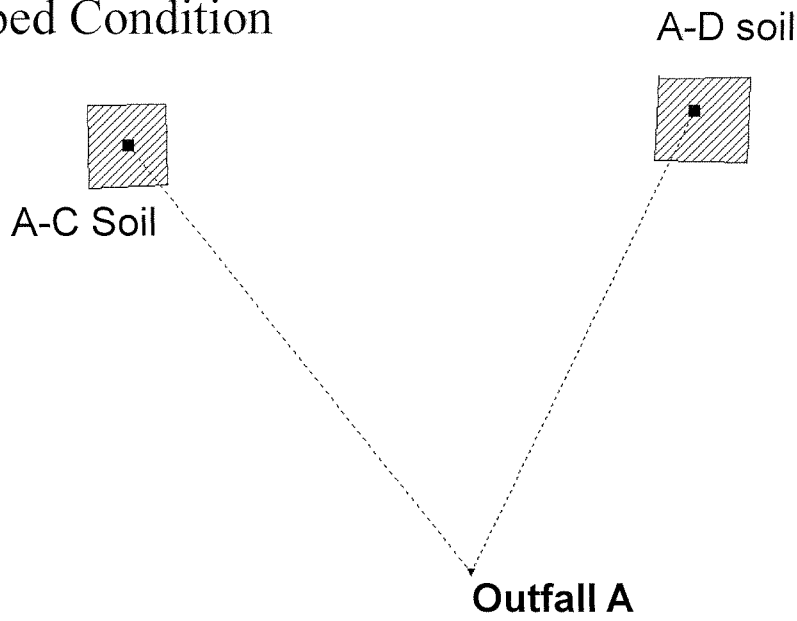


FIGURES

Pre-Developed Condition



Post-Developed Condition

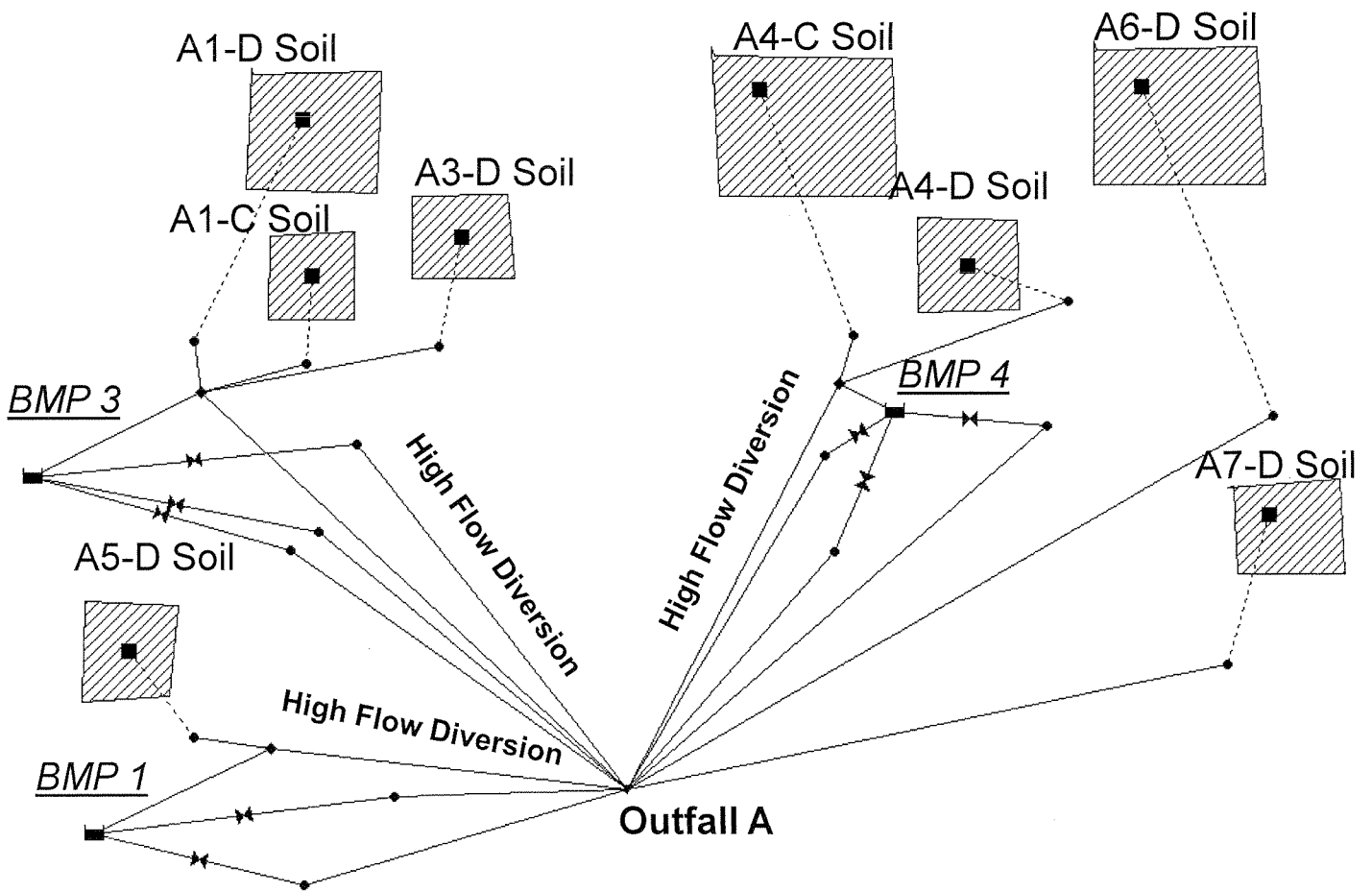
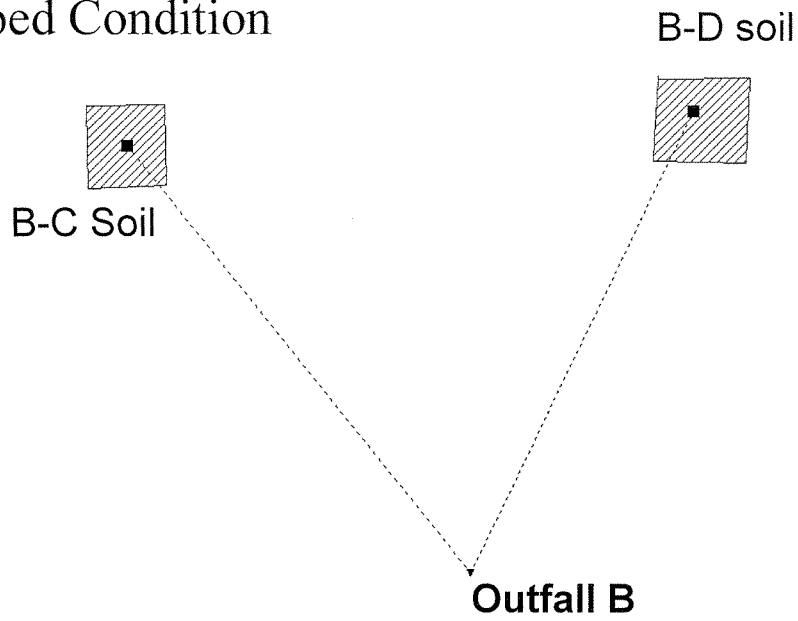


