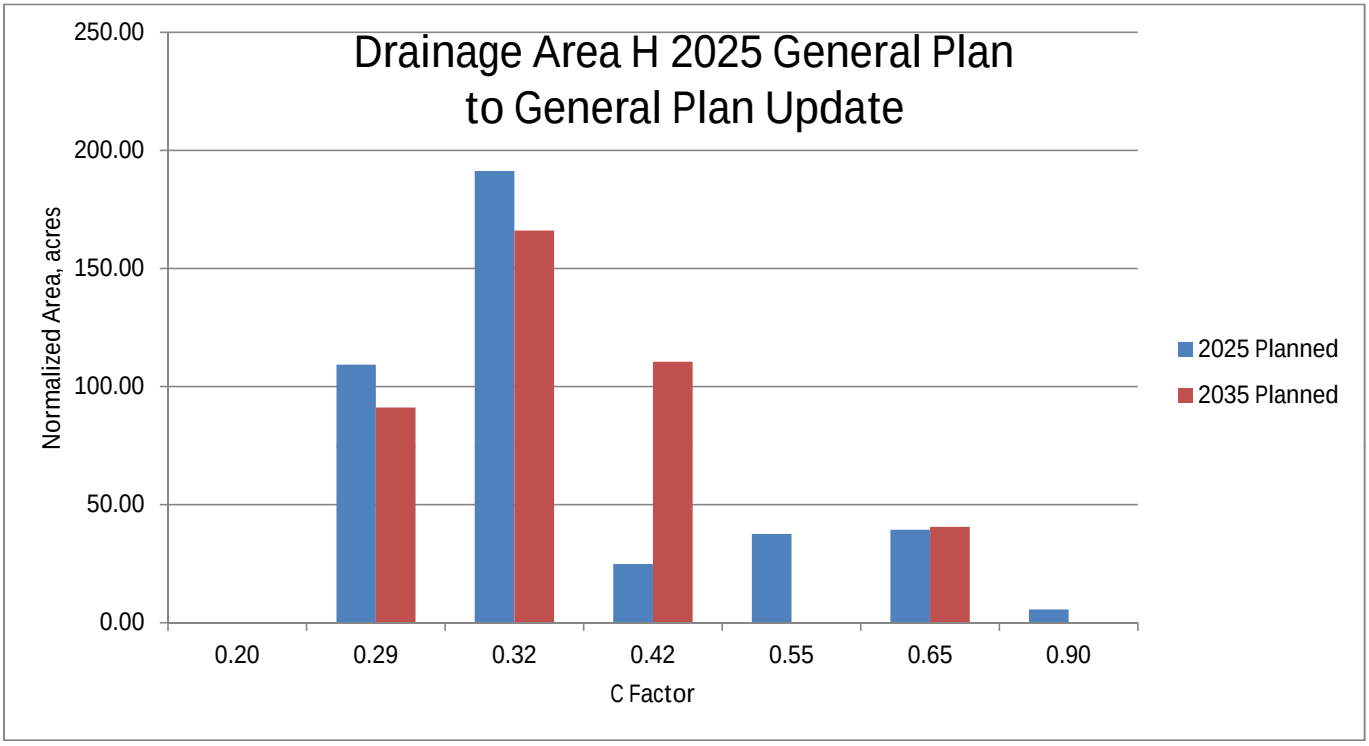

Drainage Area EO 2025 General Plan
to General Plan Update
Normalized Area, acres
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

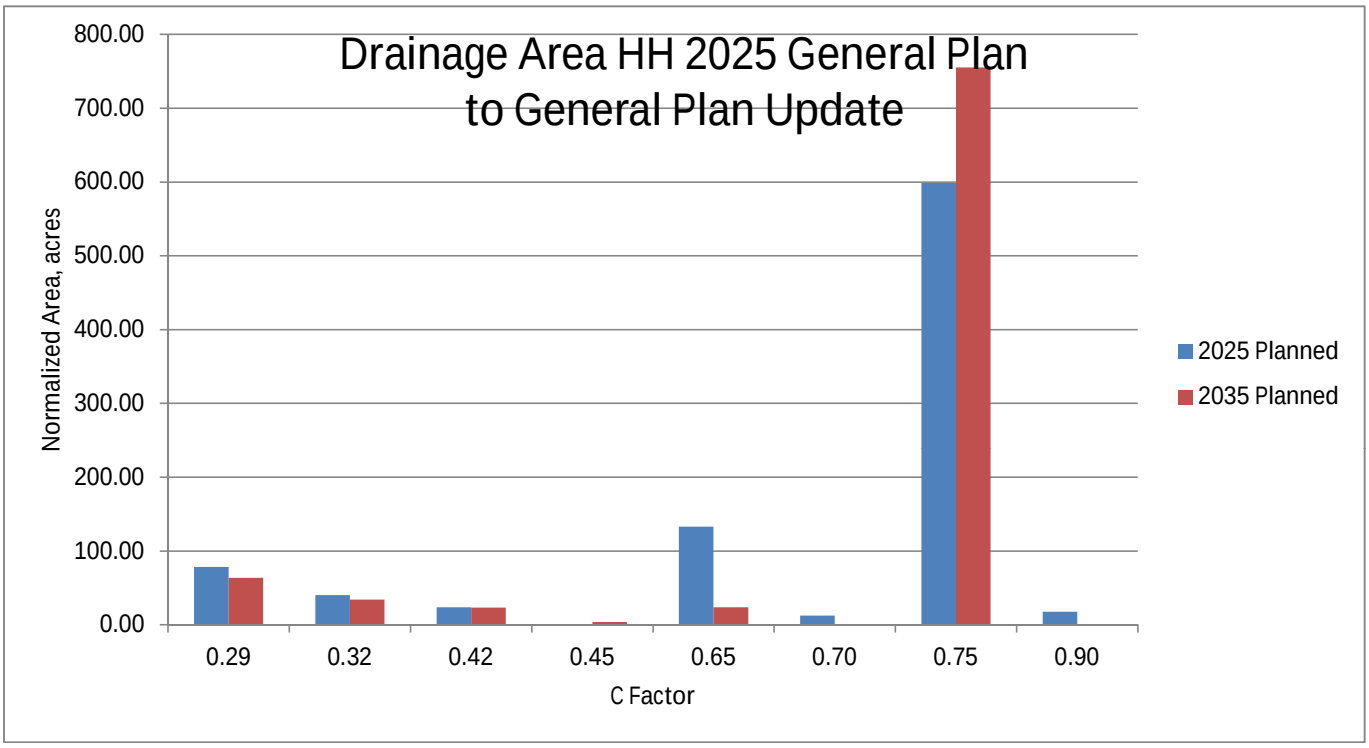

Drainage Area F 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
C Factor
2025 Planned
2035 Planned

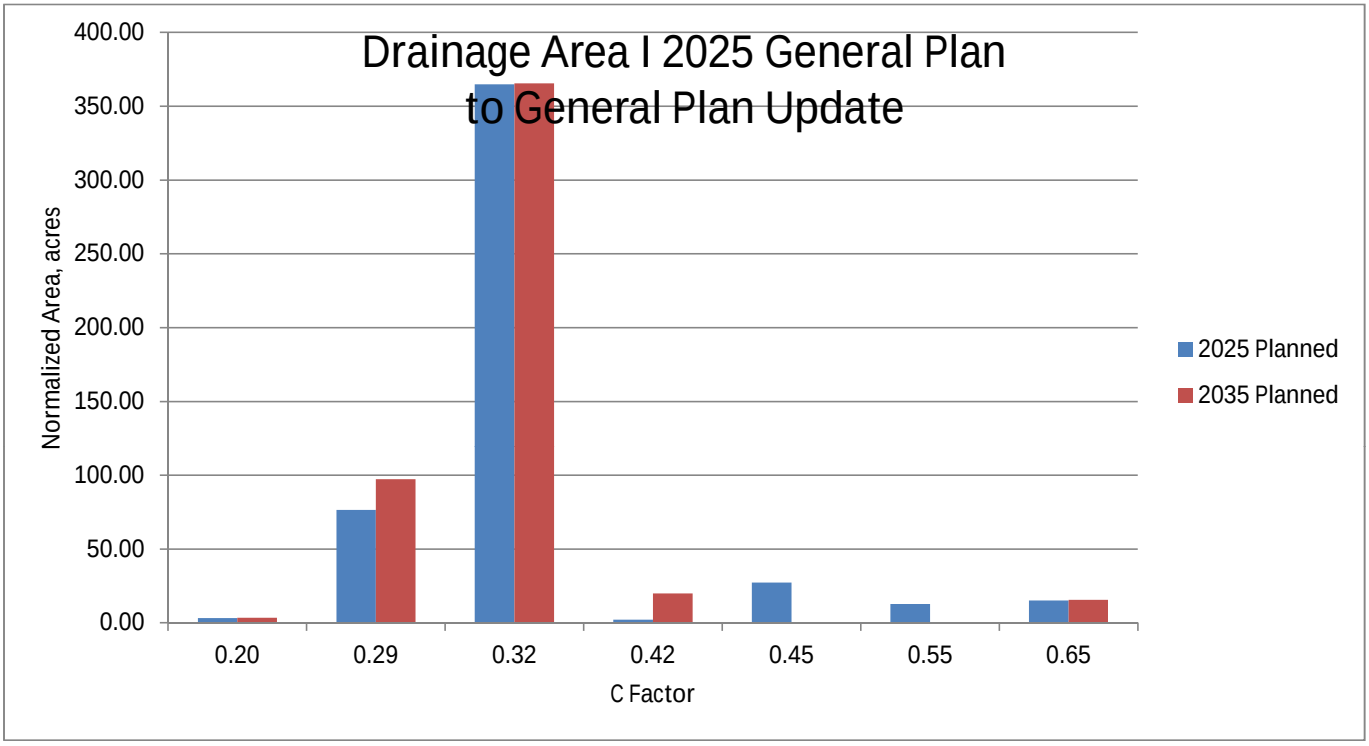

Drainage Area FF 2025 General Plan to General Plan Update
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

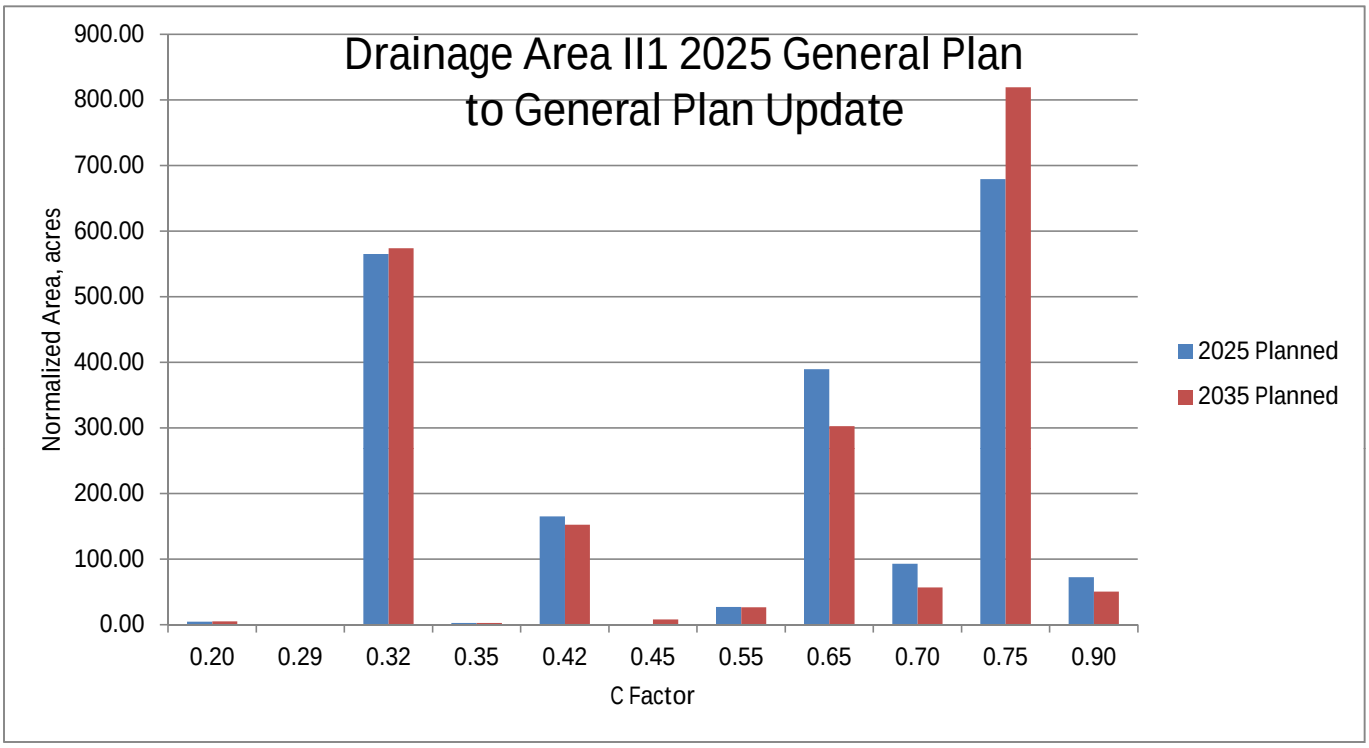

Drainage Area G 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
2025 Planned
2035 Planned

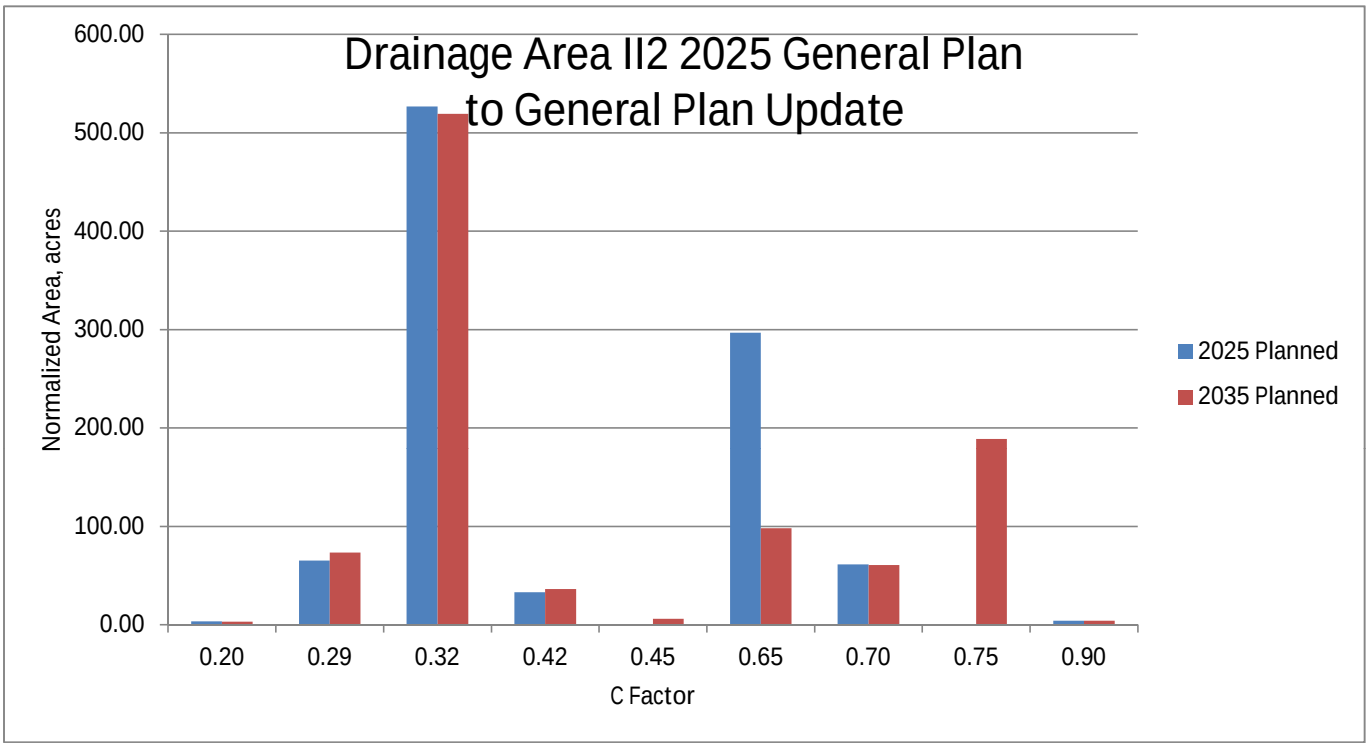

Drainage Area GG 2025 General Plan
to General Plan Update
Normalized Area, acres
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.29
0.32
0.42
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

