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CITY OF NEWPORT BEACH

December 27, 2011

Ms. Rosalinh Ung  
Associate Planner  
City of Newport Beach  
3300 Newport Boulevard  
Newport Beach, CA 92658-8915

**Subject: Review Notice of Preparation for an EIR for the Uptown Newport Project**

Dear Ms. Ung:

The City of Irvine staff has received and reviewed the information on the referenced project and offers the following comments:

1. City of Irvine staff shall be contacted for the list of approved projects within the project study area including the approved IBC Vision Plan land use and network data for 2015 and post-2030 baseline, and to discuss IBC Vision Plan methodology to be used in the traffic study for evaluating the impact of the project along arterials and intersections within or affecting the City of Irvine. In addition, staff will also provide you at that time with a cumulative projects list to determine if any cumulative impacts will occur as a result of the proposed project.
2. The traffic study area boundaries shall be reviewed and approved by the City of Irvine staff since most of the study area will be within the City of Irvine. The project's traffic consultant shall contact City of Irvine staff to confirm the land use and network data for the City of Irvine, to use the City's IBC Vision Plan ICU methodology, and to include performance criteria along arterials and intersections within the City of Irvine.
3. Ensure that the traffic study area will cover MacArthur Boulevard and Jamboree Road from SR-73 to I-405 Freeway including the ramps.

4. Please use the adopted City of Irvine IBC Vision Plan performance criteria in evaluating intersection and roadway link deficiencies in or partially located in the City of Irvine.
5. Fair share contributions and/or construction of improvements to mitigate any project impacts in the City of Irvine shall be required of the project and should be clearly identified in the traffic study. The needed improvements to mitigate the project traffic could result from either project generated traffic and/or road system changes.

Thank you for the opportunity to review and comment on the proposed project. Staff would appreciate the opportunity to review any further information regarding this project as the planning process proceeds.

If you have any questions, I can be reached at (949) 724-6314, or by email at [dlaw@cityofirvine.org](mailto:dlaw@cityofirvine.org).

Sincerely,

A handwritten signature in black ink, appearing to read 'D. R. Law', with a long horizontal flourish extending to the right.

DAVID R. LAW, AICP  
Senior Planner

Cc: Bill Jacobs, Principal Planner (via email)  
Farideh Lyons, Senior Transportation Analyst (via email)