Figure 1a.
Modeled SWMM Network-Outfall A

Pre-Developed Condition



Post-Developed Condition

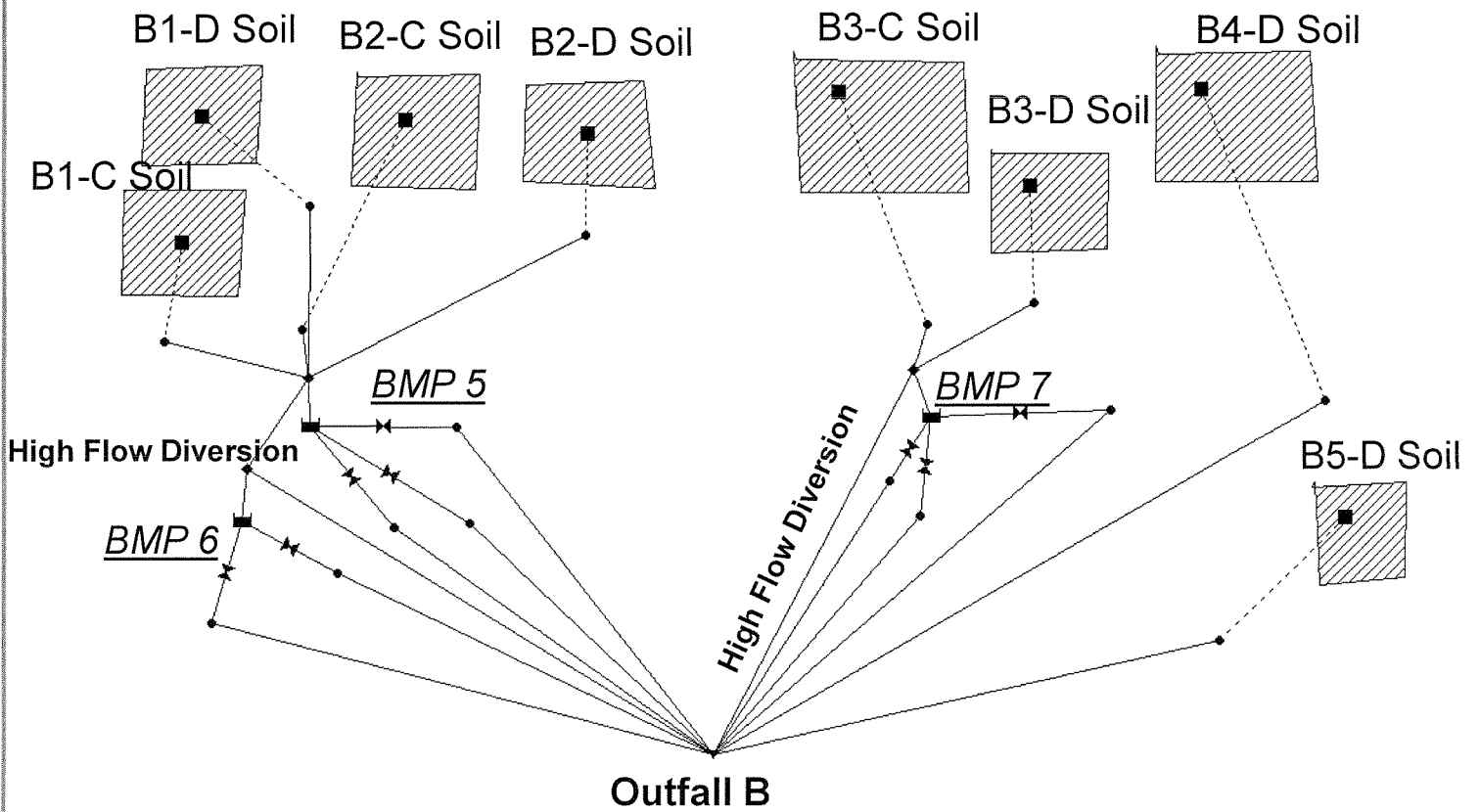
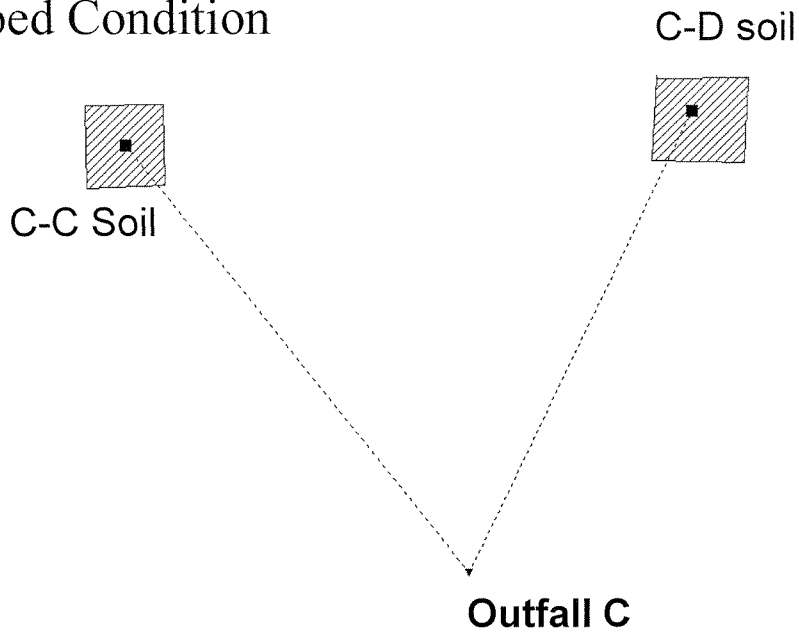


Figure 1b.
Modeled SWMM Network-Outfall B

Pre-Developed Condition



Post-Developed Condition

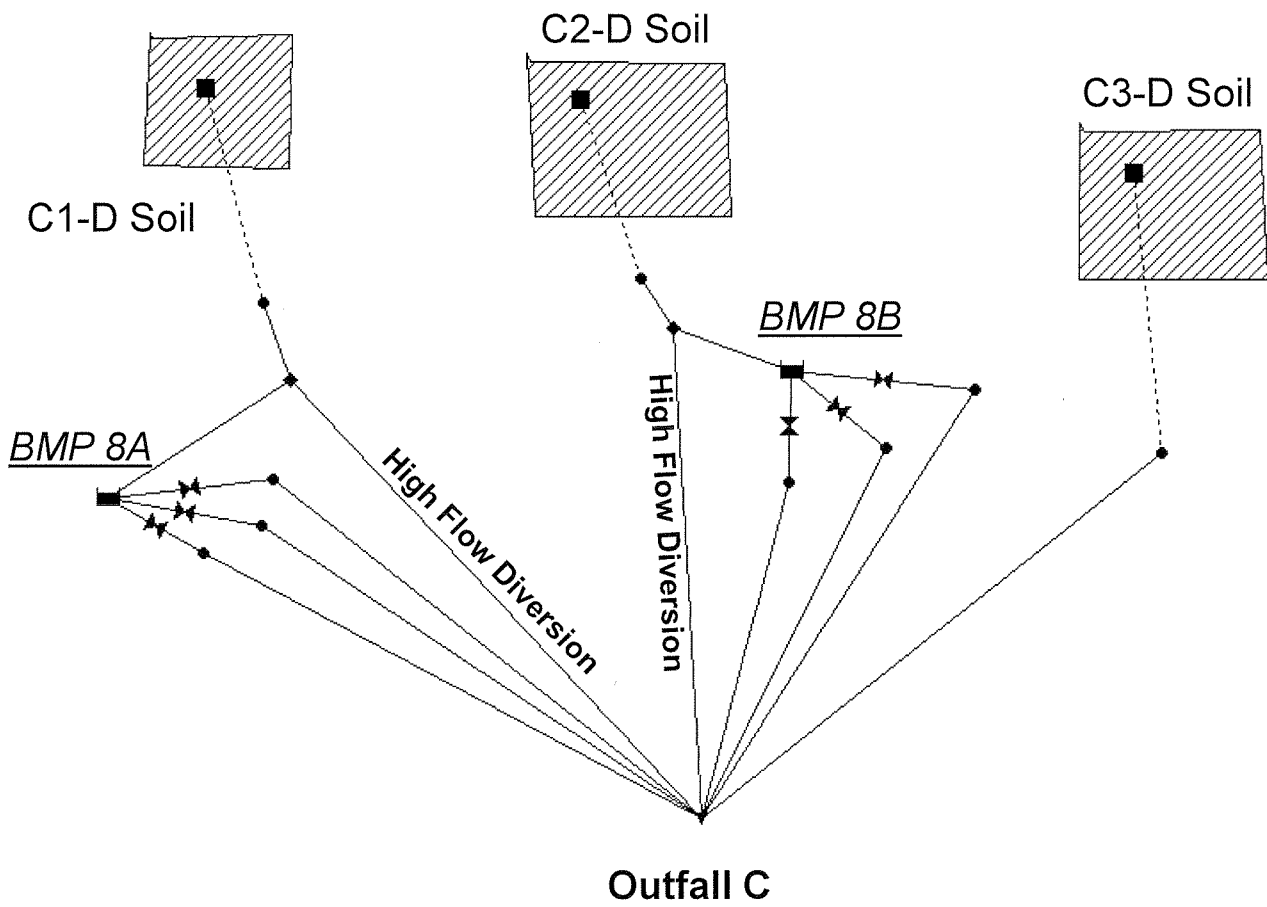
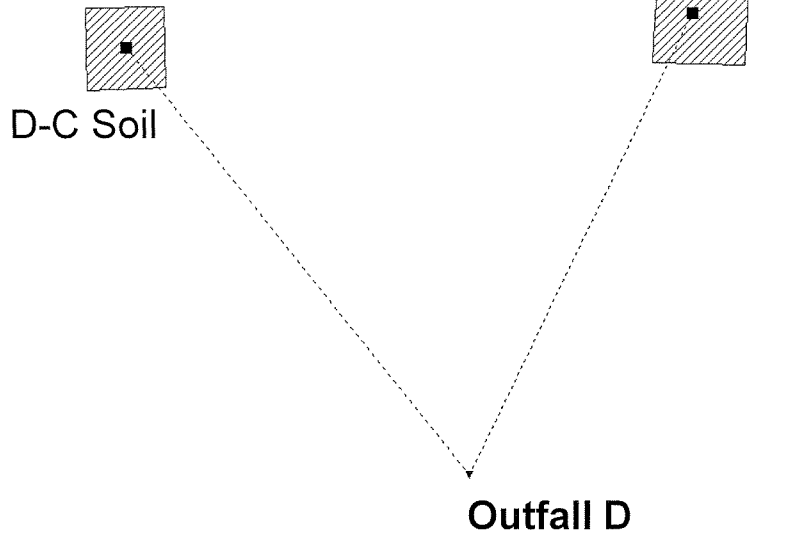