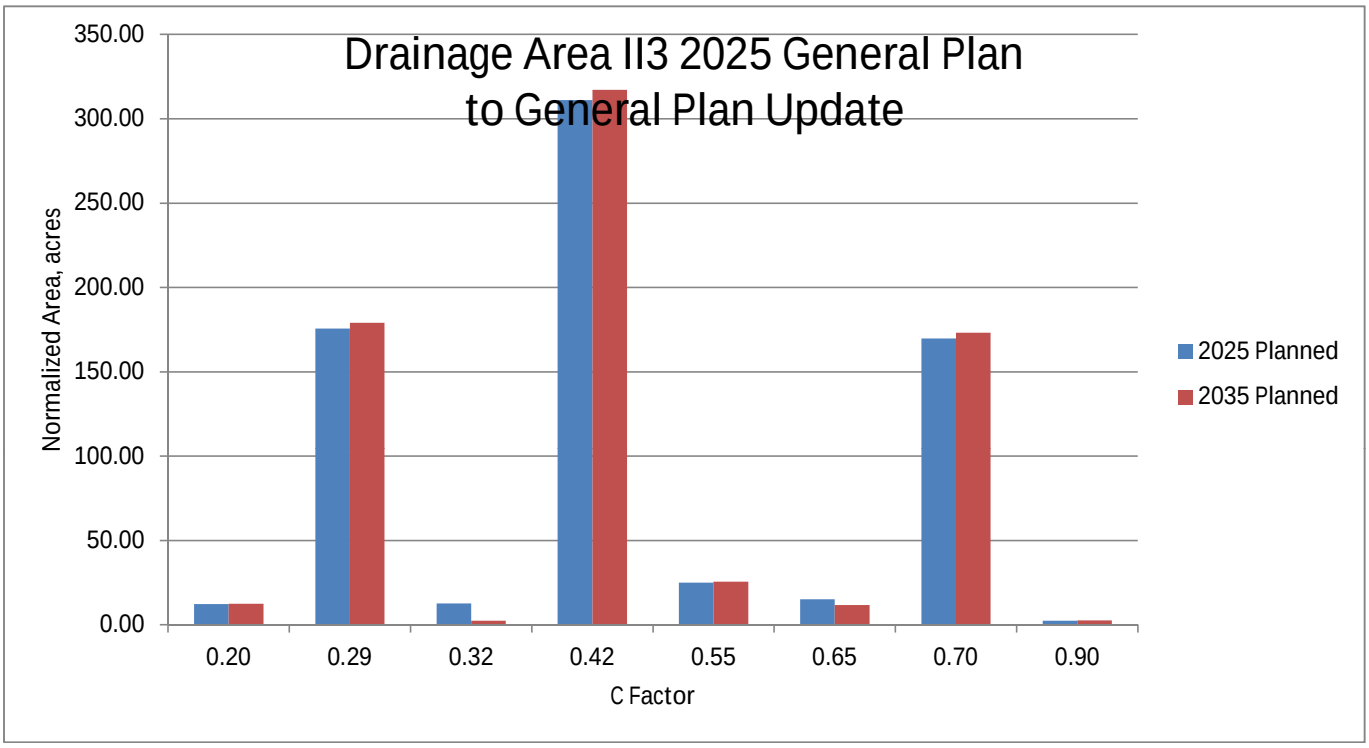

Drainage Area H 2025 General Plan
to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

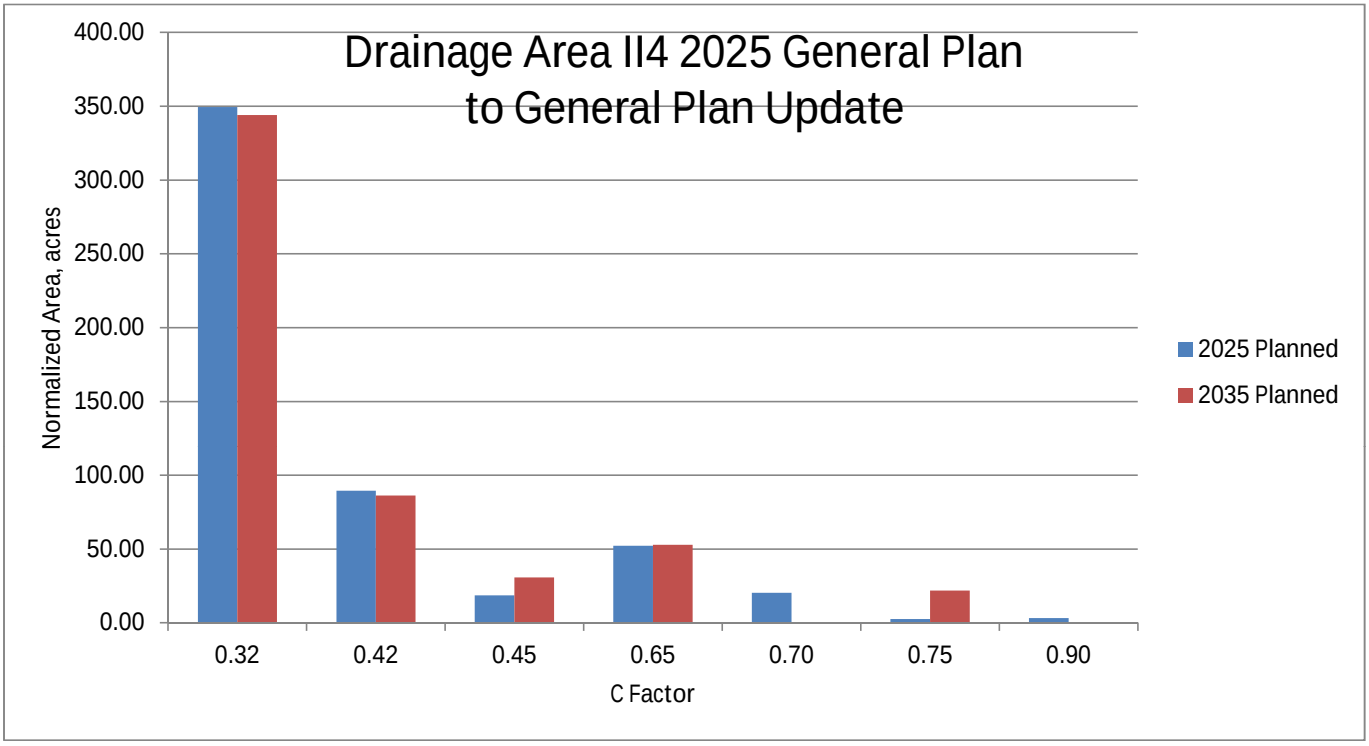

Drainage Area HH 2025 General Plan
to General Plan Update
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.29
0.32
0.42
0.45
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

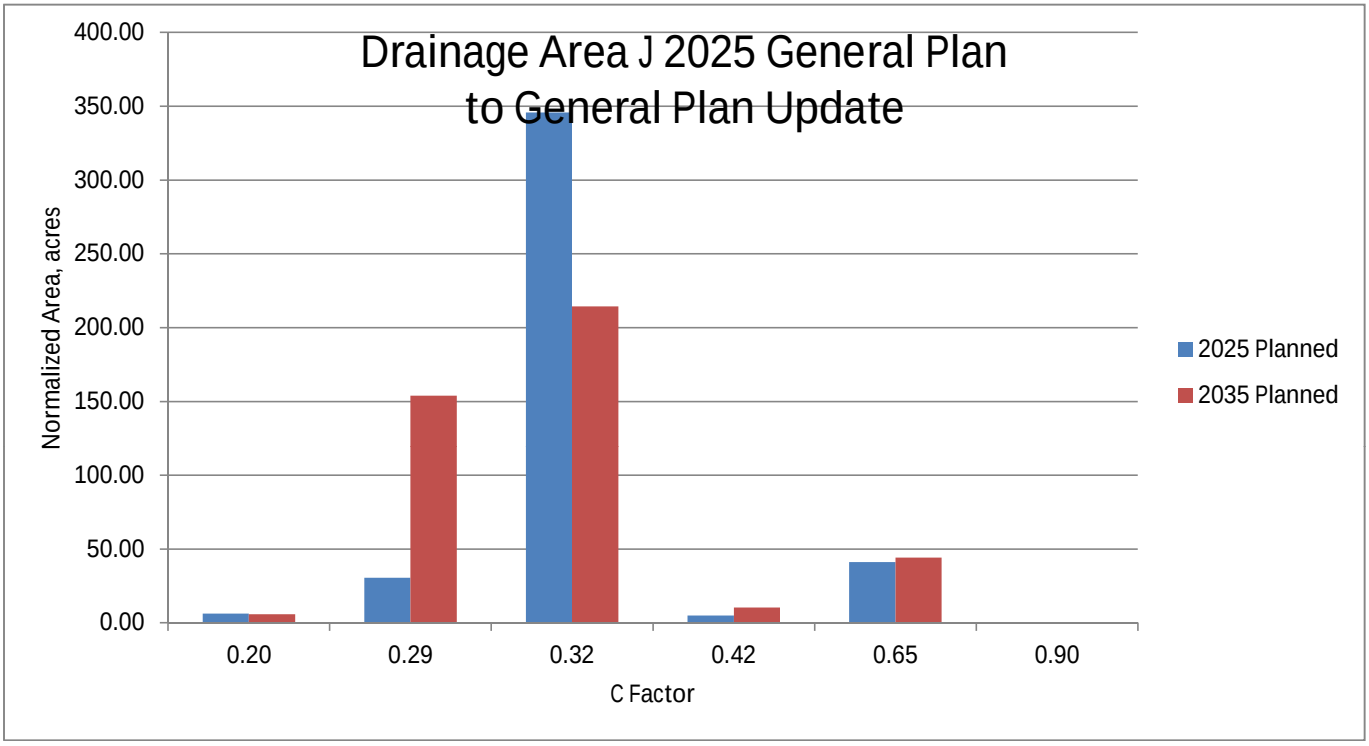

Drainage Area I 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
C Factor
2025 Planned
2035 Planned

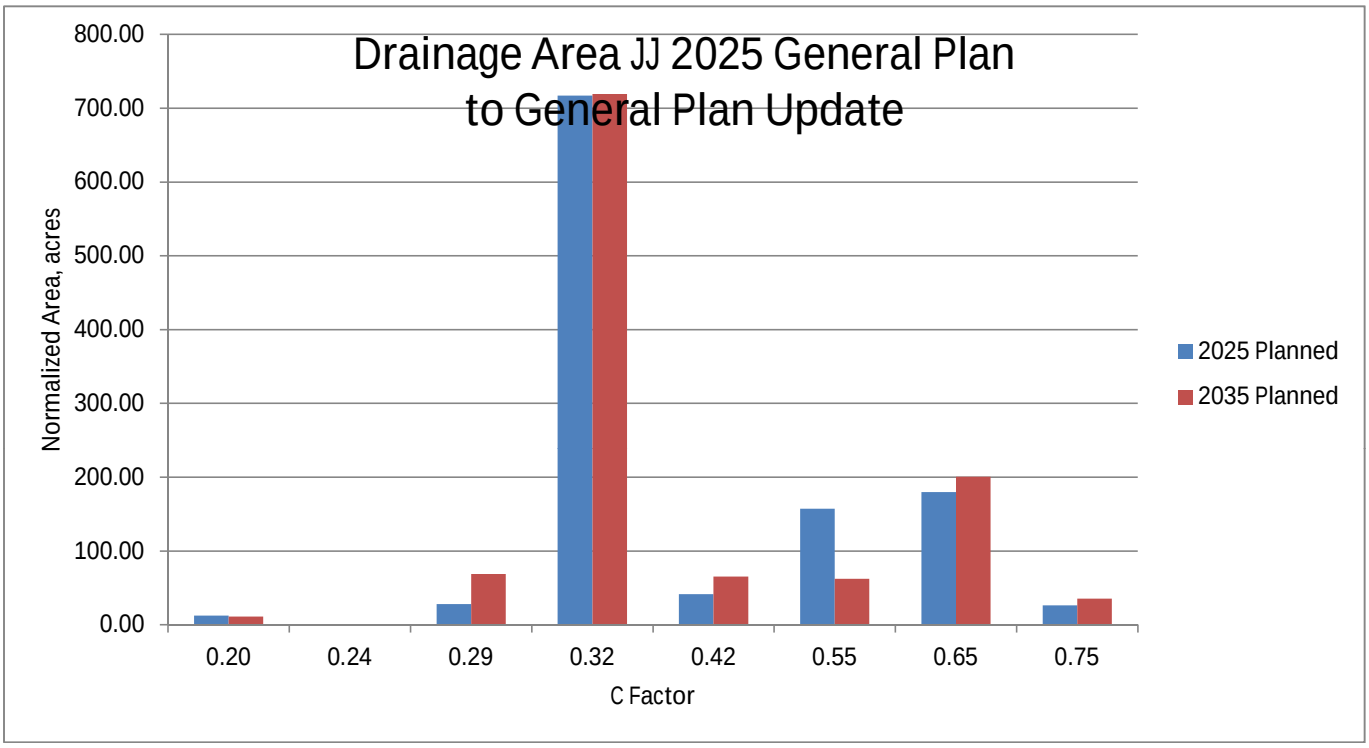

Drainage Area II1 2025 General Plan to General Plan Update
Normalized Area, acres
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
0.20
0.29
0.32
0.35
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

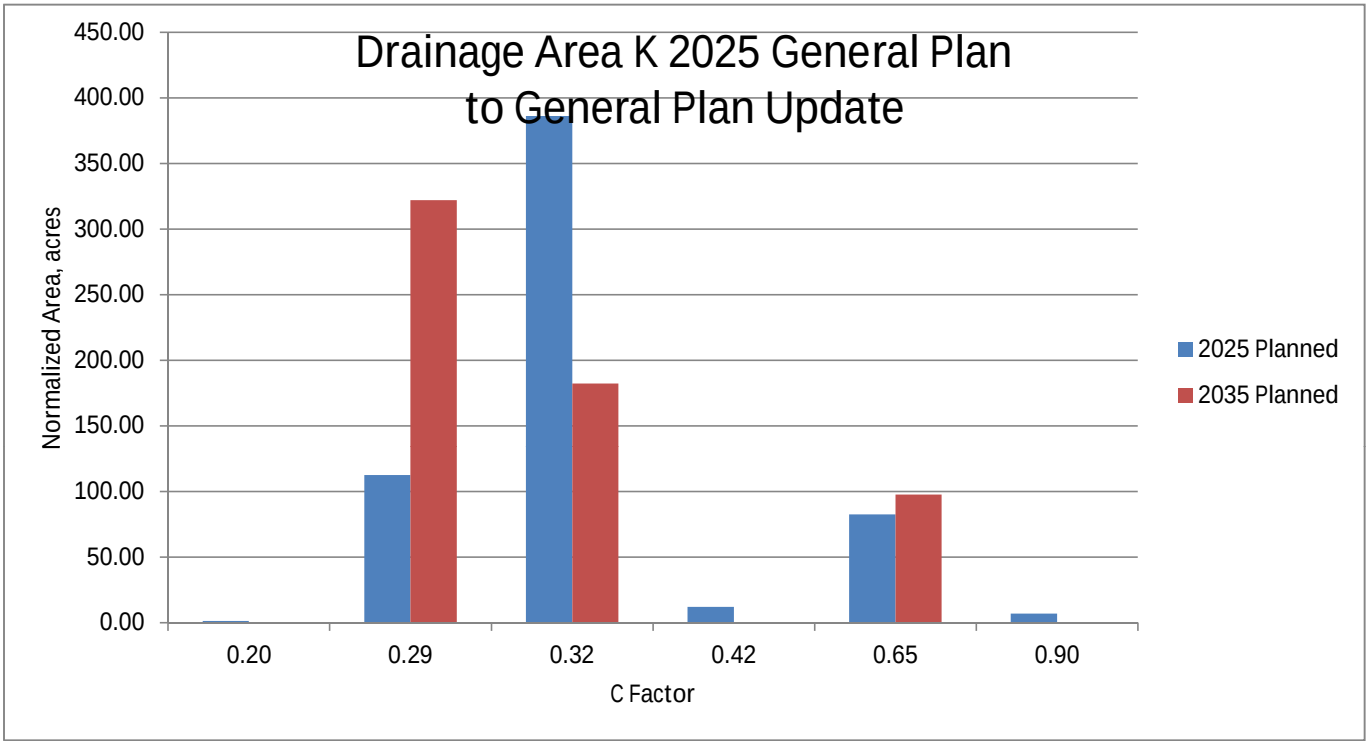

Drainage Area II2 2025 General Plan
to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

