



February 1, 2012

California Coastal Commission  
South Coast Area Office  
5234 Chesebro Rd, Suite 200  
Agoura Hills, CA 91301

Attention: Mr. John Del Arroz

Subject: Response to Comments for Application No. 5-11-302 (Sunset Ridge Park)  
Site Address: 4850 West Coast Highway, Newport Beach, Orange County  
Water Quality Comment

Dear Mr. Arroz,

This letter is in response to the water quality comment made in the first review for the above mentioned project, prepared on January 18, 2012.

The proposed water quality measures for the Sunset Ridge Park project will consist of Low Impact Development BMPs. The primary water quality feature is an underground perforated CMP infiltration system with a pretreatment device located upstream (ie. CDS hydrodynamic separator or similar). Infiltration will be provided to the maximum extent feasible, to treat the Design Capture Volume as required by the latest County of Orange Model Water Quality Management Plan. Other LID BMPs will be considered, if infiltration cannot feasibly provide treatment for the entire park. These LID BMPs may include Harvest and Reuse, and/or Bioretention BMPs, if feasible.

The proposed location of the infiltration system(s) is at the southwest corner of the site, towards the lower end of the park. Additional systems may need to be added at other locations if site constraints do not allow for one system. Any changes to the preliminary park concept would also be accommodated to meet County water quality requirements.

All required treatment for the park will be provided onsite. The water quality measure(s) for the proposed site will be adequately sized to address the impacts associated with construction of the park, and will meet the requirements of the OC Model WQMP. All offsite flows from the residential tract to the north will bypass in the proposed storm drain system, and is not required to be treated.

Changes to the Preliminary WQMP plan submitted in the EIR will be made in the final Project WQMP, and will incorporate the latest requirements of the recently adopted County of Orange Model Water Quality Management Plan. Additionally, the report will incorporate the measures discussed above.

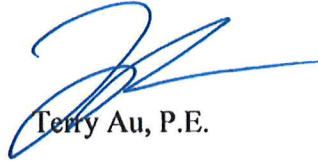


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If you have any other questions or comments, please feel free to contact me by phone (949) 727-9095, or e-mail at [terry@urbresource.com](mailto:terry@urbresource.com). Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to be 'Terry Au', written over the printed name.

Terry Au, P.E.