Figure 1c.
Modeled SWMM Network-Outfall C

Pre-Developed Condition



Post-Developed Condition

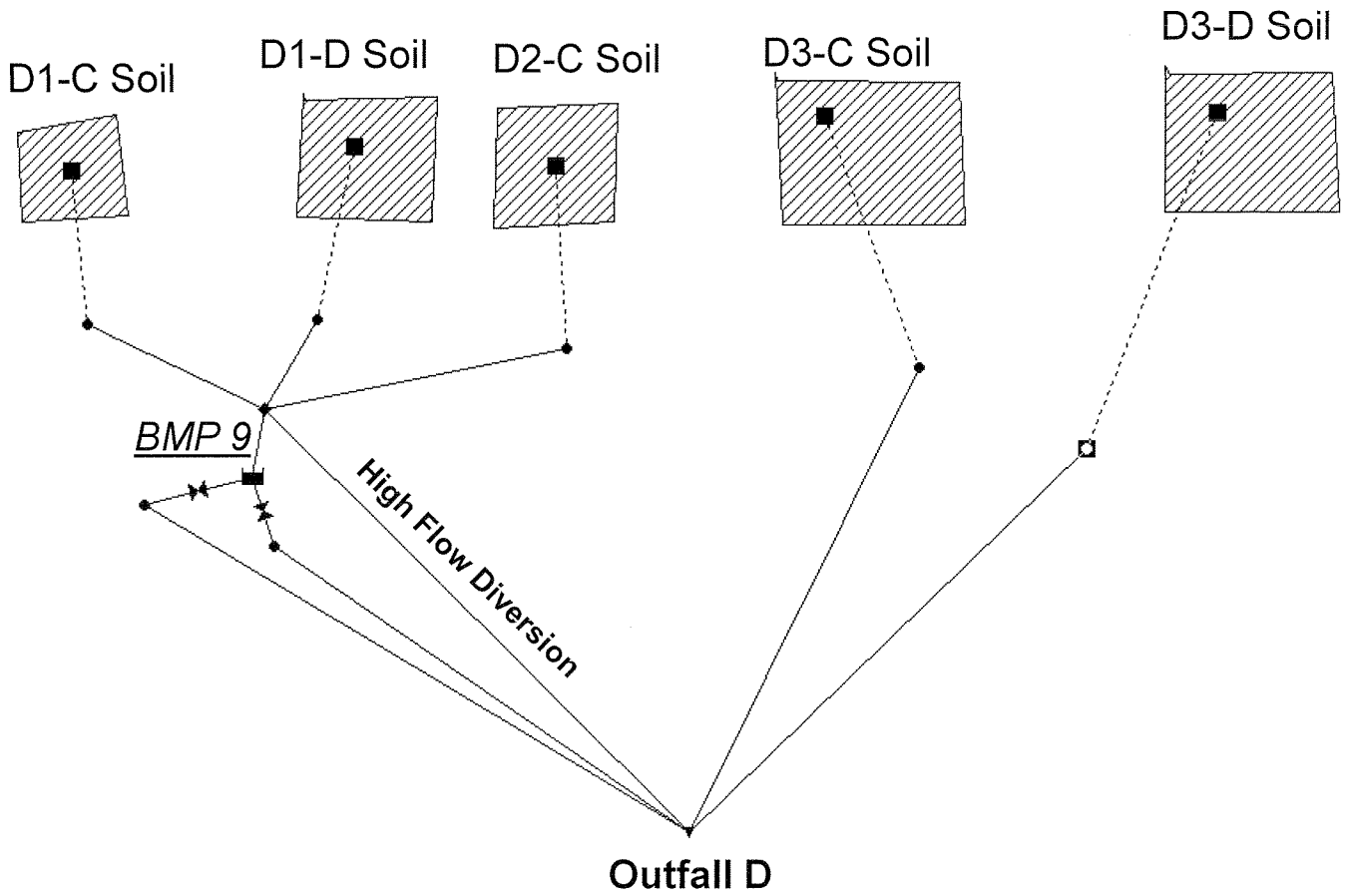


Figure 1d.
Modeled SWMM Network-Outfall D

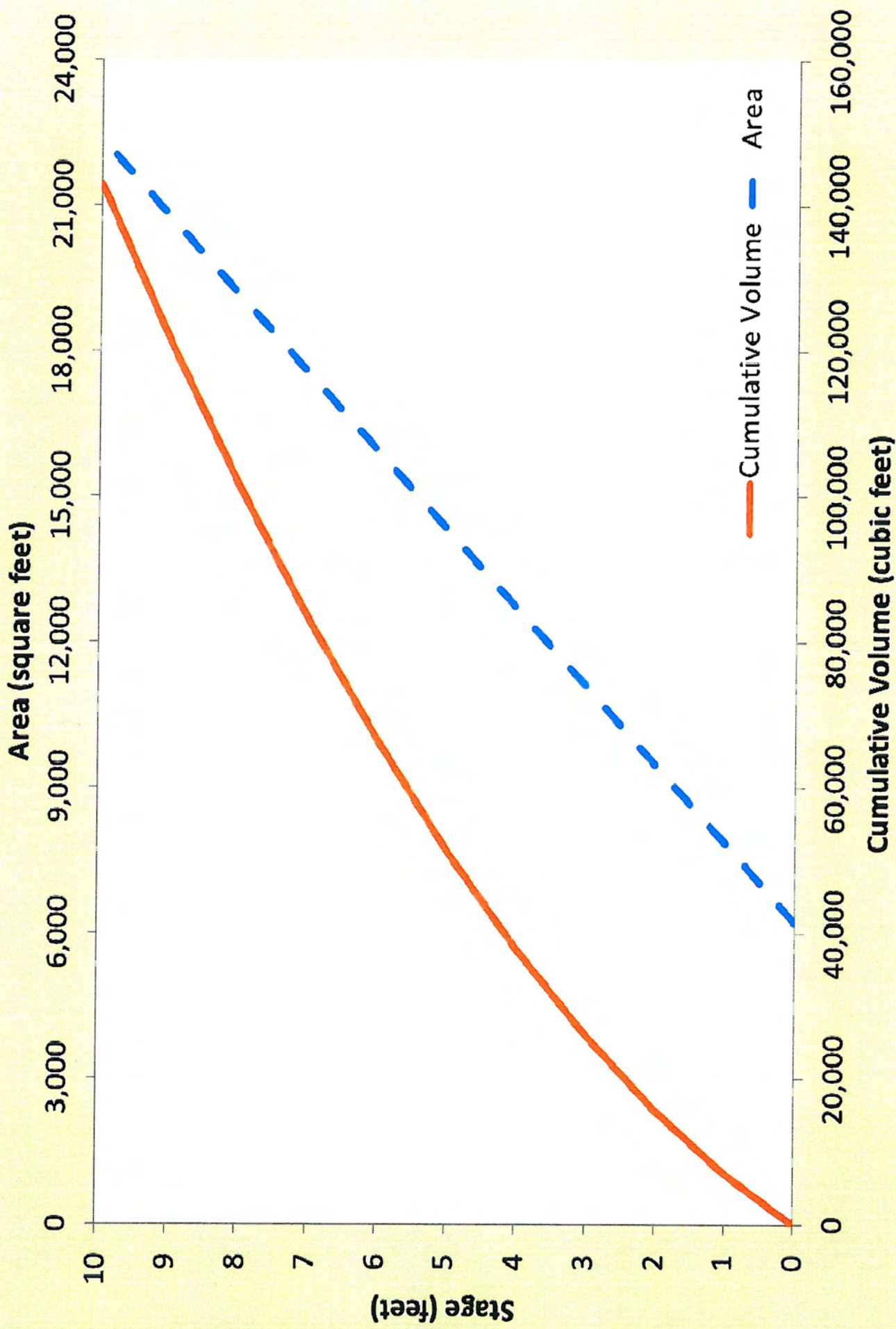


Figure 2. BMP 9 Stage-Storage-Area Relationship

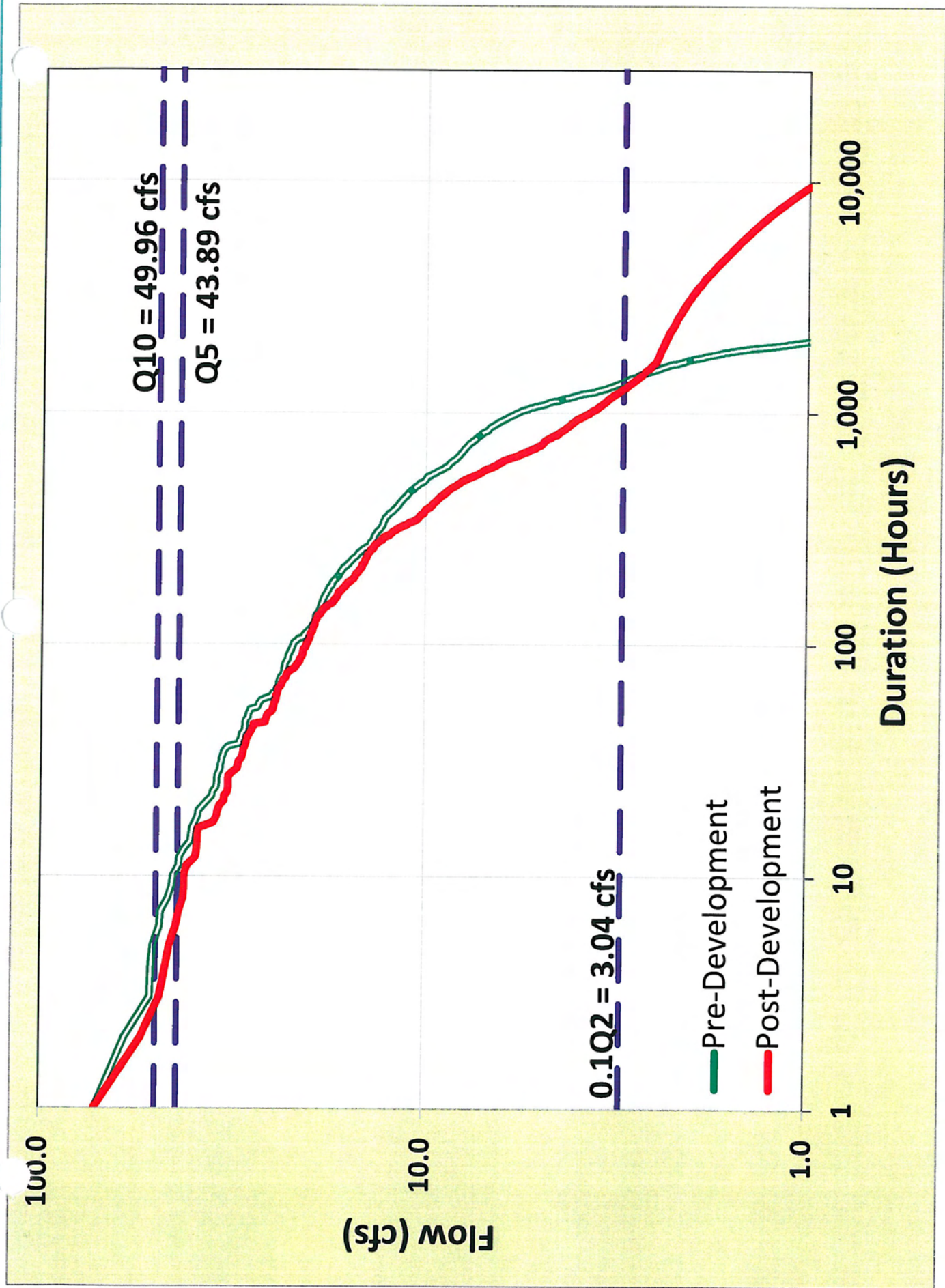


Figure 3a. Flow Duration Curve Comparison – Outfall A