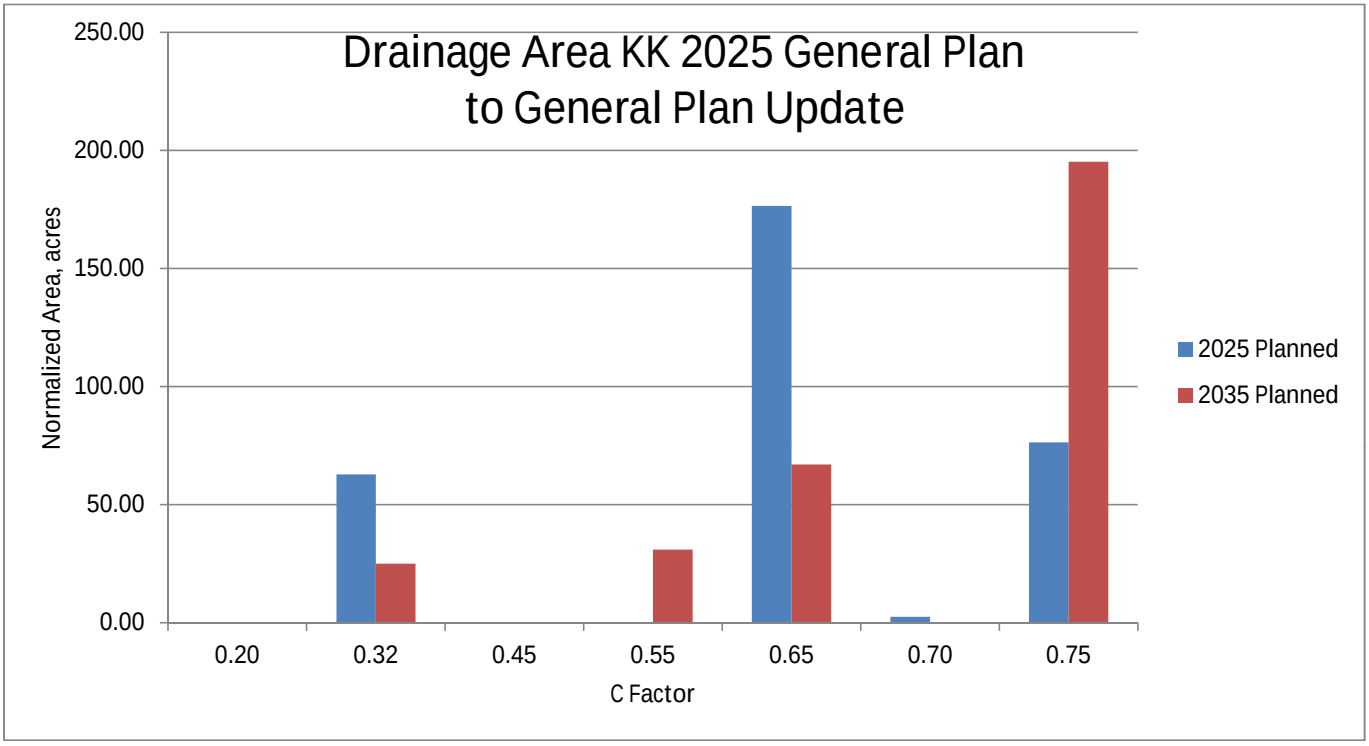

Drainage Area II3 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

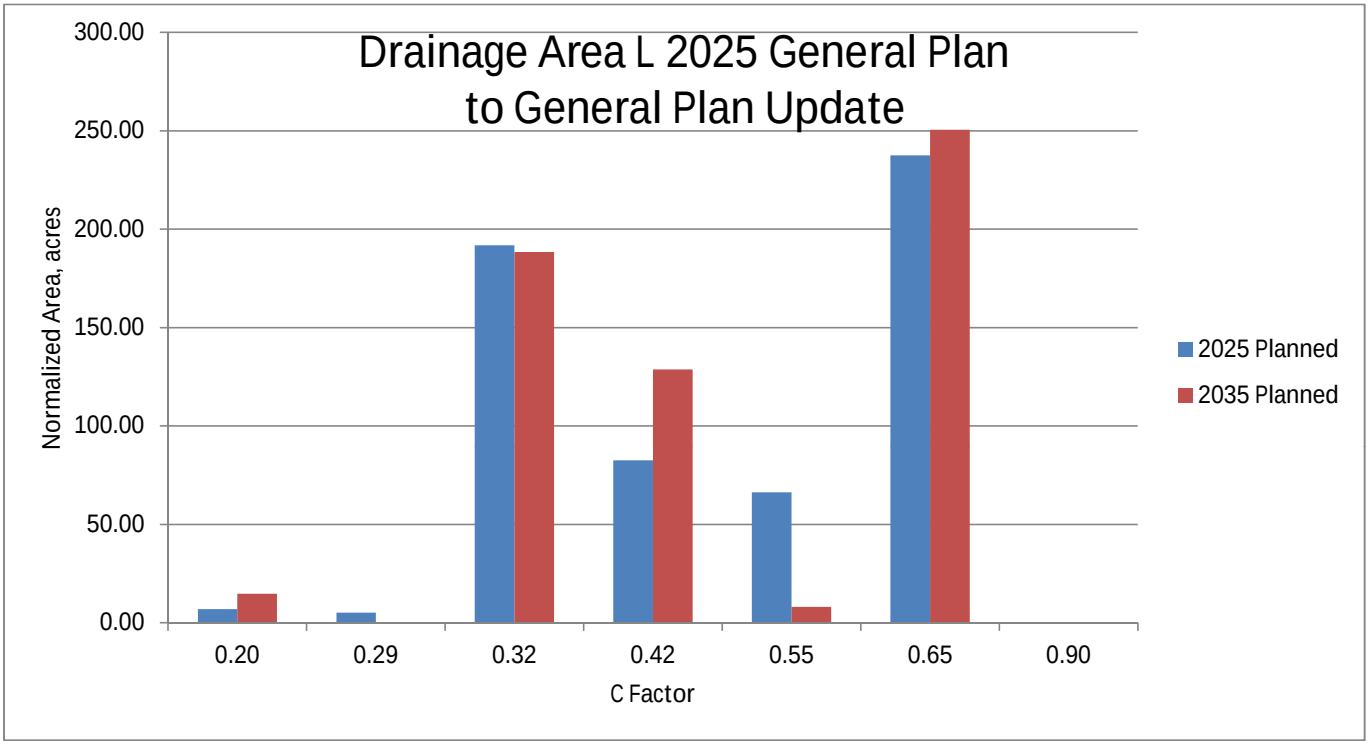

Drainage Area II4 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.32
0.42
0.45
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

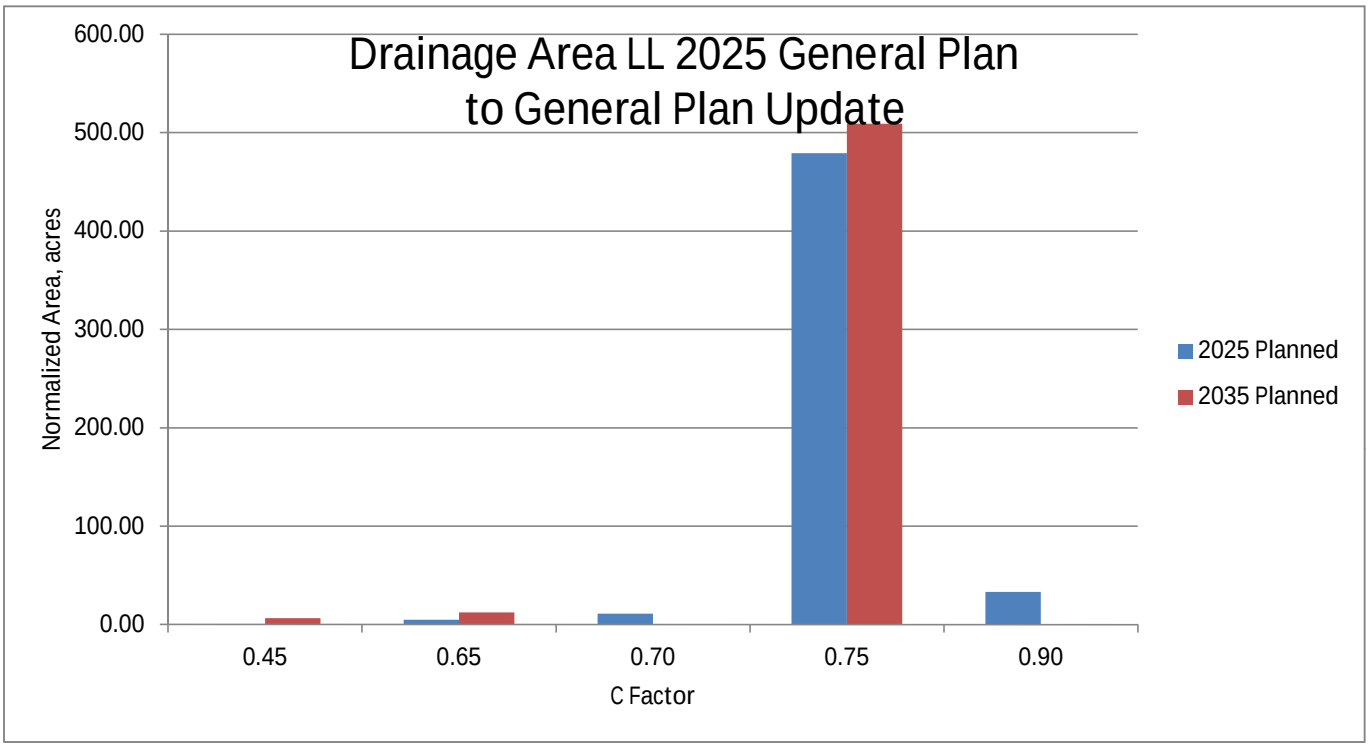

Drainage Area J 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.65
0.90
C Factor
2025 Planned
2035 Planned

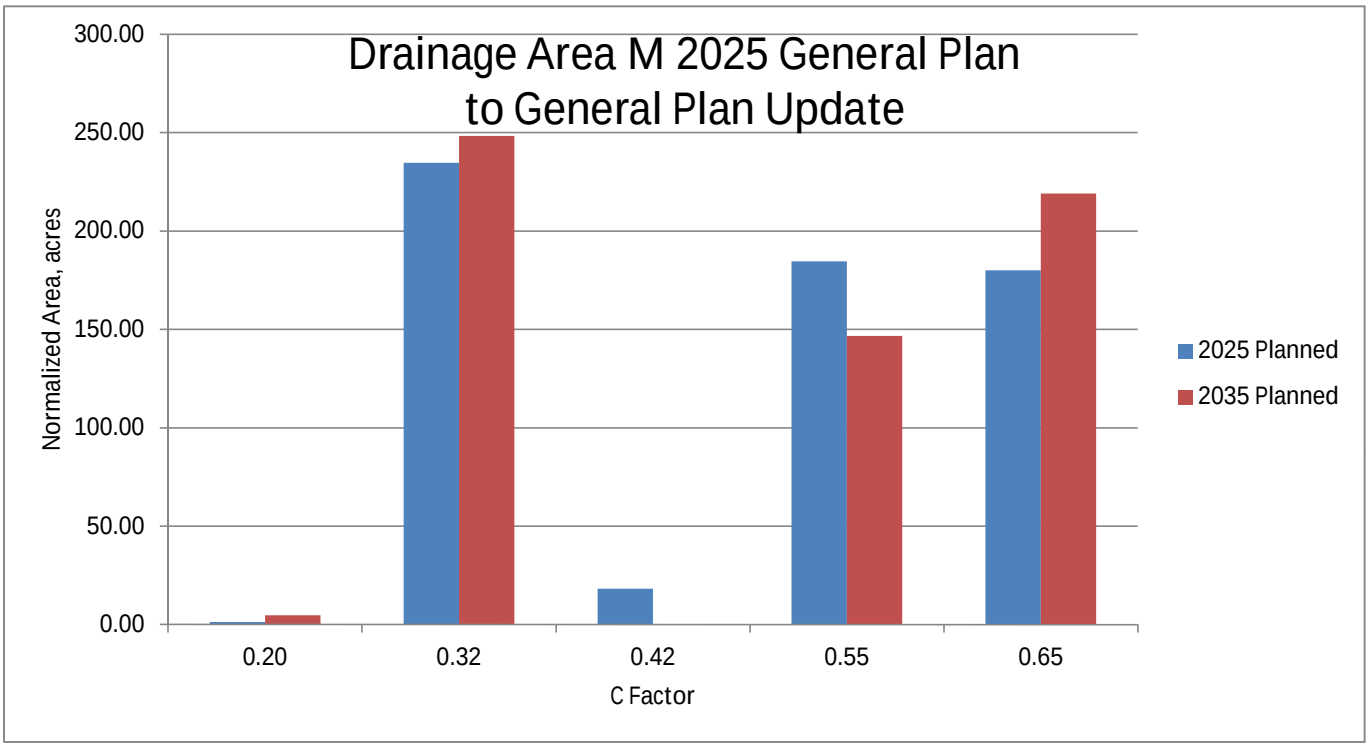

Drainage Area JJ 2025 General Plan
to General Plan Update
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.75
C Factor
2025 Planned
2035 Planned

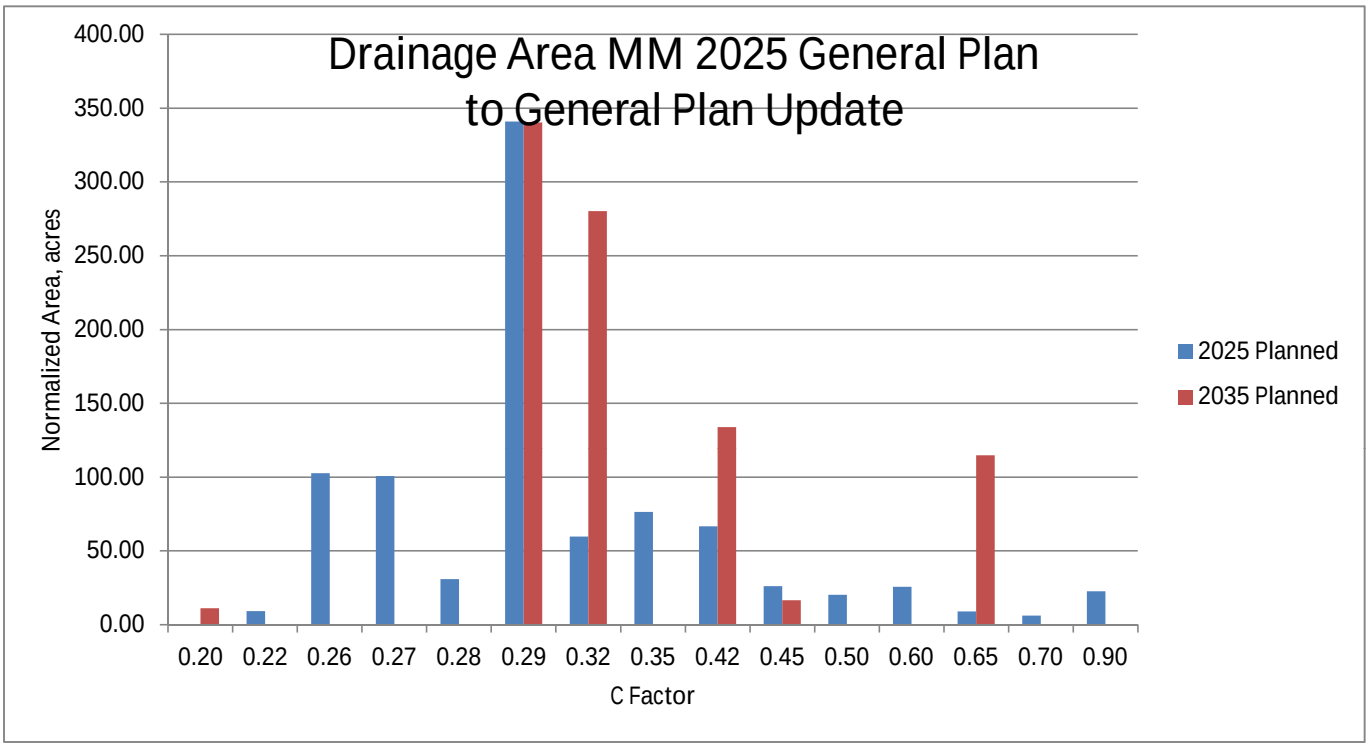

Drainage Area K 2025 General Plan
to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.65
0.90
C Factor
2025 Planned
2035 Planned

