

**Appendix D:
WQMP and Peer Review**

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D.1 - Water Quality Management Plan

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D.2 - WQMP Peer Review

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November 28, 2017

JN: 2016.1602.8

BKF
4675 MacArthur Court, Suite 400
Newport Beach, CA 92660

Subject: Review of Vanguard University Water Quality Management Plan Figure C2.

KWC Engineers has been contracted by FCS International Inc. to perform a peer review of the Vanguard University Campus Master Plan.

WQMP Review and Comment

Review of the submitted Water Quality Management Plan Figure C2 was performed as part of the peer review of the Vanguard University Campus Master Plan. Based on Figure C2, the concept of treating urban runoff generated from the Vanguard University Campus using Bio-Retention BMPs appears to be feasible and consistent with the recommendations as specified in the "Technical Guidance Document-California State Water Resources Control Board" dated March 22, 2011. As specified in the guidance document, Bio-Retention BMPs can be used for treating runoff generated from commercial, residential, mixed use, institutional, and subdivisions type of land uses.

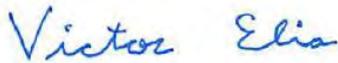
As indicated in Figure C2, the campus is divided into 24 drainage areas, each with its own Bio-Retention area shown. Water quality calculations were tabulated for each drainage area indicating the required bio-retention area needed for BMP treatment. The required bio-retention areas per the tabulated calculations were shown and approximately drawn to scale (Figure C2) and appears to be located appropriately (where surface flows generated from buildings and parking areas can drain to).

However, in our October 31, 2017 review comment letter, KWC Engineers requested additional information and more detail to help with the WQMP review. No additional information was provided. Based on the limited information provided, this review concluded that the bio-retention BMPs as presented in Figure C2 of the Vanguard University Master Plan are feasible and that the level of detail provided is appropriate for master planning level purposes, unless the City request further details. It should be noted that in accordance with the City of Costa Mesa Water Quality

requirements that all “significant redevelopment projects” which the Vanguard University Master Plan falls under, requires the preparation of a Preliminary WQMP and a Final WQMP. It is therefore recommended that as more detailed information is available, a preliminary WQMP needs to be prepared and submitted to the city for approval in the earliest part of the next design phase as possible.

Should you have any questions, please do not hesitate to contact me at 951-734-2130 x 220 or Victor.Elia@kwcengineers.com

Sincerely,

A handwritten signature in blue ink that reads "Victor Elia". The signature is written in a cursive, flowing style.

Victor Elia, P.E., Q.S.D.
Vice President