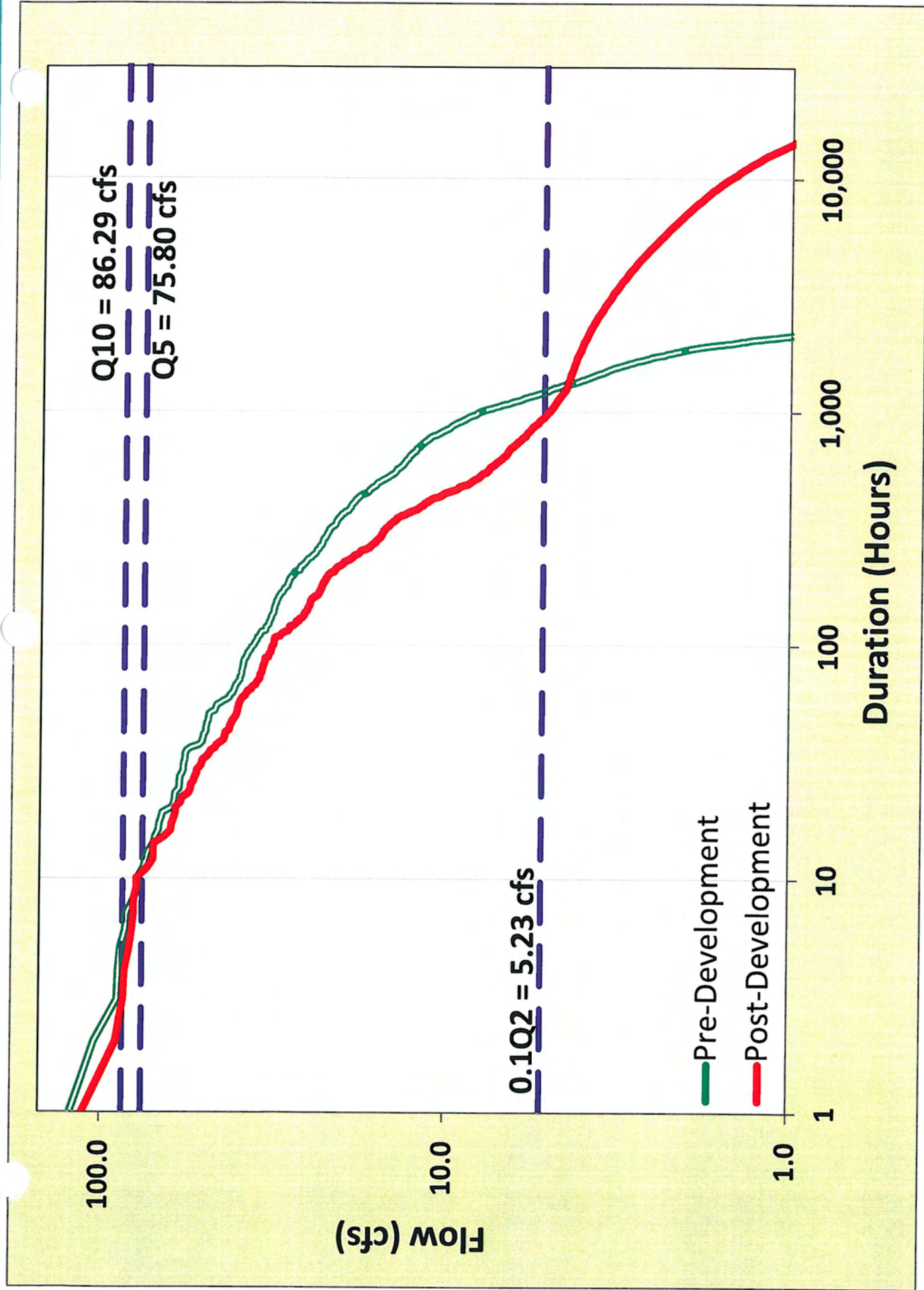


Figure 3b. Flow Duration Curve Comparison – Outfall B

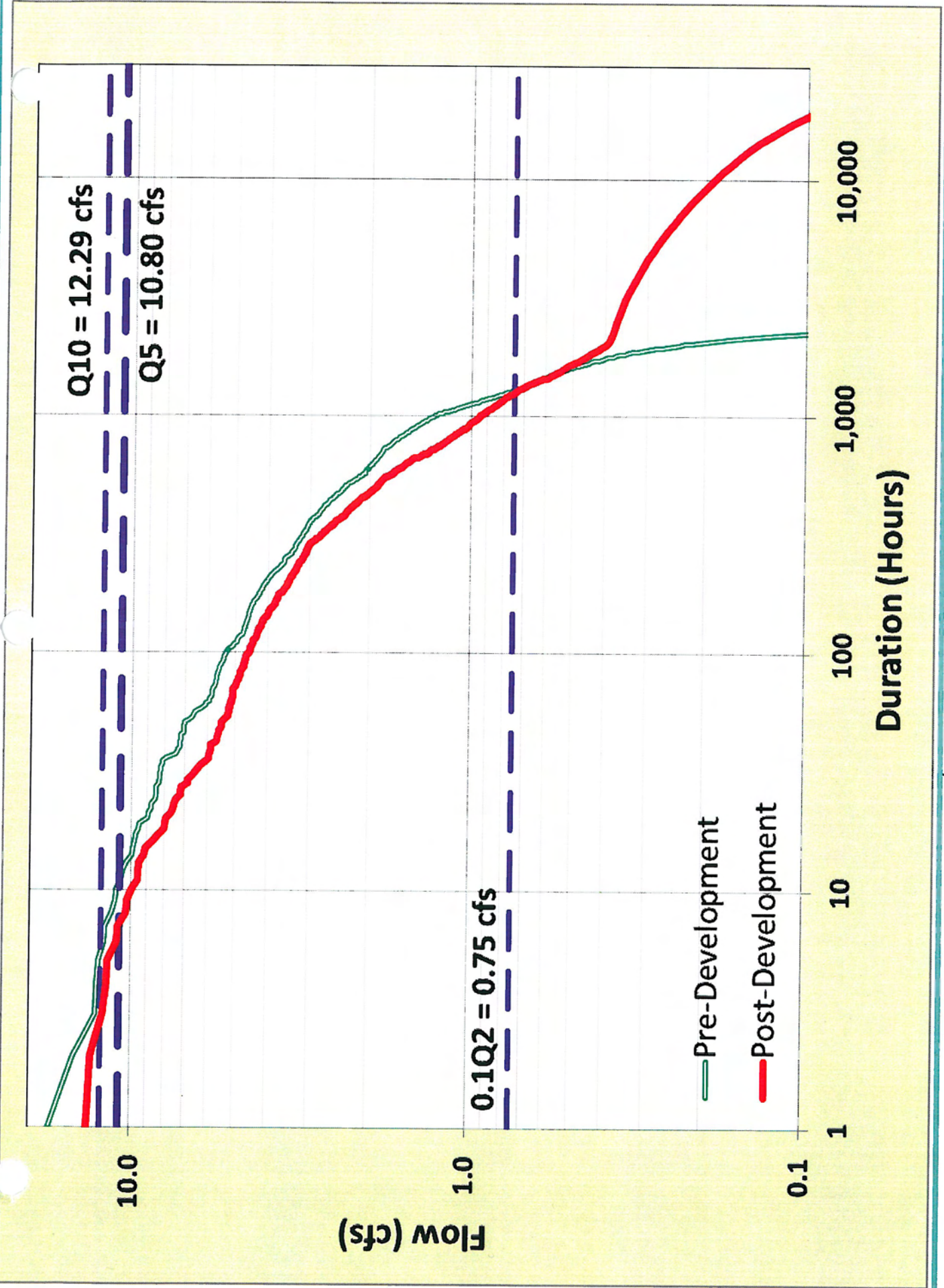


Figure 3c. Flow Duration Curve Comparison –
Outfall C

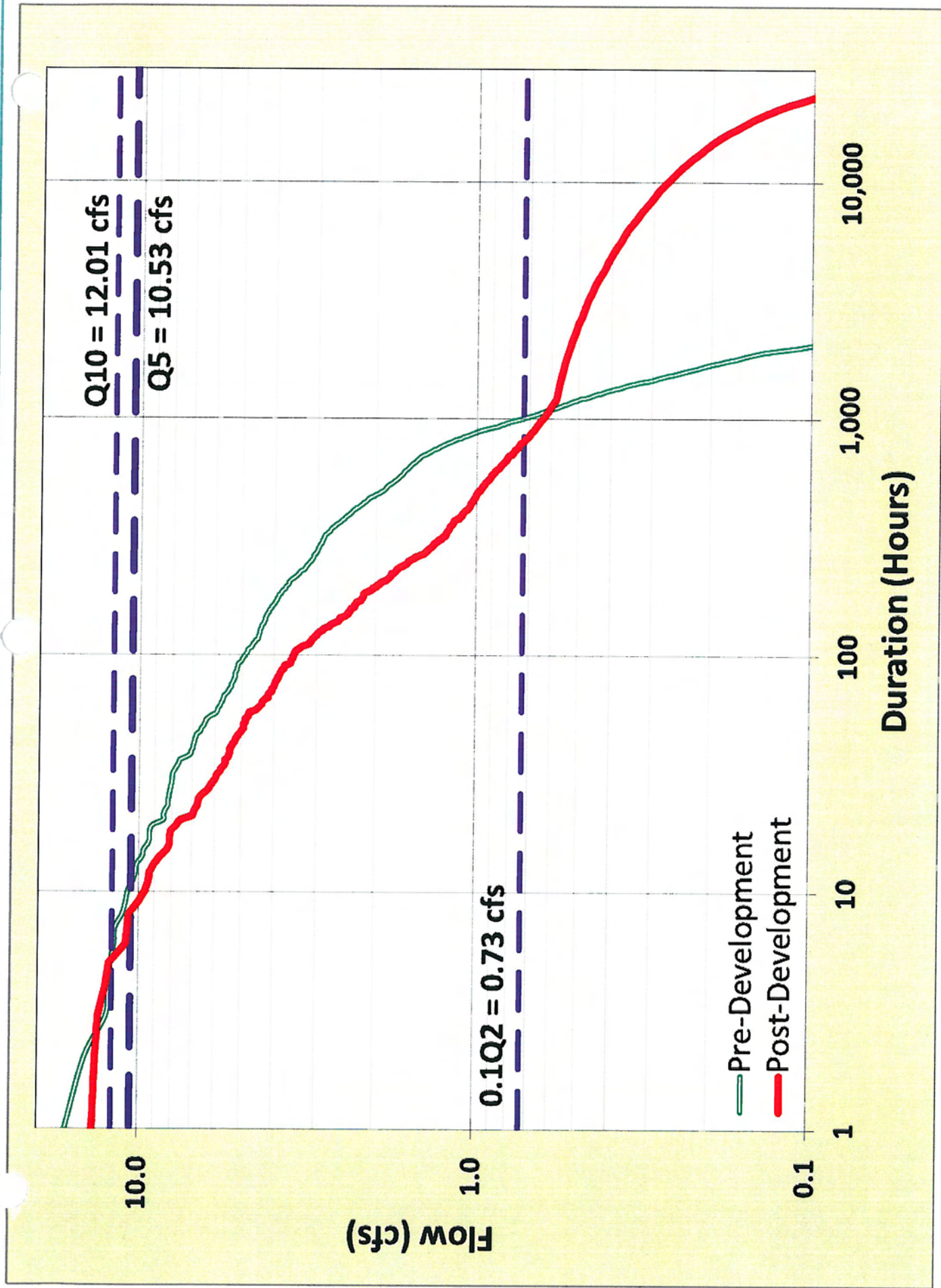


Figure 3d. Flow Duration Curve Comparison –
Outfall D

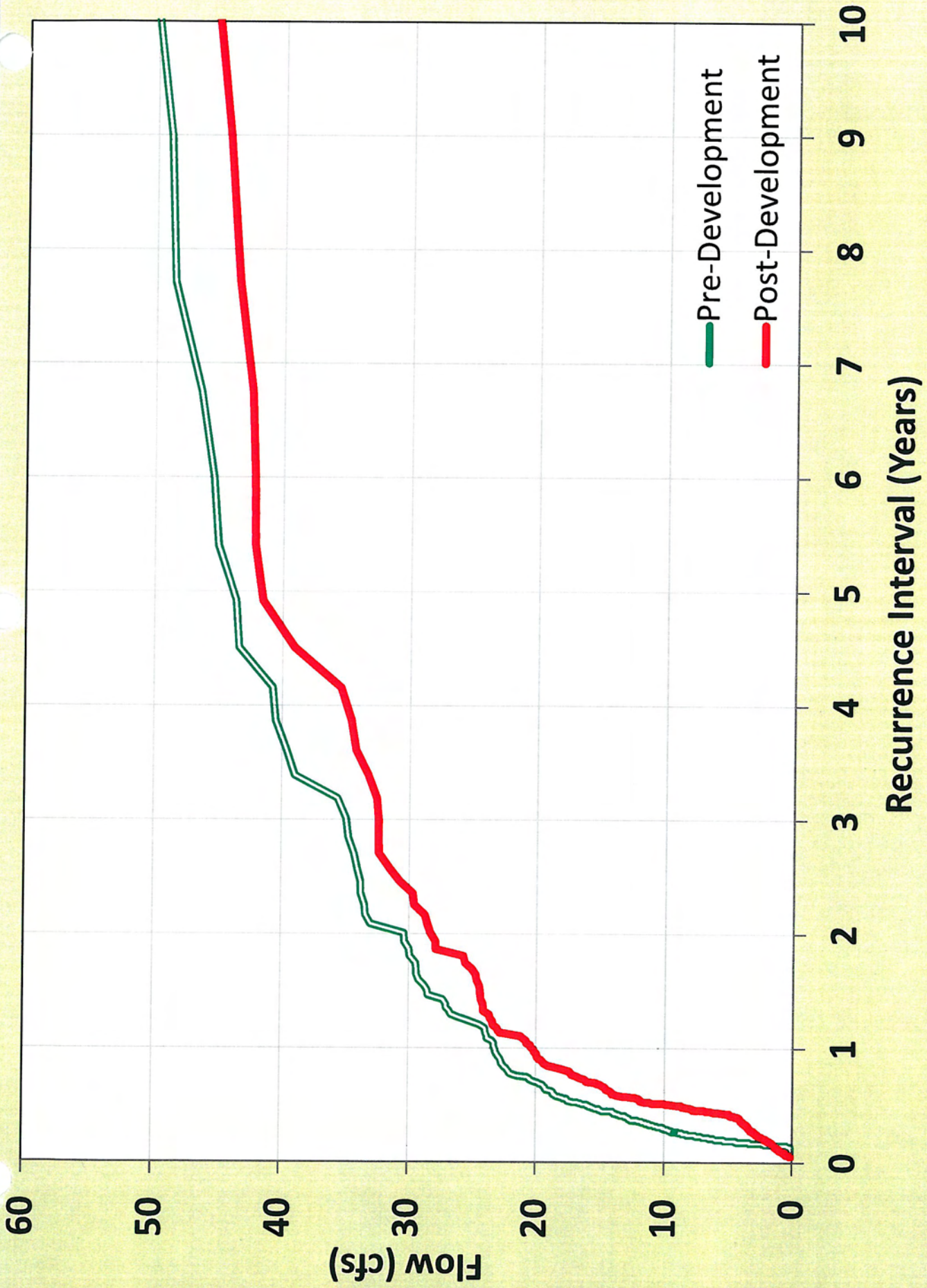