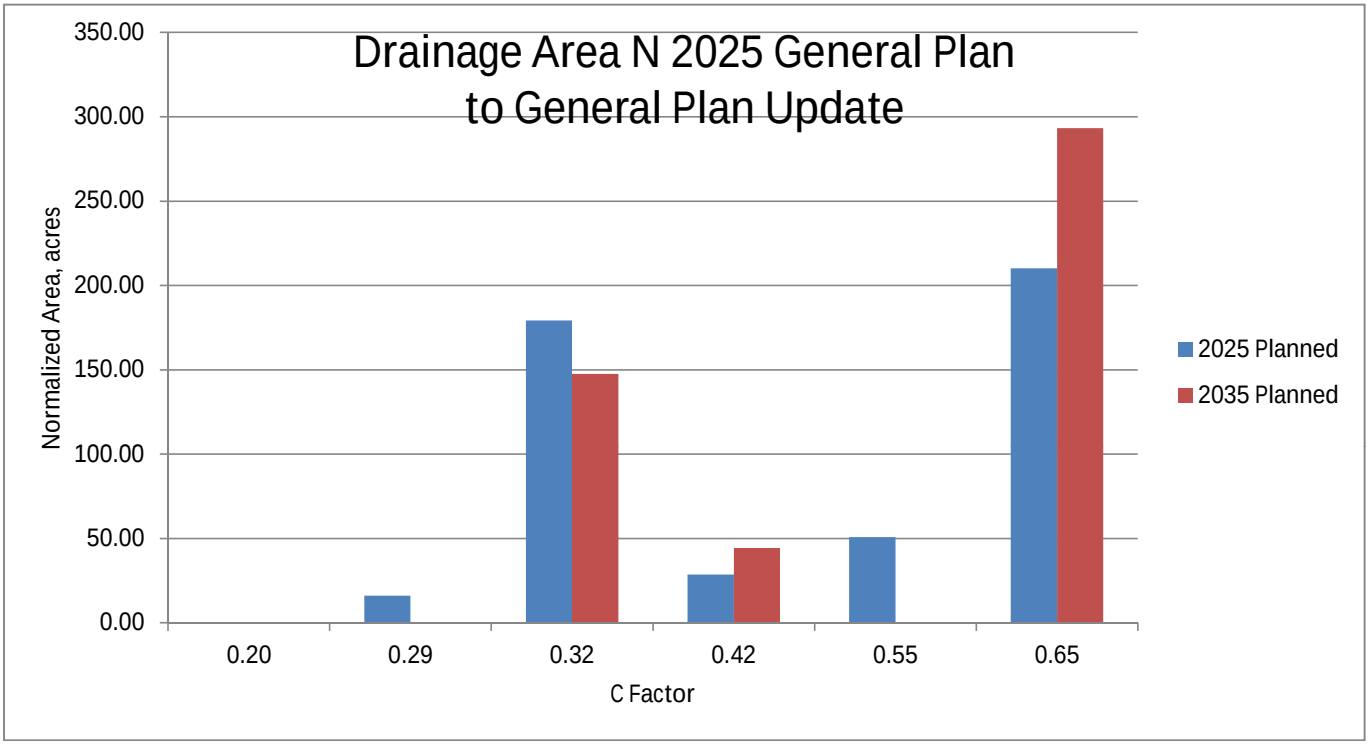

Drainage Area KK 2025 General Plan
to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.32
0.45
0.55
0.65
0.70
0.75
C Factor
2025 Planned
2035 Planned

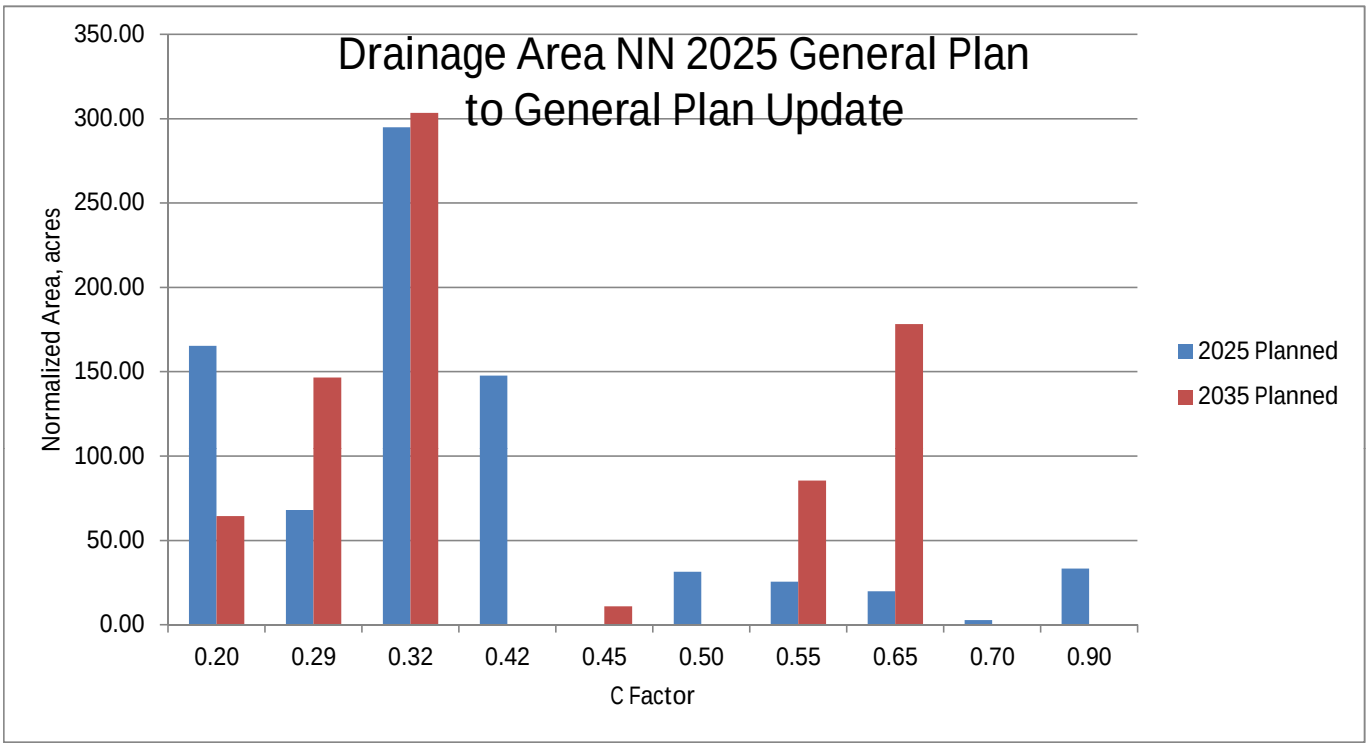

Drainage Area L 2025 General Plan
to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

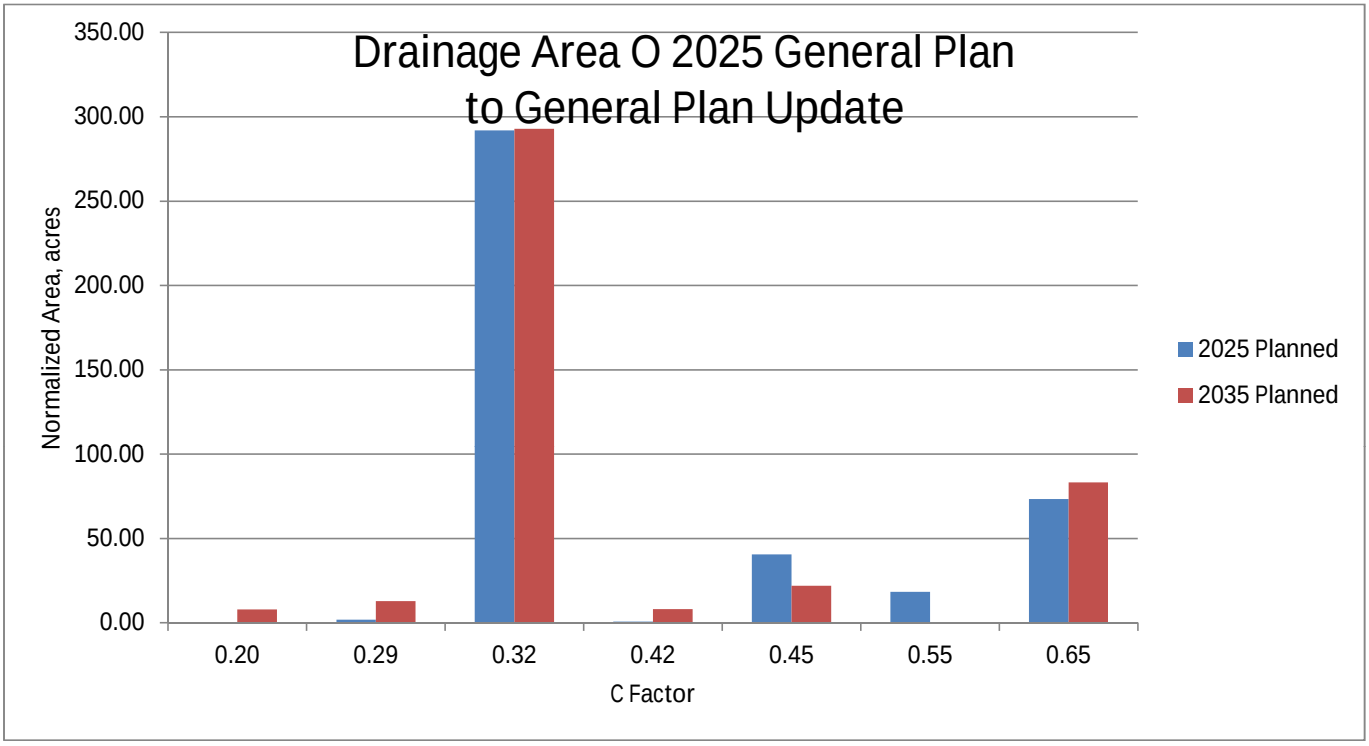

Drainage Area LL 2025 General Plan
to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.45
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

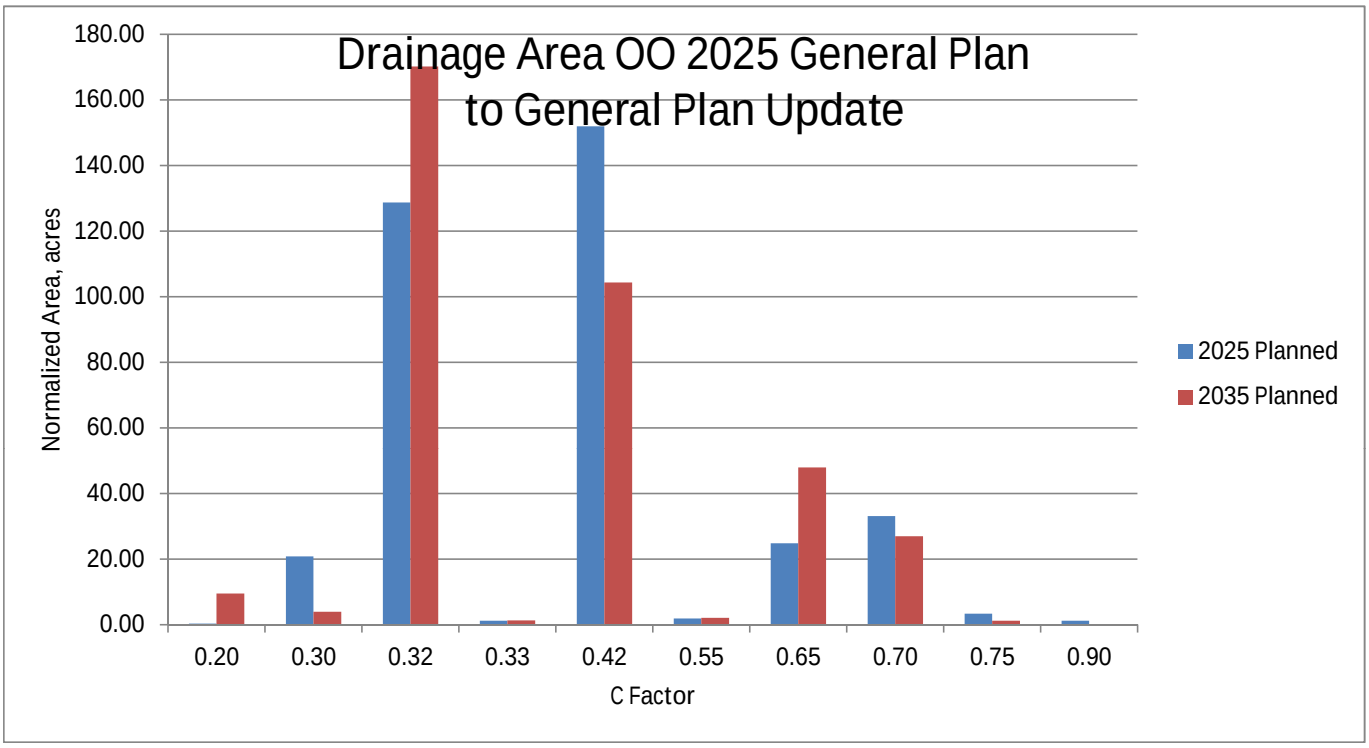

Drainage Area M 2025 General Plan
to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.32
0.42
0.55
0.65
C Factor
2025 Planned
2035 Planned

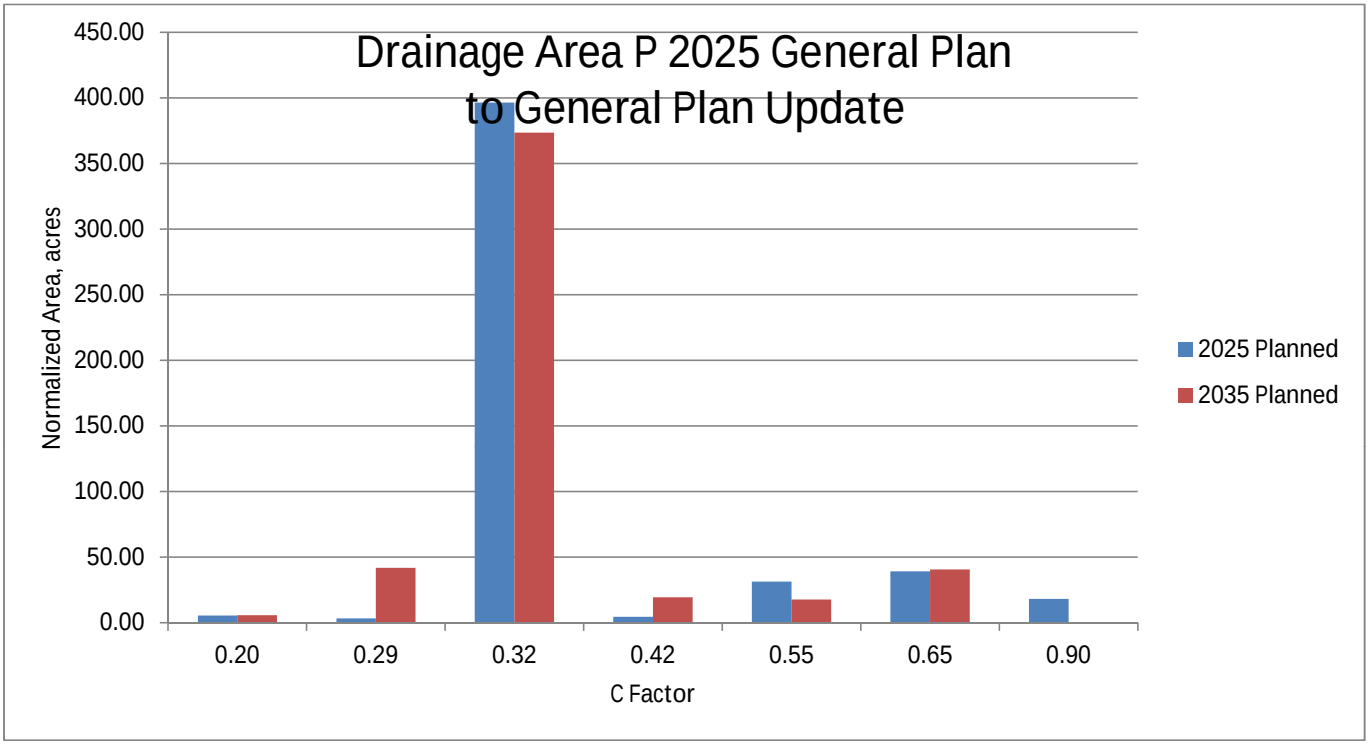

Drainage Area MM 2025 General Plan
to General Plan Update
Normalized Area, acres
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.22
0.26
0.27
0.28
0.29
0.32
0.35
0.42
0.45
0.50
0.60
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

