



BOARD OF DIRECTORS

Patricia Bates
Chair

Paul Glaab
Vice Chair

Jerry Amante
Director

Don Bankhead
Director

Bill Campbell
Director

Carolyn Cavecche
Director

Larry Crandall
Director

William J. Dalton
Director

Lorri Galloway
Director

Don Hansen
Director

Michael Hennessey
Director

Peter Herzog
Director

John Moorlach
Director

Shawn Nelson
Director

Janet Nguyen
Director

Miguel Pulido
Director

Greg Winterbottom
Director

Cindy Quon
Governor's
Ex-Officio Member

CHIEF EXECUTIVE OFFICE

Will Kempton
Chief Executive Officer

November 10, 2011

Mr. Patrick J. Alford
Planning Manager
City of Newport Beach, Community Development Department
3300 Newport Boulevard
P.O. Box 1768
Newport Beach, California 92658-8915

Subject: Draft Environmental Impact Report (DEIR) for the Newport Banning Ranch Project.

Dear Mr. Alford:

The Orange County Transportation Authority (OCTA) has reviewed the above referenced document. The following comments are provided for your consideration:

- Please consider revising the Intersection Capacity Utilization (ICU) and Level of Service (LOS) tables. There are several ICU values that appear to have the incorrect LOS designations (e.g. Table 4.9-38 has inconsistent entries for ICU, decimal places, and LOS designations).
- For clarification please identify what scenario and conditions or assumptions are being illustrated as part of the Figures.
- It should be noted that the intersection of Newport Boulevard and 17th Street identifies an increase in ICU from 0.92 to 0.93. However, the ICU difference shows an increase of 0.005. Please provide clarification for this difference.
- The improvement at Newport Boulevard and 19th Street recommends the addition of a southbound left-turn lane which would result in dual left-turn lanes. For clarification, this improvement is not included as part of OCTA's SR-55 Access Study, or the SR-55/Newport Boulevard Project Study Report/Project Development Support (PSR/PDS). We recommend that the proposed improvement be studied as part of the EIR.
- On Page 4.9-3, the first paragraph under Master Plan of Arterial Highways states the following:

"The Orange County Master Plan of Arterial Highways (MPAH) is an adopted, countywide planning tool that defines the Orange County freeway, tollroad, and arterial circulation system that is forecasted to be required to serve the mobility needs of Orange County at buildout. Both the location and the carrying capacity (number of lanes) of each arterial are designated on the Orange County MPAH. OCTA administers the Orange County MPAH. Exhibit 4.9-1, Orange County MPAH, depicts the MPAH roadway network in the vicinity of the Project site."



BOARD OF DIRECTORS

Patricia Bates
Chair

Paul Glaab
Vice Chair

Jerry Amante
Director

Don Bankhead
Director

Bill Campbell
Director

Carolyn Cavecche
Director

Larry Crandall
Director

William J. Dalton
Director

Lorri Galloway
Director

Don Hansen
Director

Michael Hennessey
Director

Peter Herzog
Director

John Moorlach
Director

Shawn Nelson
Director

Janet Nguyen
Director

Miguel Pulido
Director

Greg Winterbottom
Director

Cindy Quon
Governor's
Ex-Officio Member

CHIEF EXECUTIVE OFFICE

Will Kempton
Chief Executive Officer

It should be noted that the MPAH does not define the freeway and toll road circulation systems. These are shown for references purposes only on the MPAH. The MPAH only defines the arterial highway circulation system. This comment should be applied to the entire document.

- The DEIR provided a summary of OCTA's SR-55 Access Study. The PSR/PDS for the SR-55/Newport Boulevard is currently being prepared by OCTA, and is analyzing four alternatives. Please consider renaming Alternative 3 from "Vertical Terminal Enhancement" to "Elevated Turn Lanes," and rename Alternative 4 from "Cut/Cover Freeway Along Newport Boulevard Alternative" to "Cut and Cover."
- As part of the MPAH cooperative process, the City of Newport Beach will need to coordinate with potentially affected agencies, and achieve consensus on the proposed amendment, prior to approval of the Environmental Impact Report.

If you have any questions or comments, please contact Charles Larwood, Transportation Planning Manager, at (714) 560-5683 or at clarwood@octa.net.

Sincerely,

Charles Larwood
Manager, Transportation Planning

c: Ed Alegre, OCTA
Joe Alcock, OCTA