Figure 4a. Flow Frequency Comparison –
Outfall A

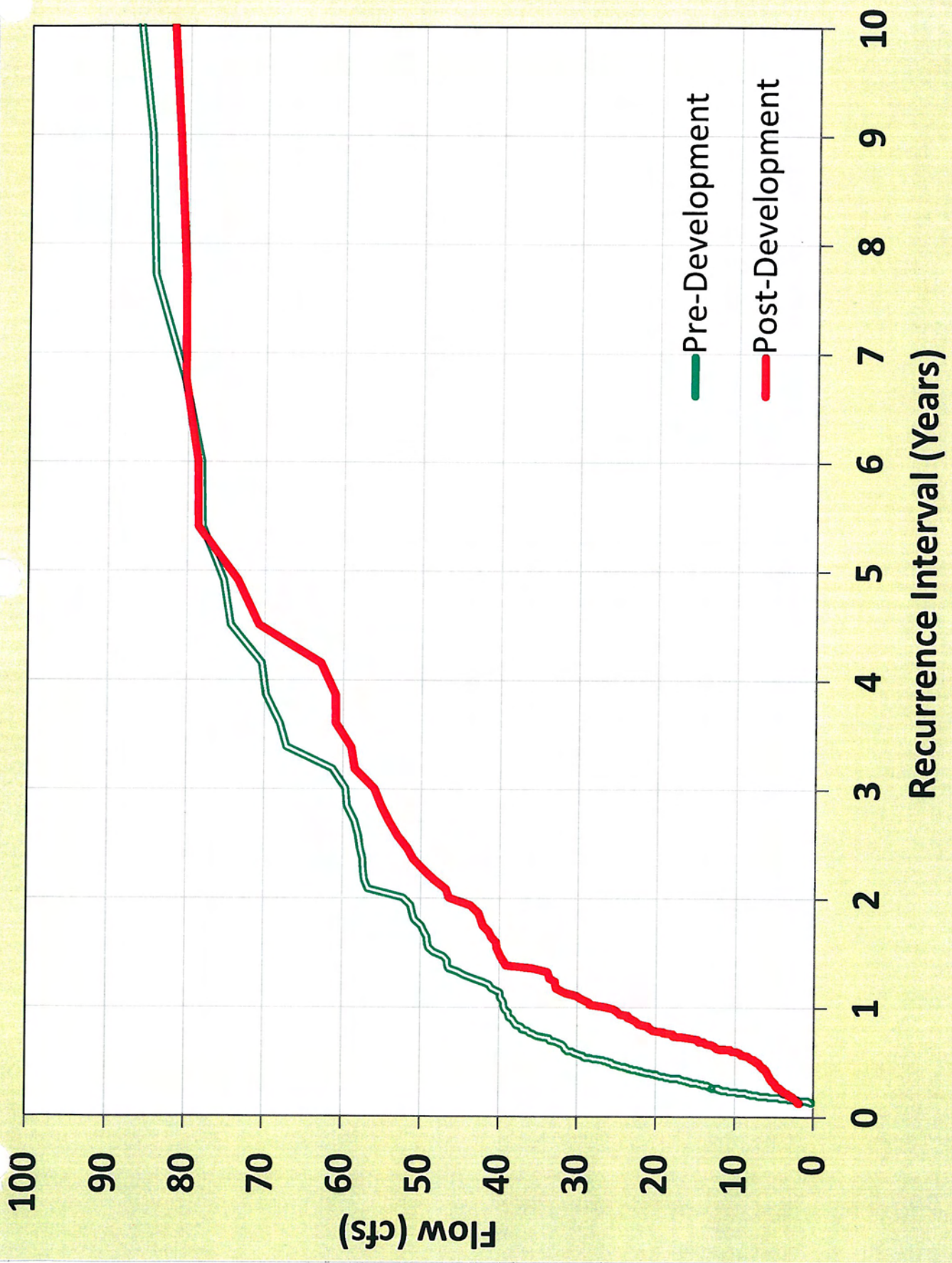


Figure 4b. Flow Frequency Comparison –
Outfall B

Portola Center
Hydromodification Analysis

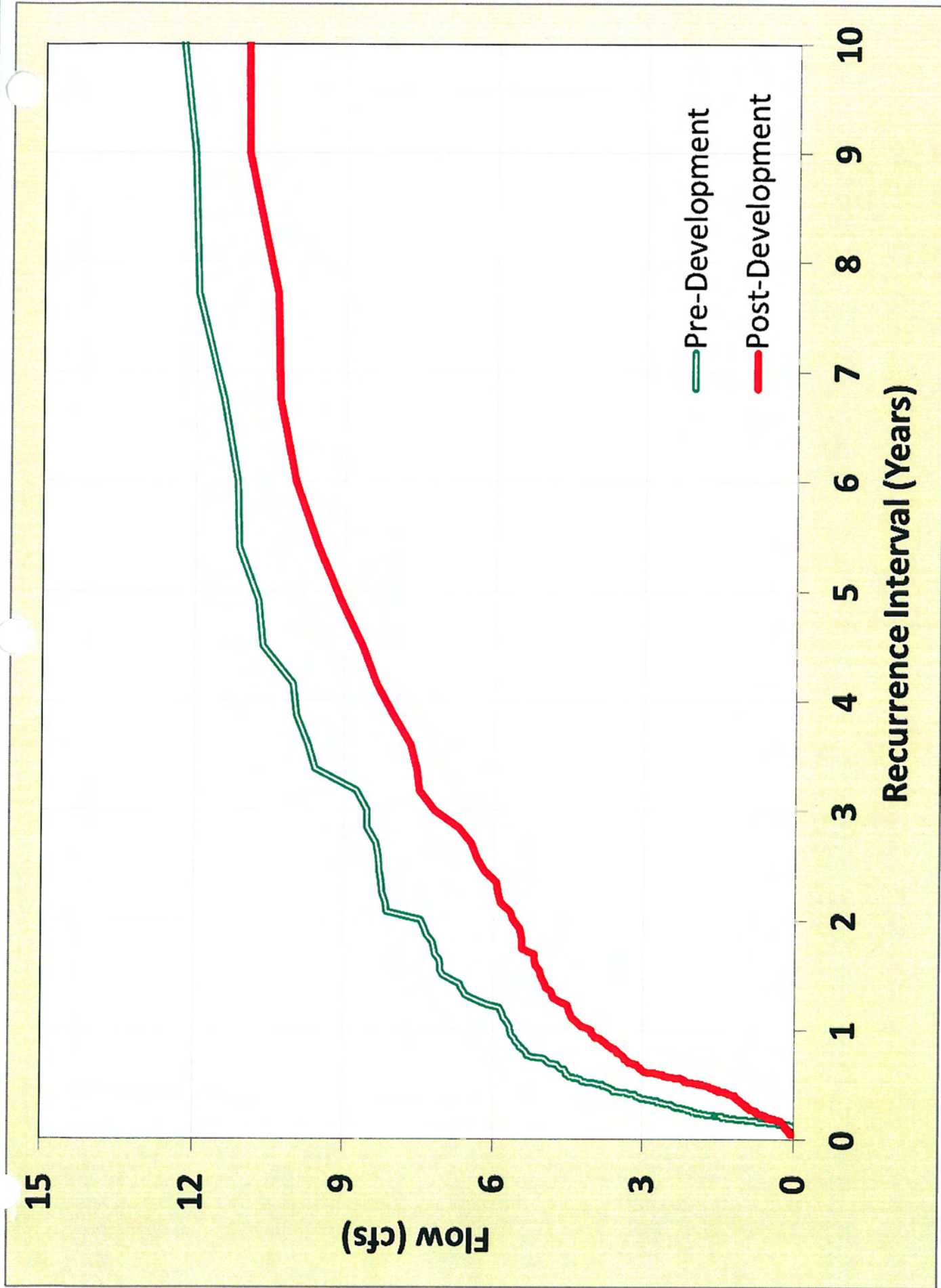


Figure 4c. Flow Frequency Comparison –
Outfall C

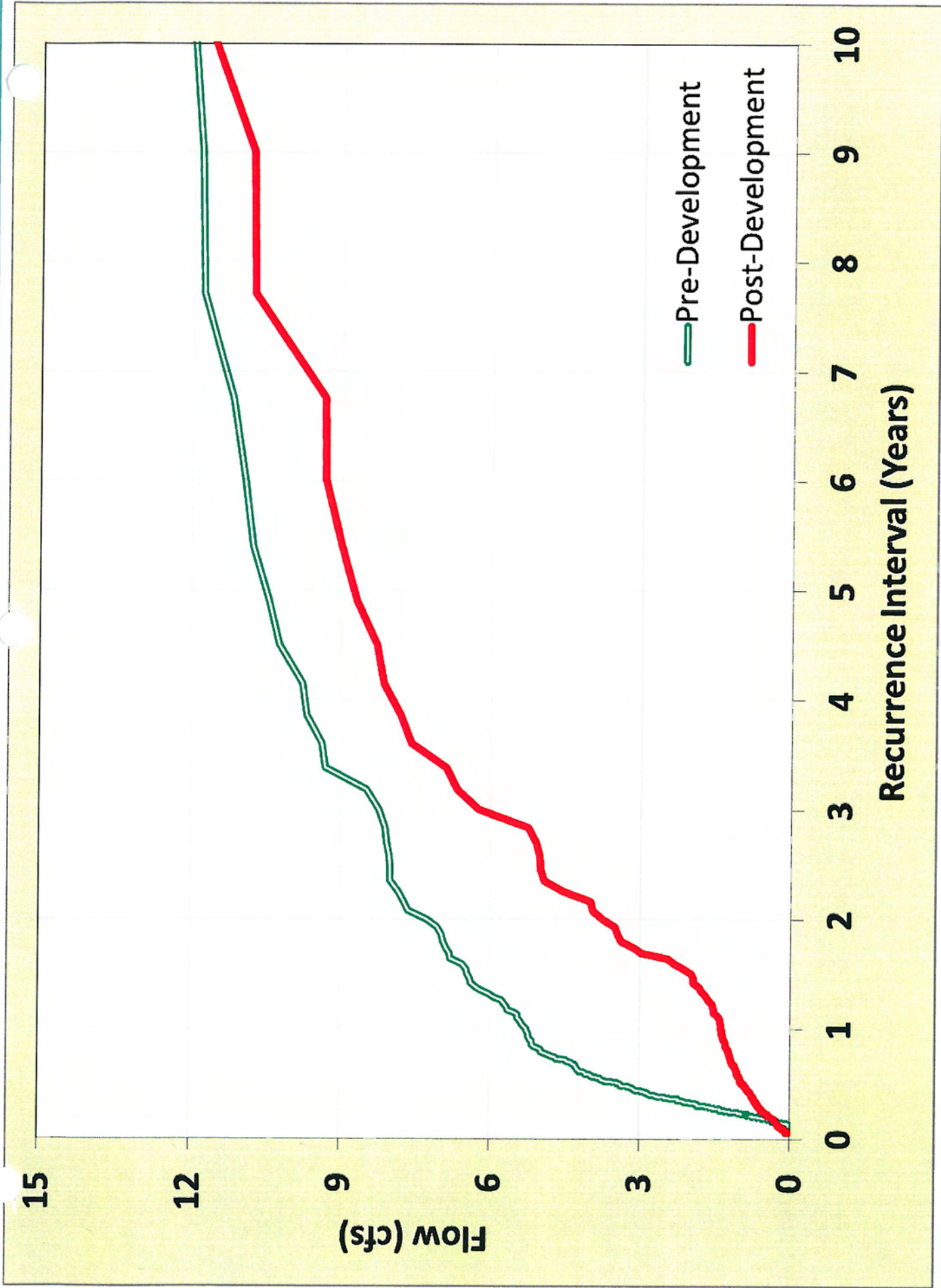
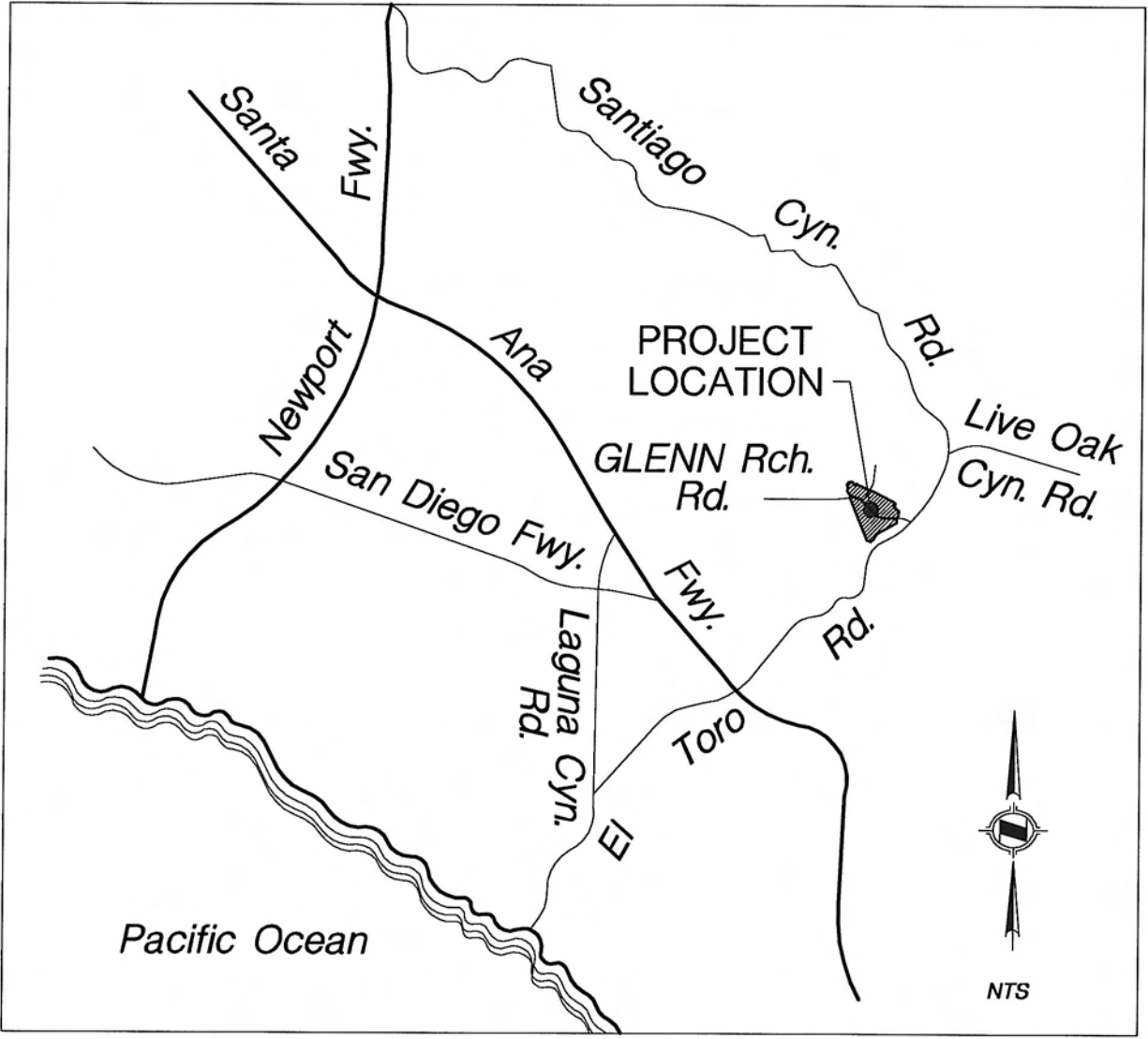