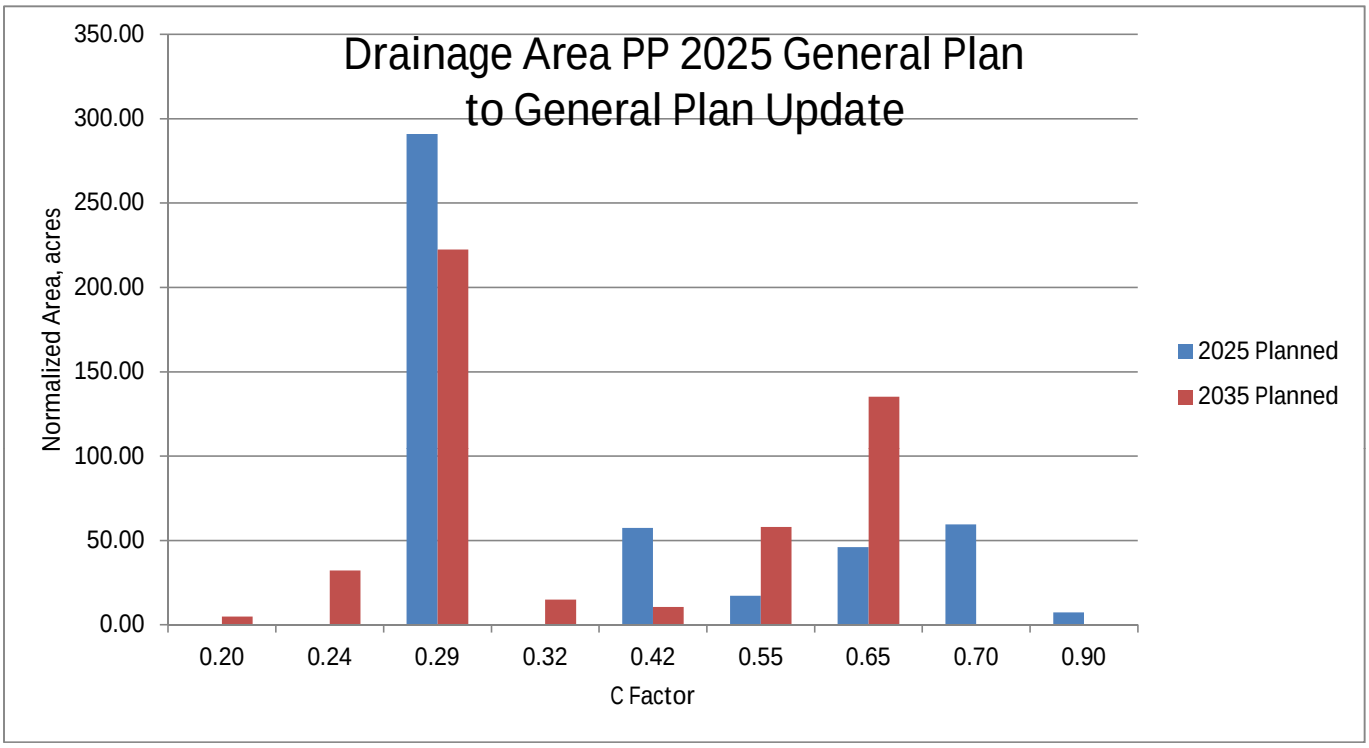

Drainage Area N 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
C Factor
2025 Planned
2035 Planned

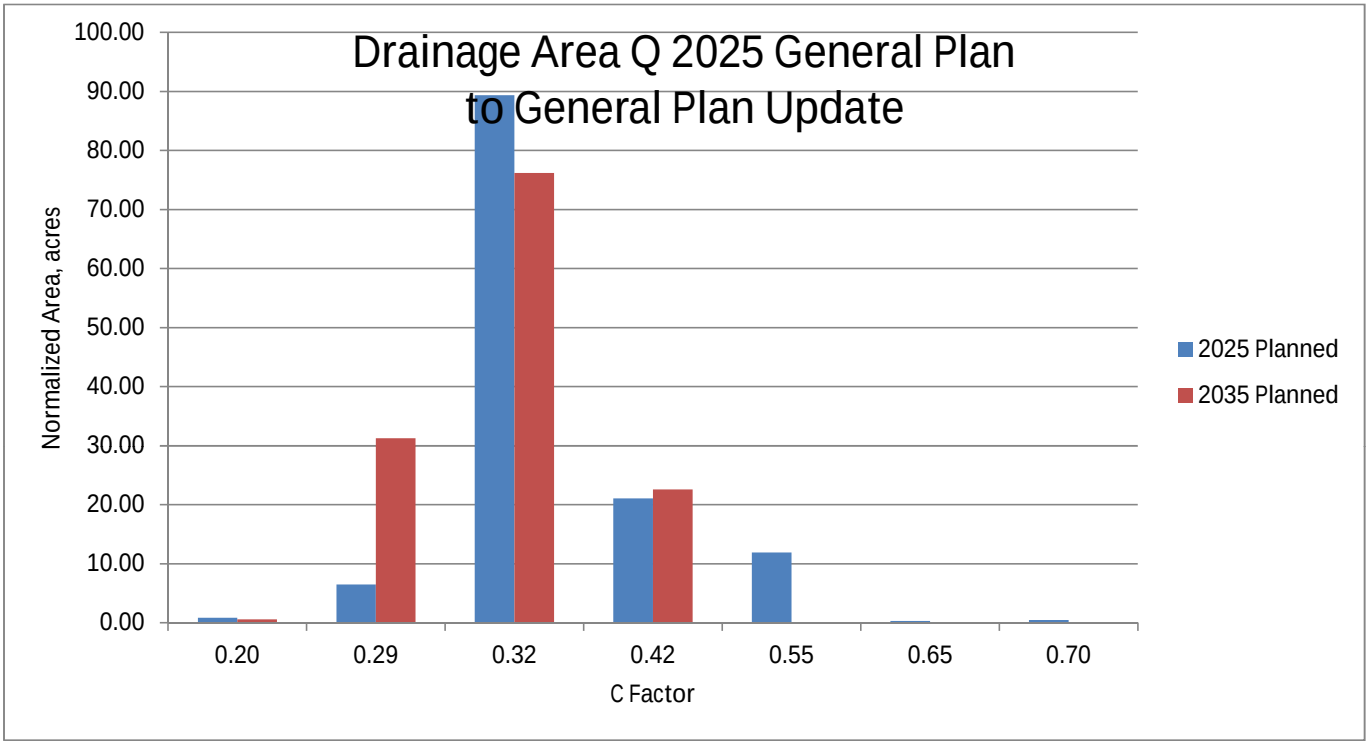

Drainage Area NN 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

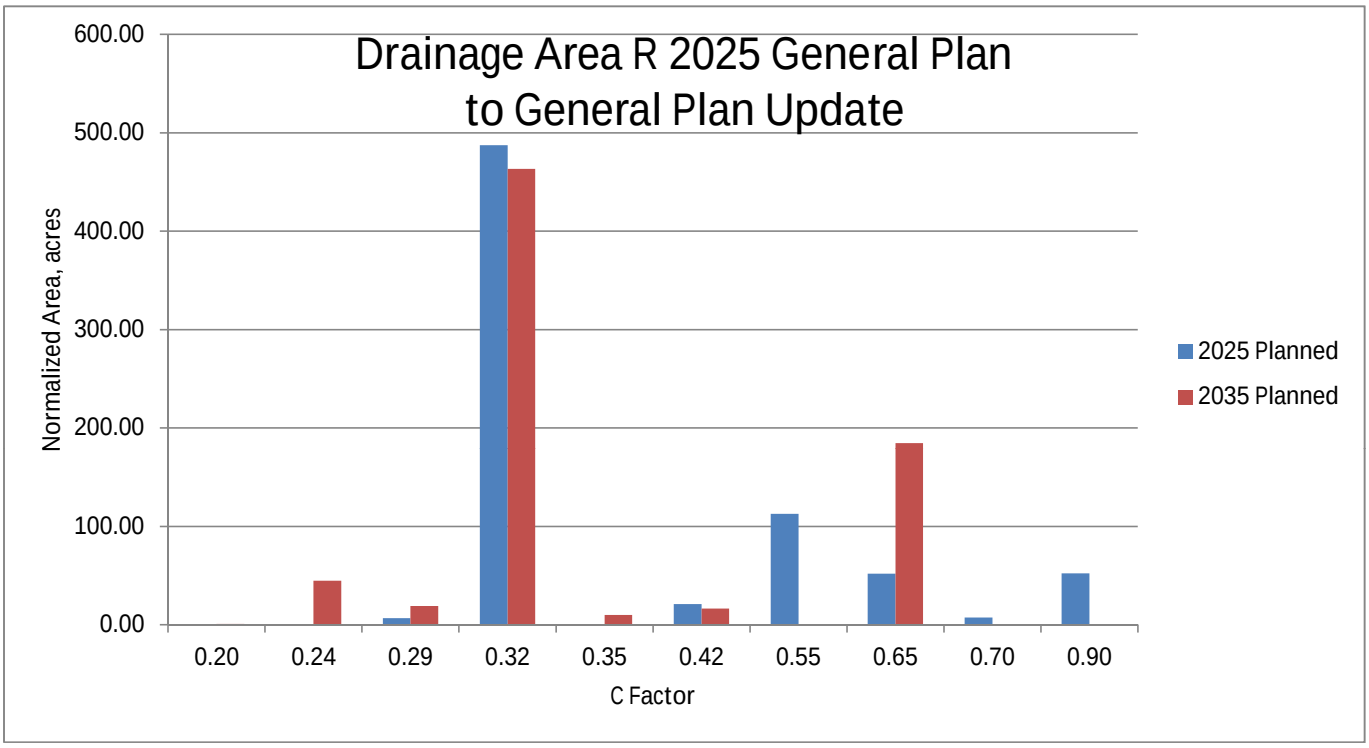

Drainage Area O 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
C Factor
2025 Planned
2035 Planned

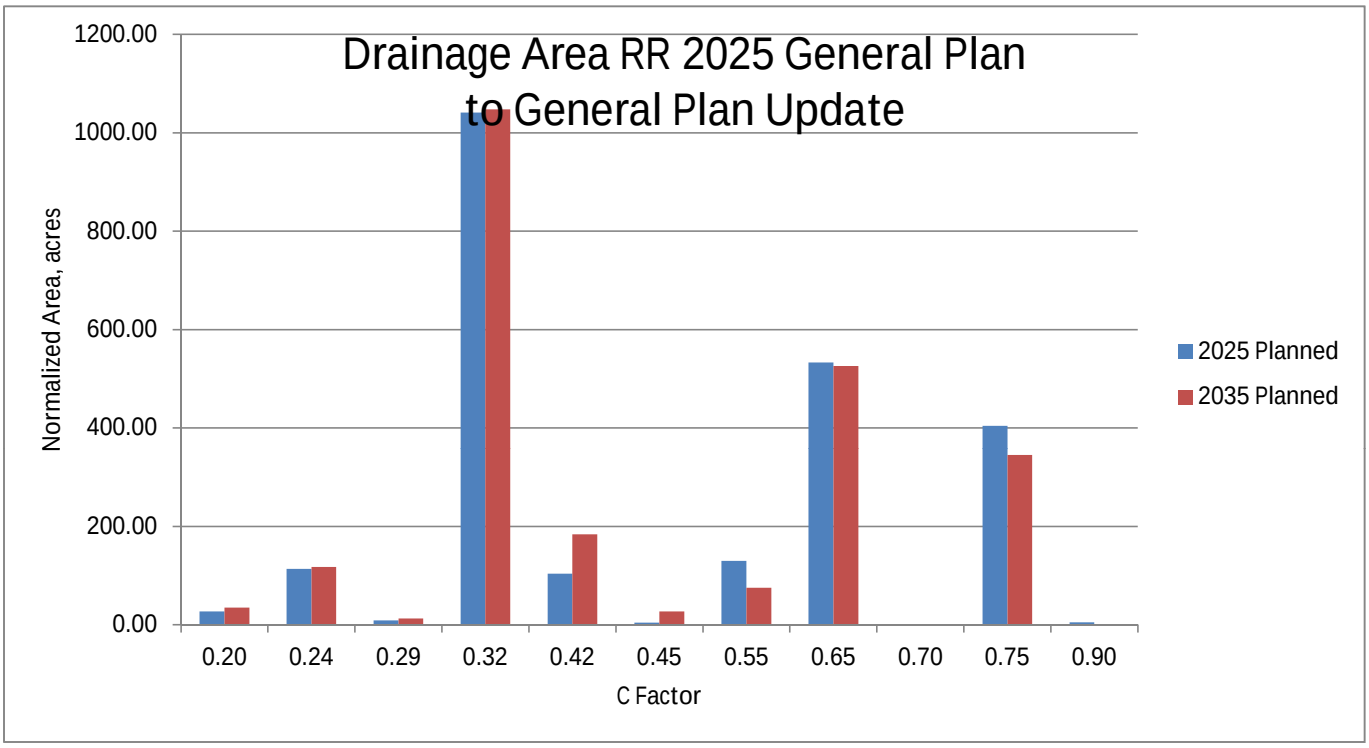

Drainage Area OO 2025 General Plan to General Plan Update
Normalized Area, acres
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.30
0.32
0.33
0.42
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

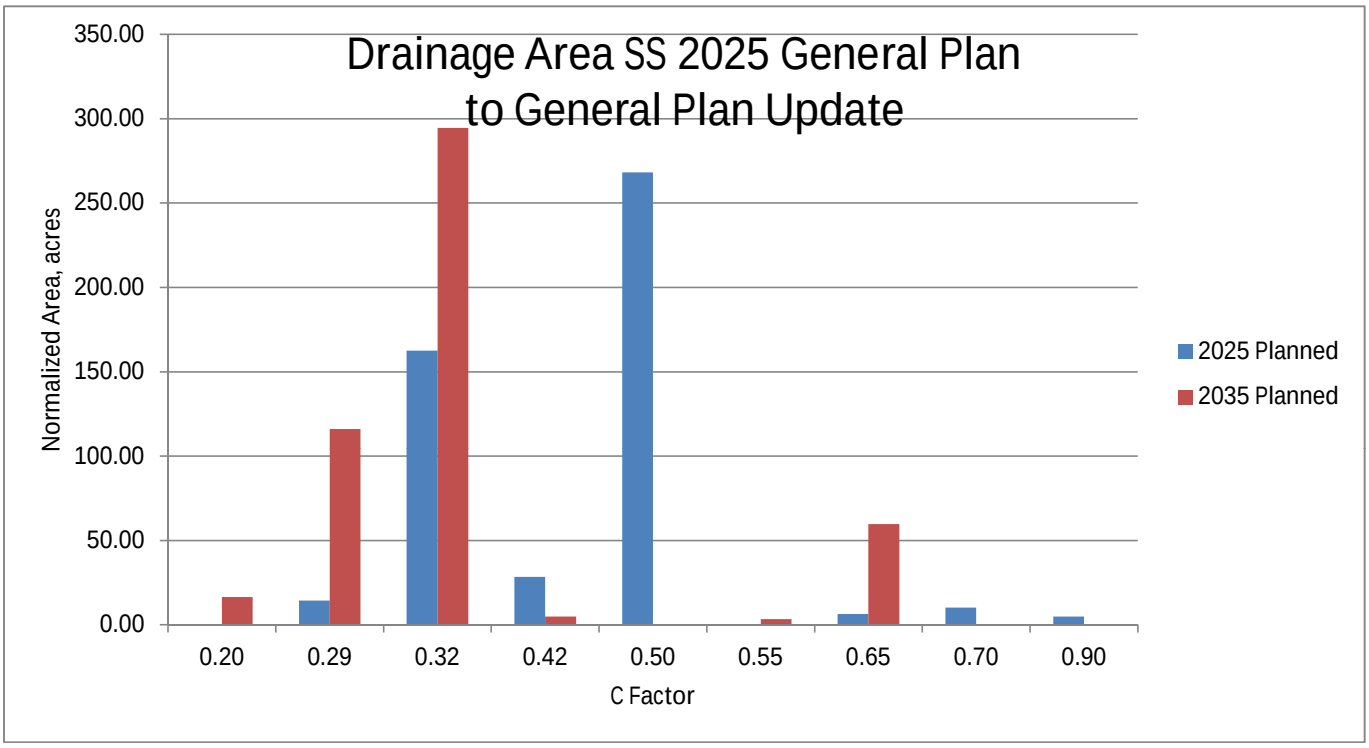

Drainage Area P 2025 General Plan
to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned

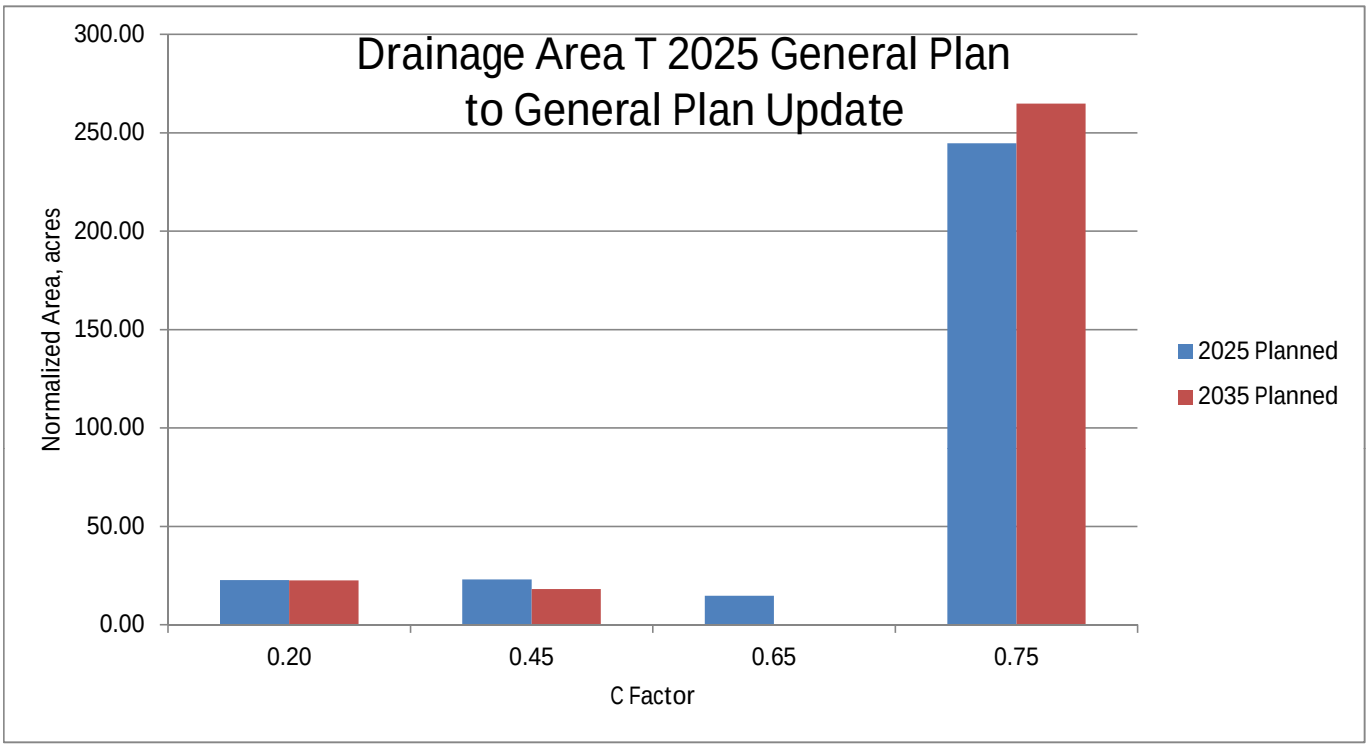

Drainage Area PP 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

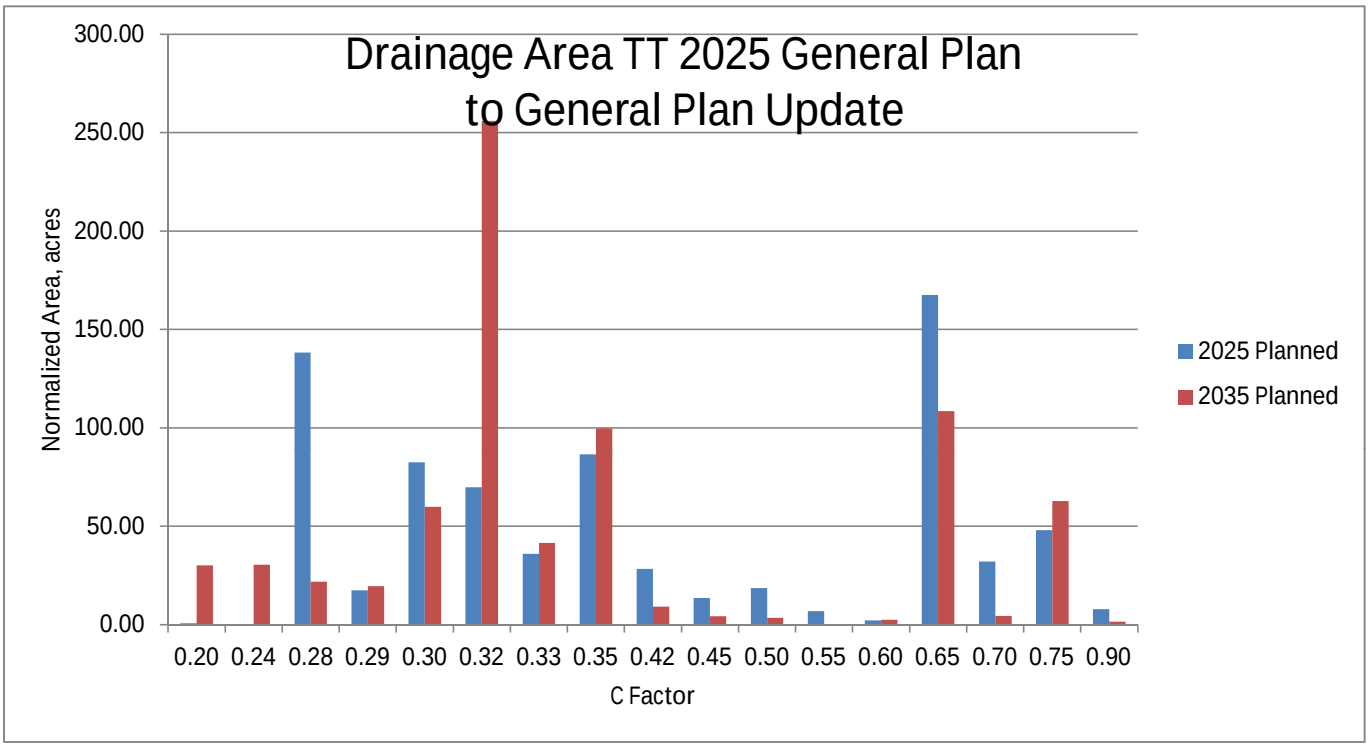

Drainage Area Q 2025 General Plan to General Plan Update
Normalized Area, acres
100.00
90.00
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
0.00
0.20
0.29
0.32
0.42
0.55
0.65
0.70
C Factor
2025 Planned
2035 Planned

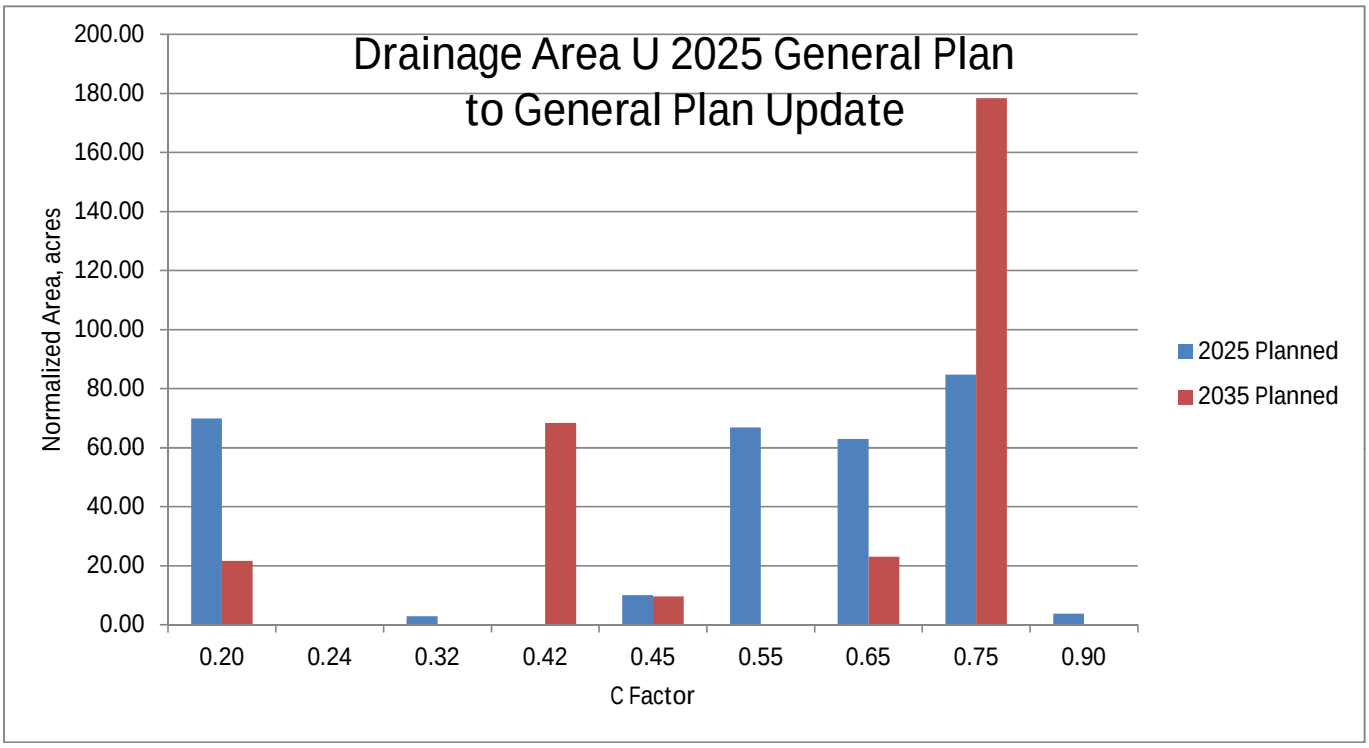

Drainage Area R 2025 General Plan
to General Plan Update
600.00
500.00
400.00
300.00
200.00
100.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.35
0.42
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

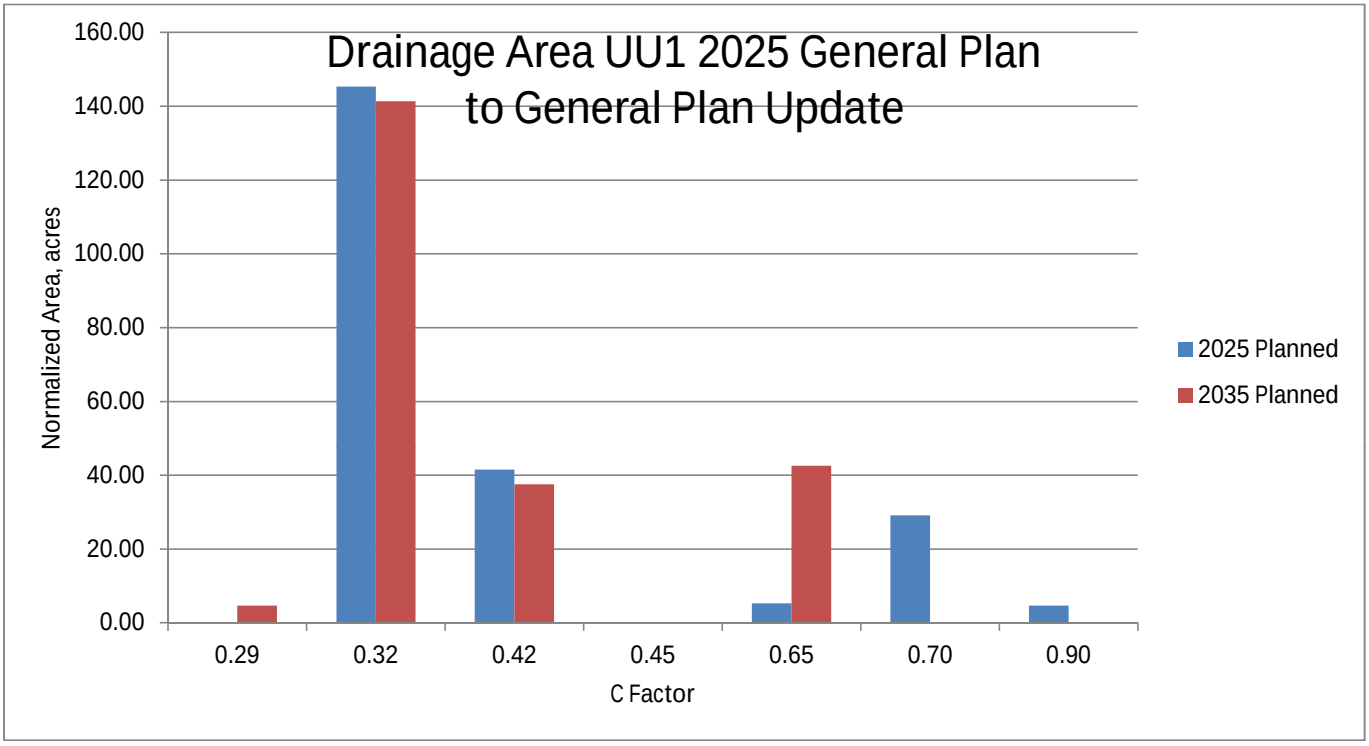

Drainage Area RR 2025 General Plan to General Plan Update
Normalized Area, acres
1200.00
1000.00
800.00
600.00
400.00
200.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

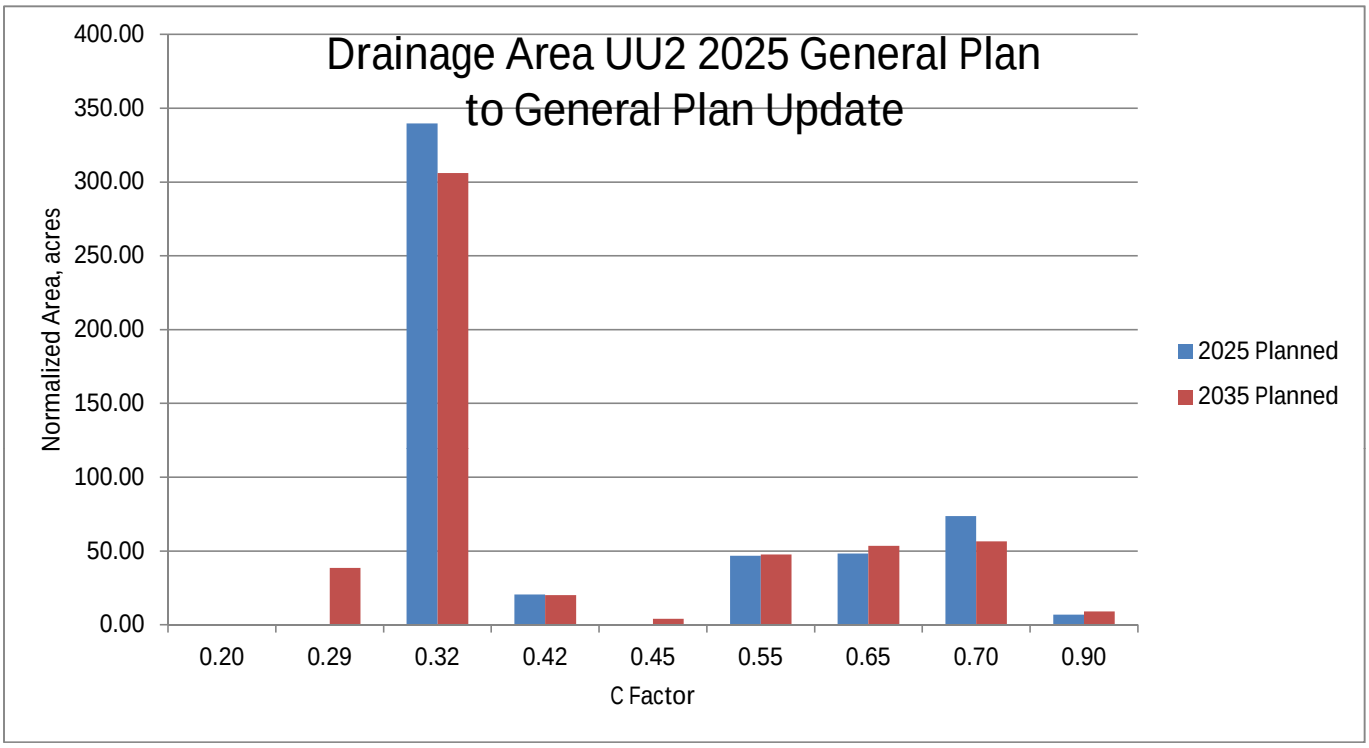

Drainage Area SS 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

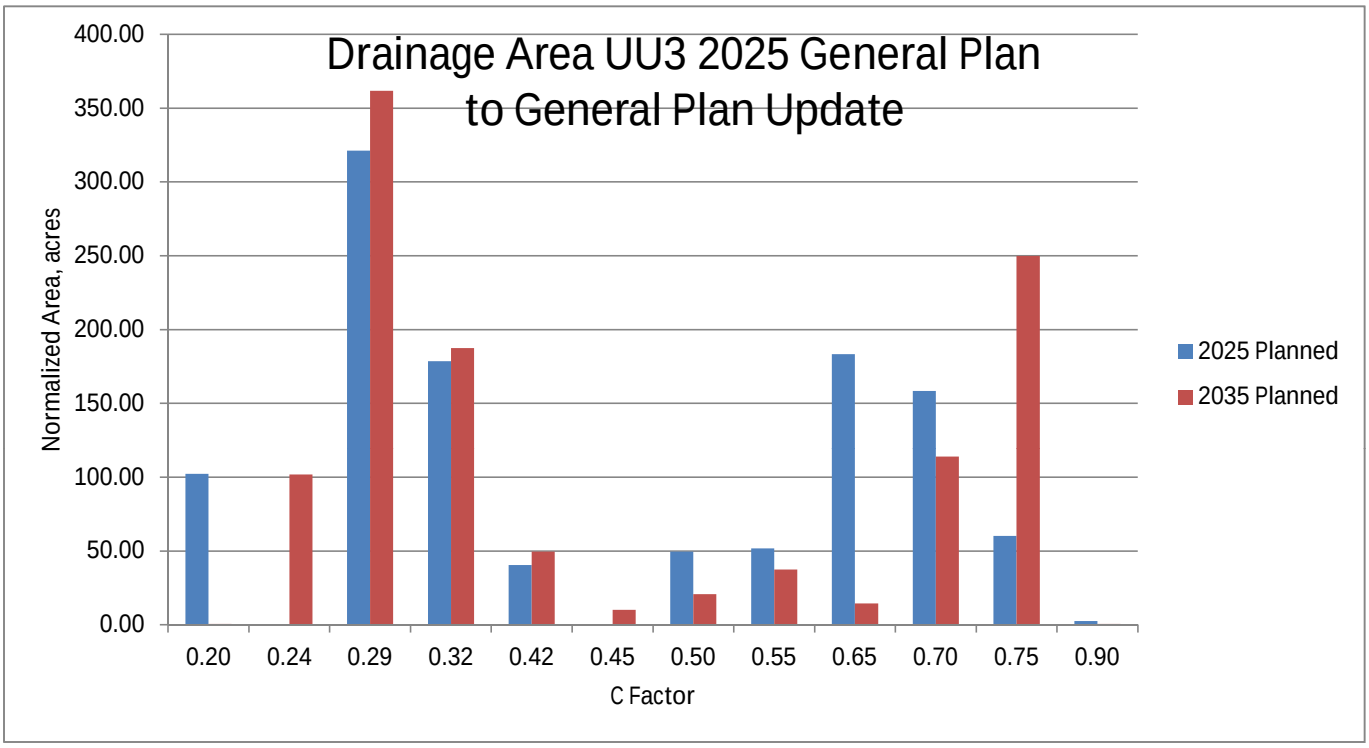

Drainage Area T 2025 General Plan
to General Plan Update
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.45
0.65
0.75
C Factor
2025 Planned
2035 Planned