Figure 4d. Flow Frequency Comparison –
Outfall D

EXHIBITS

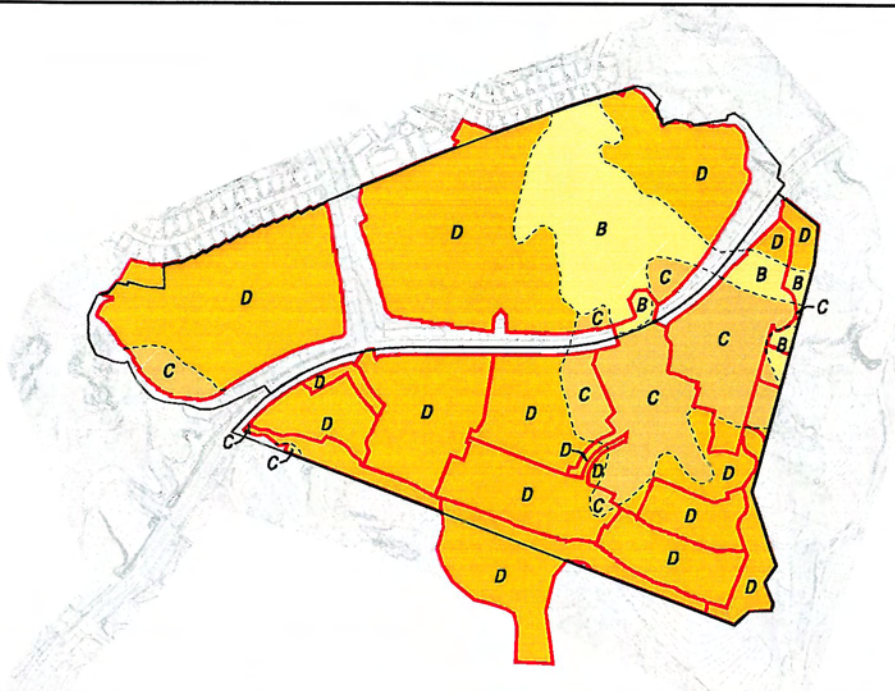


**EXHIBIT 1
PORTOLA CENTER
VICINITY MAP
Lake Forest, CA**

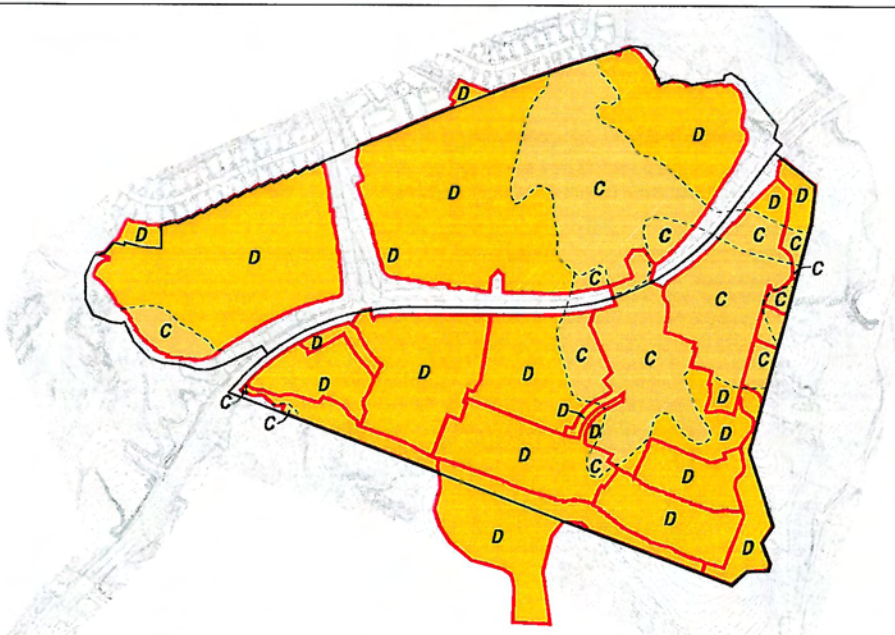
PREPARED BY:



**HUNSAKER & ASSOCIATES
IRVINE, INC.**
PLANNING • ENGINEERING • SURVEYING
Three Hights • Irvine, CA 92618
PC: (949) 563-6729 • FX: (949) 563-6729








SOIL CHARACTERIZATION PER ORANGE COUNTY HYDROLOGY MANUAL



SOIL CHARACTERIZATION PER SITE SPECIFIC CHARACTERIZATION

LEGEND

-  SOIL TYPE B
-  SOIL TYPE C
-  SOIL TYPE D
-  PROJECT BOUNDARY
-  HYDROMOD FOOTPRINT

PREPARED BY:



HUNSAKER & ASSOCIATES
 IRVINE, INC.
 PLANNING • ENGINEERING • SURVEYING
 Three Hughes • Irvine, CA 92618
 P.O. Box 504259 • P.O. Box 503-070

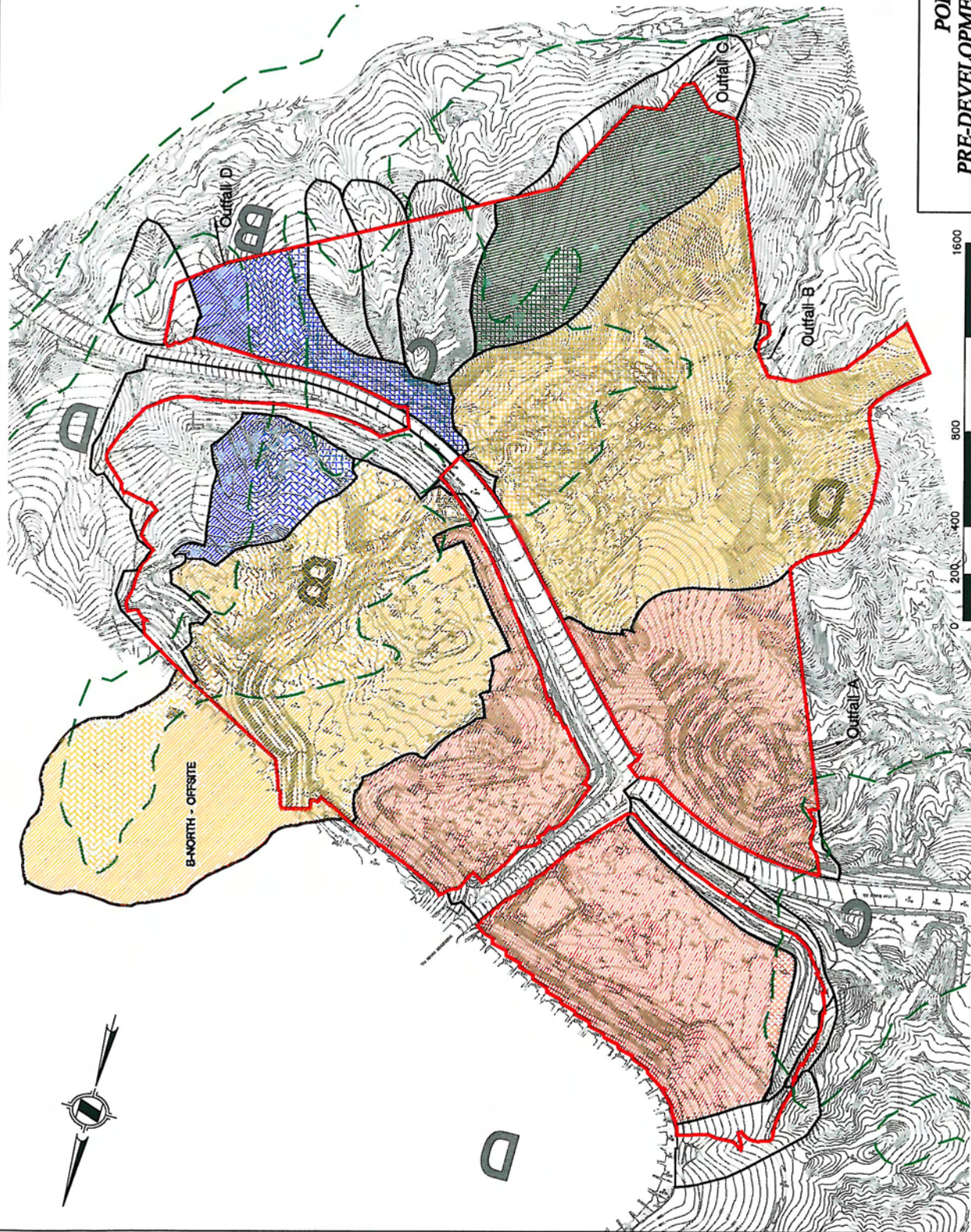
**EXHIBIT 2
 PORTOLA CENTER
 SOIL CHARACTERIZATION
 Lake Forest, CA**

VICINITY MAP



LEGEND

- CATCHMENT A
- CATCHMENT B
- CATCHMENT C
- CATCHMENT D
- SOIL B
- SOIL C
- SOIL D
- SOIL BOUNDARY
- MAJOR DRAINAGE BOUNDARY
- HYDROMOD FOOTPRINT



GRAPHIC SCALE 1"=400'

PREPARED BY:
H&A
HARRISON & ASSOCIATES
INCORPORATED
1350 COLLEGE AVE. SUITE 200
SAN FRANCISCO, CA 94133

PREPARED FOR:
USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

EXHIBIT 3

PORTOLA CENTER

PRE-DEVELOPMENT DRAINAGE DELINEATION

TENTATIVE TRACTS - 15353 & 17300

ALL DATA DERIVED FROM AERIAL PHOTOGRAPHS, 1988 & 1992. ALL DATA FOR INFORMATIONAL PURPOSES ONLY.

VICINITY MAP



LEGEND

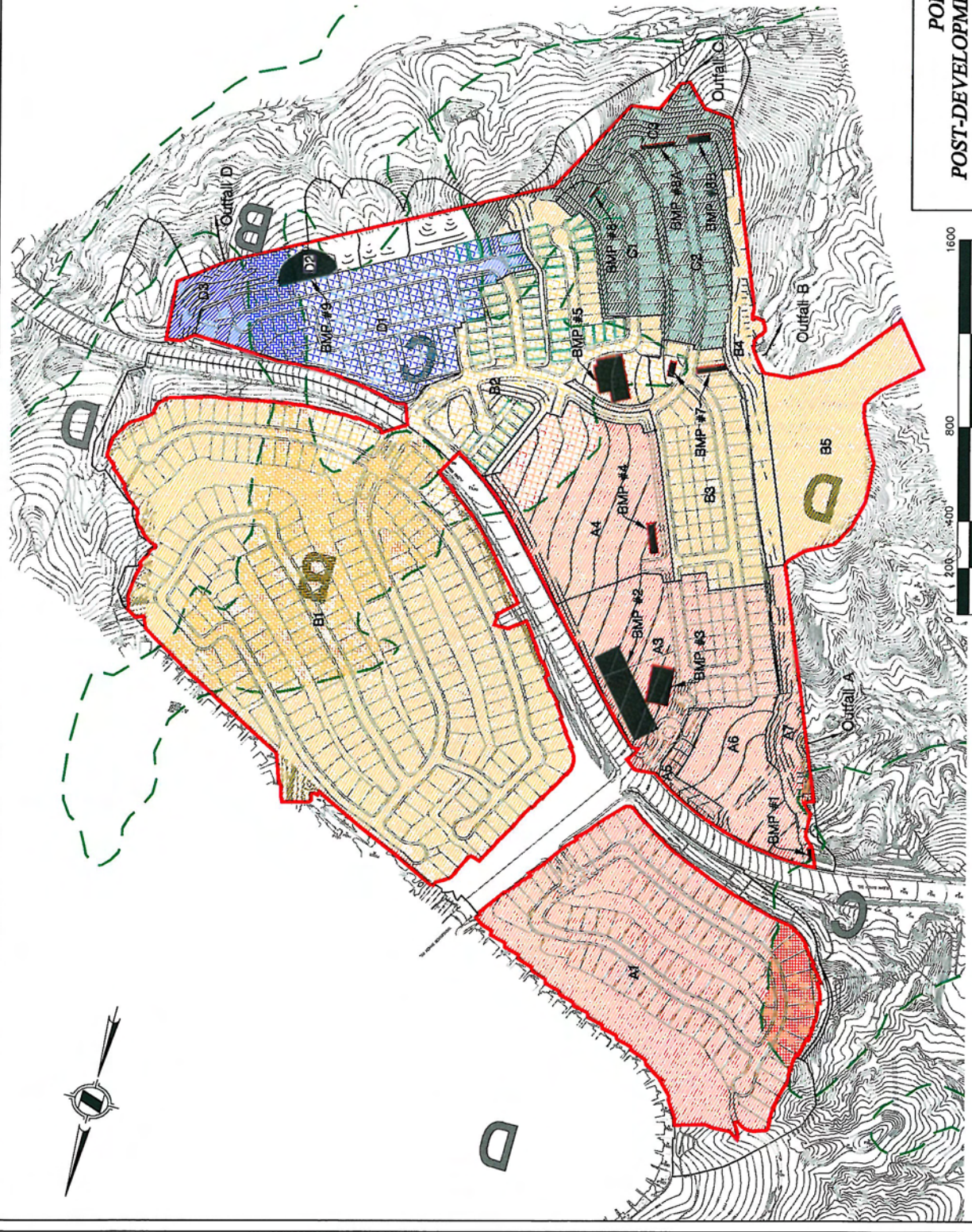
- CATCHMENT A
- CATCHMENT B
- CATCHMENT C
- CATCHMENT D
- SOIL B
- SOIL C
- SOIL D
- SOIL BOUNDARY
- MAJOR DRAINAGE BOUNDARY
- HYDROMOD FOOTPRINT

PREPARED BY: **H&A**
HENSHAW & ASSOCIATES
11500 JEFFERSON BLVD. SUITE 1000, NEWPORT BEACH, CA 92660

PREPARED FOR:
USA PORTOLA LLC
280 NEWPORT CENTER DRIVE
SUITE 240
NEWPORT BEACH, CA 92660

EXHIBIT 4

PORTOLA CENTER POST-DEVELOPMENT DRAINAGE DELINEATION TENTATIVE TRACTS - 15353 & 17300



GRAPHIC SCALE 1"=400'