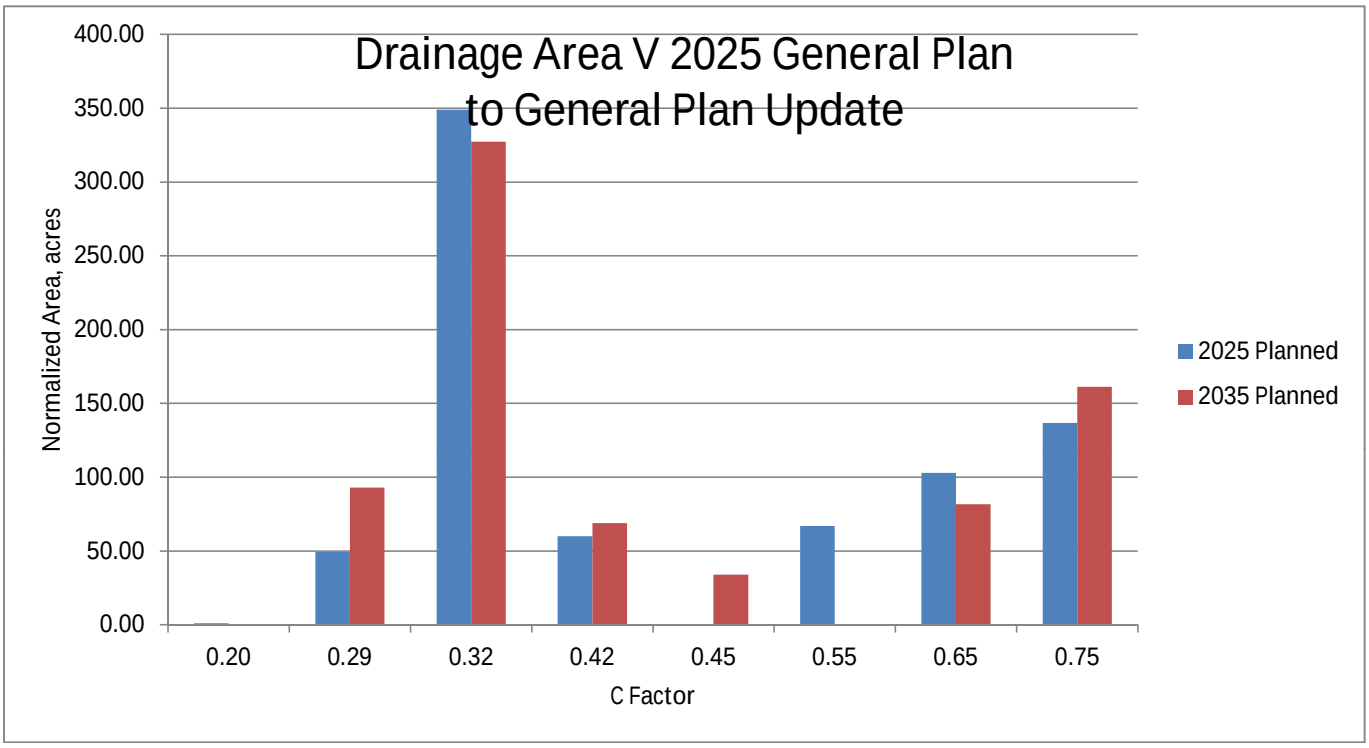

Drainage Area TT 2025 General Plan
to General Plan Update
Normalized Area, acres
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.28
0.29
0.30
0.32
0.33
0.35
0.42
0.45
0.50
0.55
0.60
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

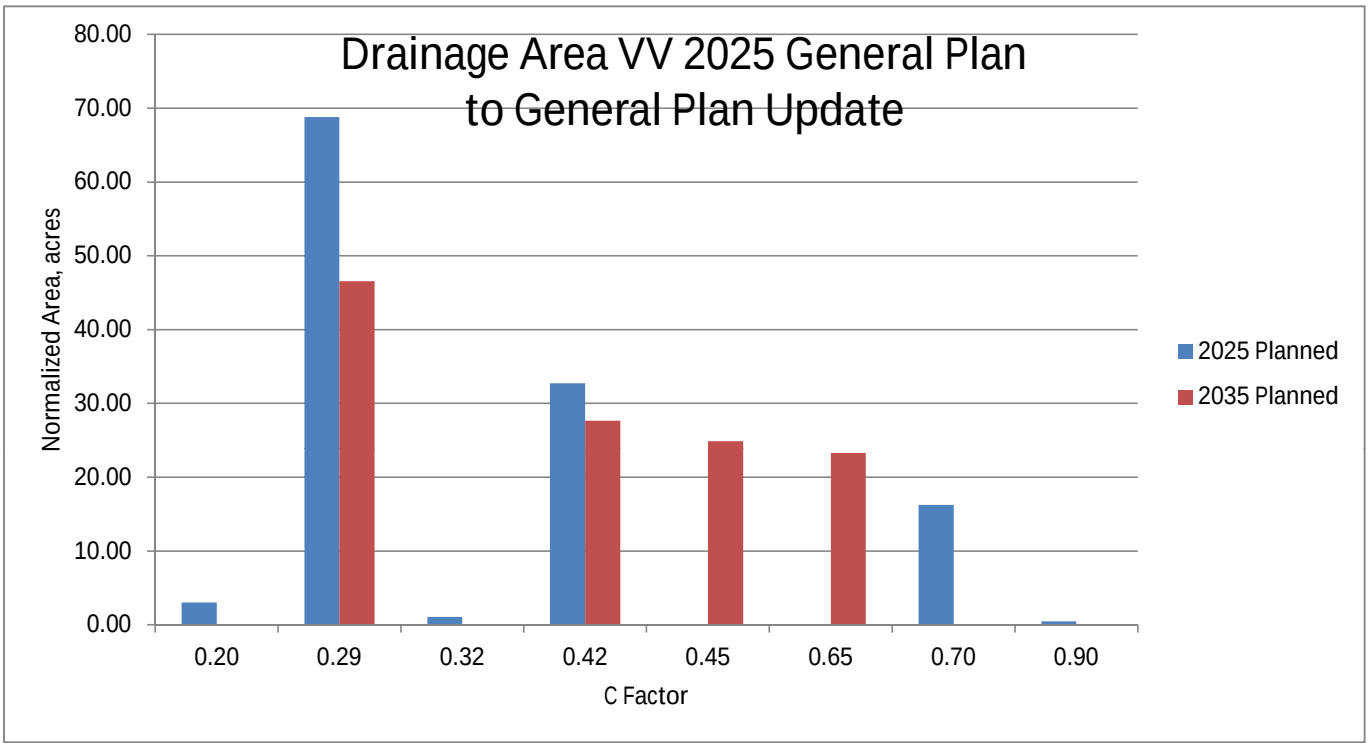

Drainage Area U 2025 General Plan
to General Plan Update
Normalized Area, acres
200.00
180.00
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
0.20
0.24
0.32
0.42
0.45
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

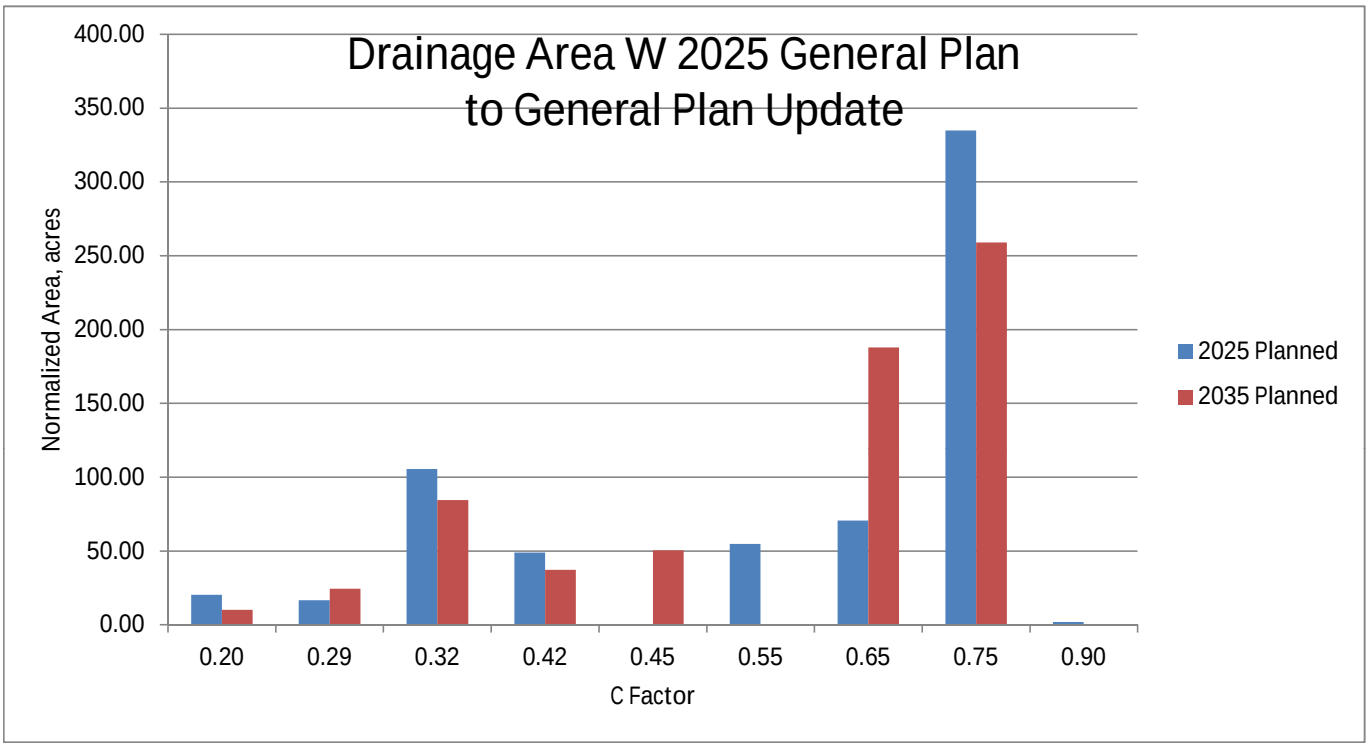

Drainage Area UU1 2025 General Plan
to General Plan Update
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.29
0.32
0.42
0.45
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

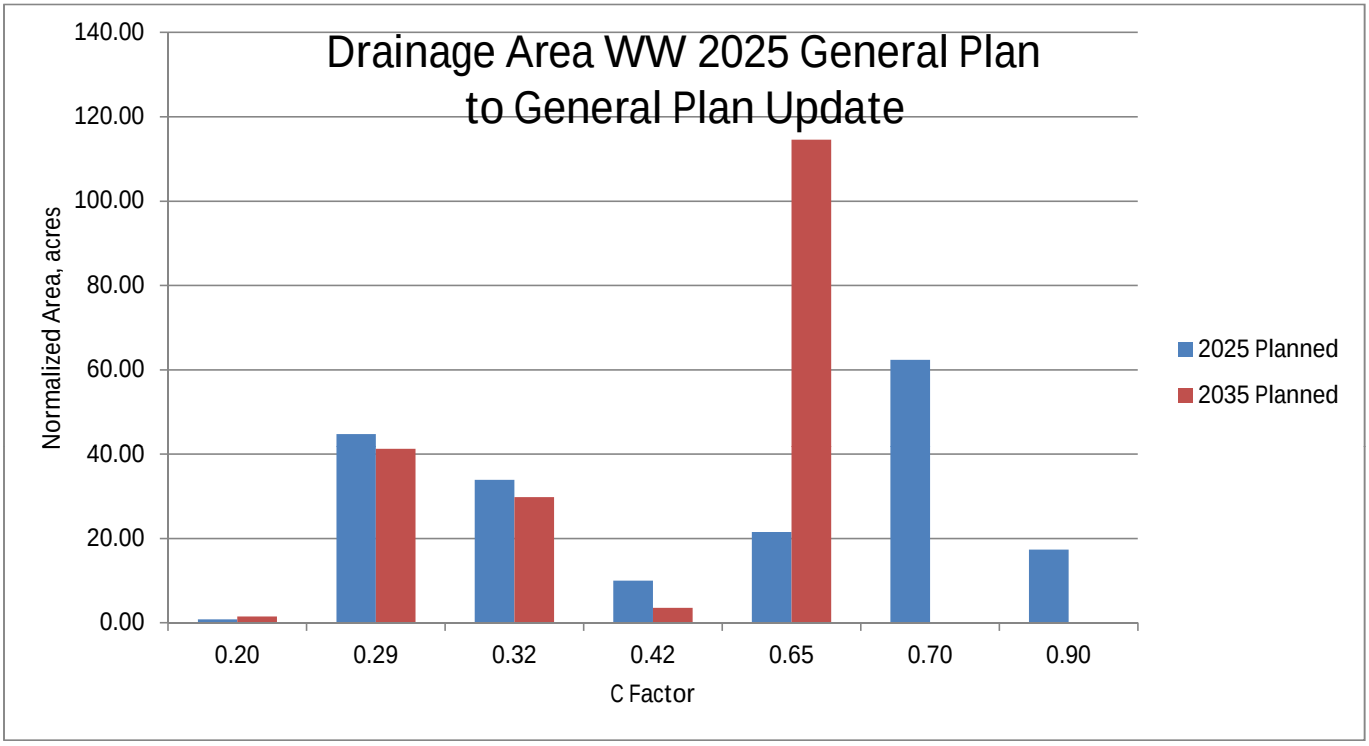

Drainage Area UU2 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

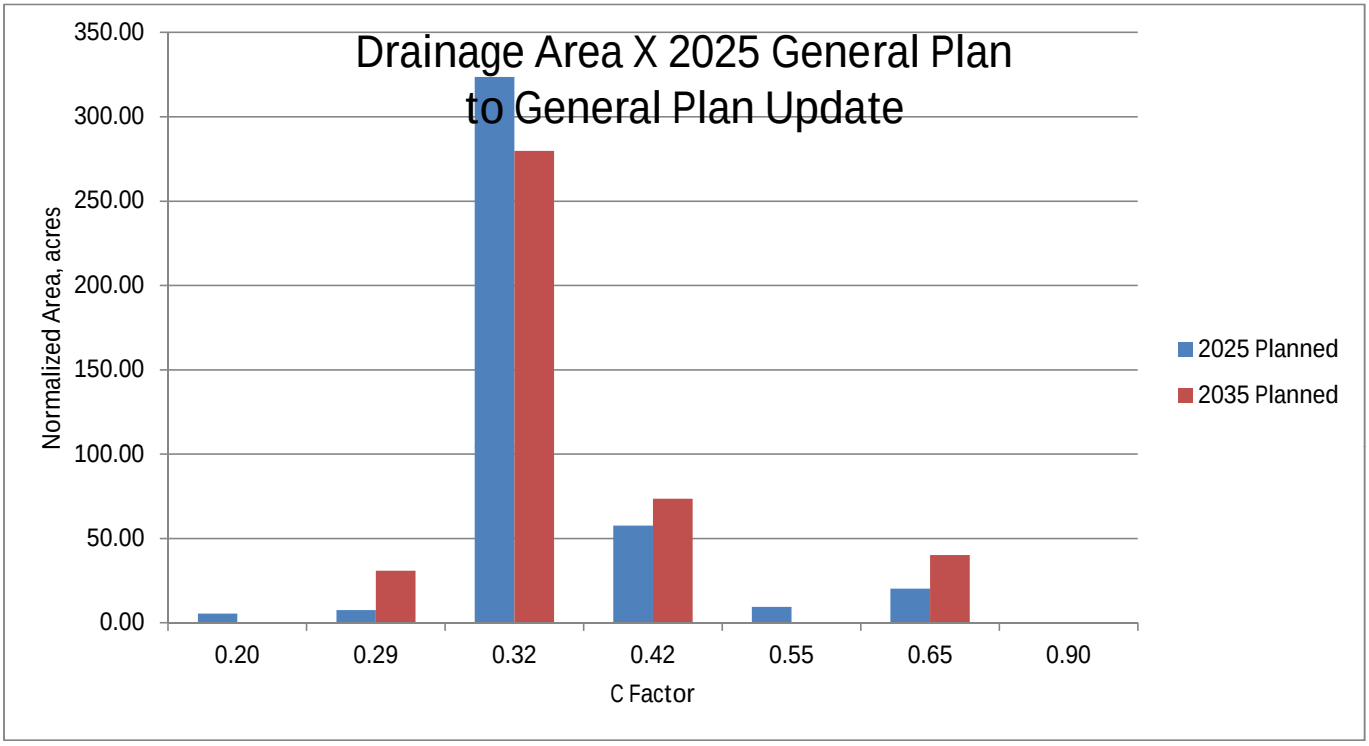

Drainage Area UU3 2025 General Plan
to General Plan Update
Normalized Area, acres
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
0.20
0.24
0.29
0.32
0.42
0.45
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned

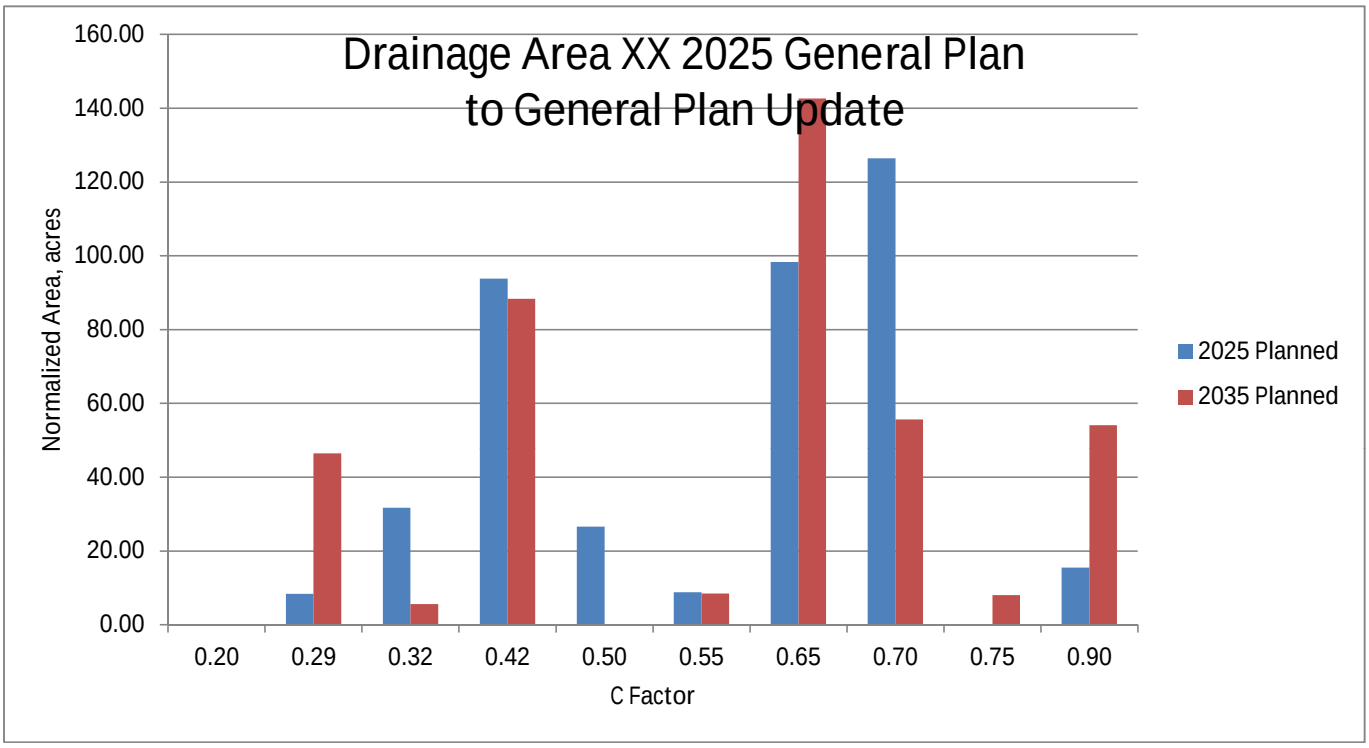

Drainage Area V 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.75
C Factor
2025 Planned
2035 Planned

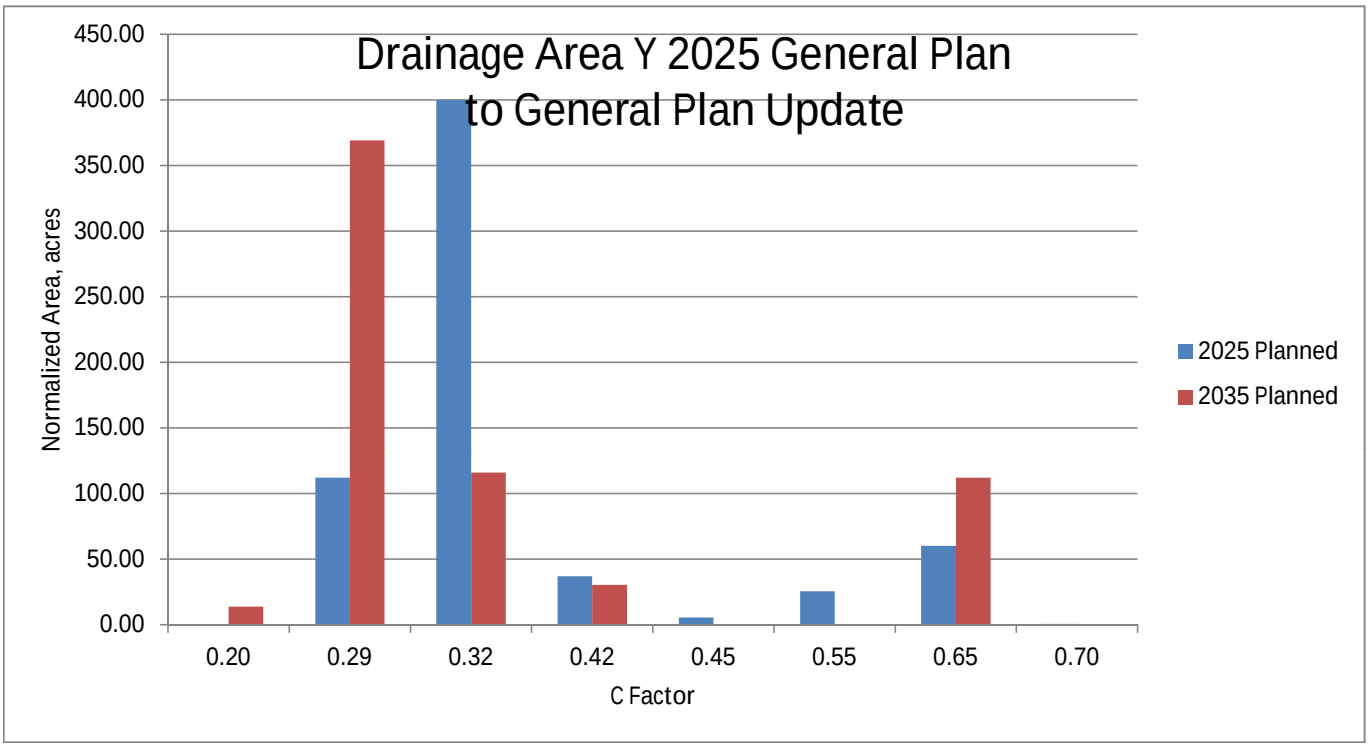

Drainage Area VV 2025 General Plan
to General Plan Update
Normalized Area, acres
80.00
70.00
60.00
50.00
40.00
30.00
20.00
10.00
0.00
0.20
0.29
0.32
0.42
0.45
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned

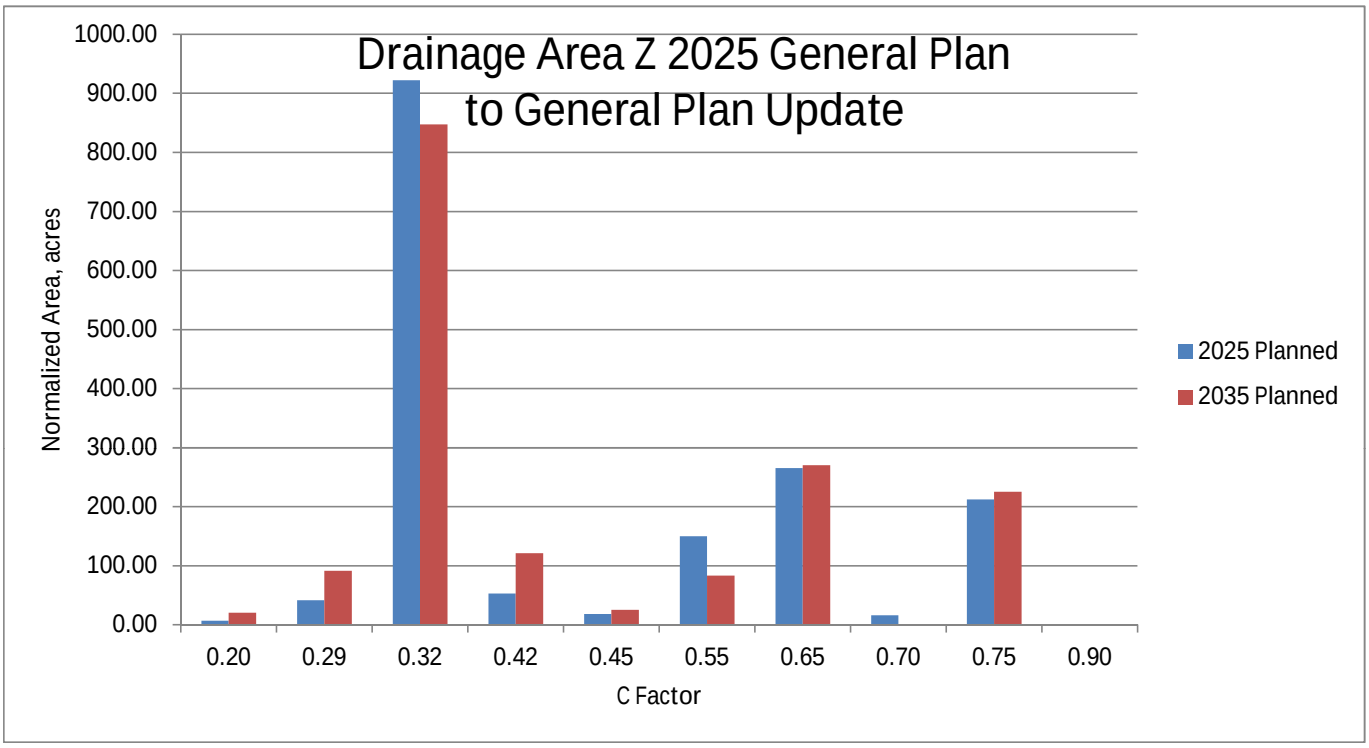

Drainage Area W 2025 General Plan
to General Plan Update
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.75
0.90
C Factor
2025 Planned
2035 Planned

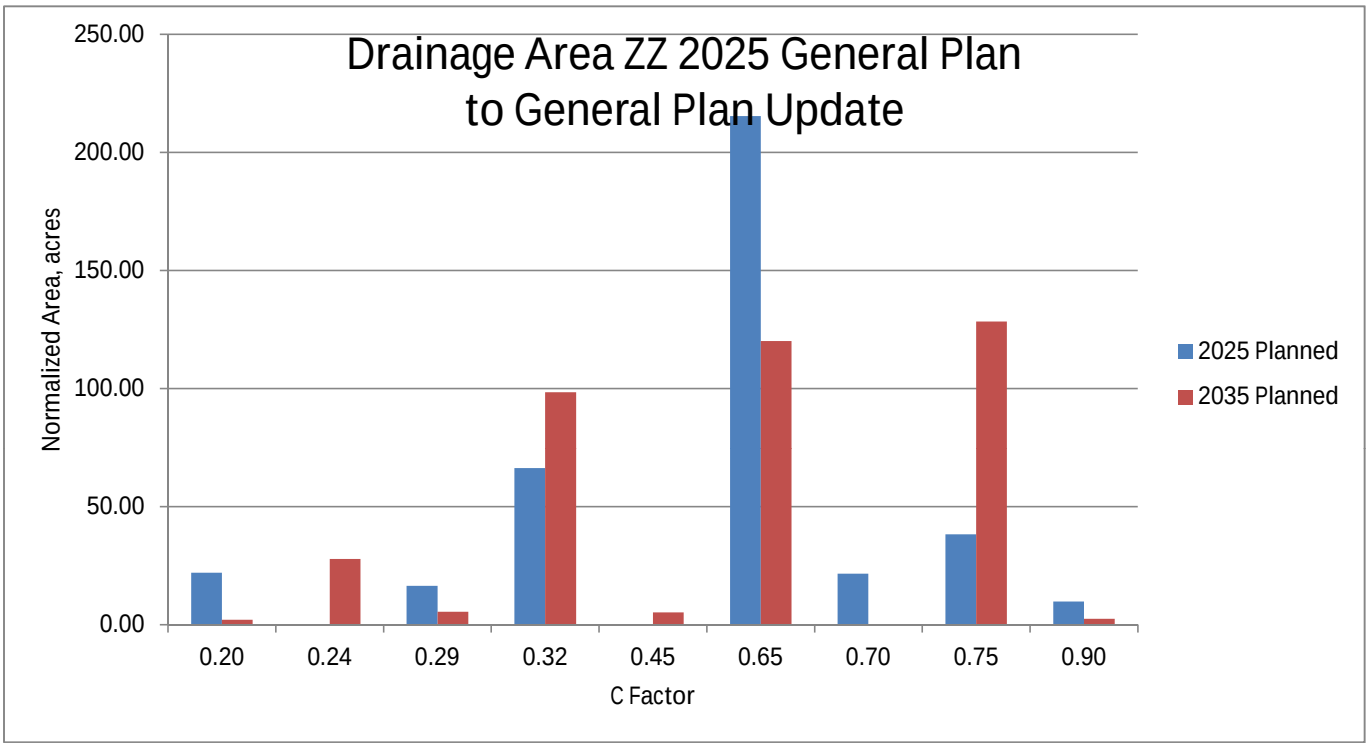

Drainage Area WW 2025 General Plan
to General Plan Update
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.65
0.70
0.90
C Factor
2025 Planned
2035 Planned


Drainage Area X 2025 General Plan
to General Plan Update
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.55
0.65
0.90
C Factor
2025 Planned
2035 Planned


Drainage Area XX 2025 General Plan
to General Plan Update
160.00
140.00
120.00
100.00
80.00
60.00
40.00
20.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.50
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned


Drainage Area Y 2025 General Plan
to General Plan Update
450.00
400.00
350.00
300.00
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
C Factor
2025 Planned
2035 Planned


Drainage Area Z 2025 General Plan
to General Plan Update
Normalized Area, acres
1000.00
900.00
800.00
700.00
600.00
500.00
400.00
300.00
200.00
100.00
0.00
0.20
0.29
0.32
0.42
0.45
0.55
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned


Drainage Area ZZ 2025 General Plan
to General Plan Update
250.00
200.00
150.00
100.00
50.00
0.00
Normalized Area, acres
0.20
0.24
0.29
0.32
0.45
0.65
0.70
0.75
0.90
C Factor
2025 Planned
2035 Planned