

DEPARTMENT OF TRANSPORTATION

DISTRICT 12

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a California Way of Life.***Governor's Office of Planning & Research****June 14 2021****STATE CLEARINGHOUSE**

June 14th, 2021

Ms. Liz Westmoreland
City of Newport Beach
100 Civic Center Drive
Newport Beach, CA 92660

File: IGR/CEQA
IGR#: 2020-01657
SCH#: 2020110087
SR 1 PM 17.461
SR 73 PM 23.754

Dear Ms. Westmoreland,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the Residences at Newport Center Project in the City of Newport Beach. The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the ~~environment~~.

The Project Applicant proposes to redevelop an approximately 1.26-acre site with a four-story structure that would contain 28 luxury condominium units and common space areas over a two-level below-grade parking garage. The development of the Project would entail the demolition of the existing onsite car wash facility, Newport Beach Car Wash, and the redevelopment of the site with the proposed 28-unit condominium structure. The proposed structure would reach a height of approximately 53 feet with additional height for rooftop appurtenances.

The approximately 1.26-acre Project site is in Section 36 of Township 6 South, Range 10 West, San Bernardino Baseline and Meridian on Assessor Parcel Number (APN) 442-231- 12 at the physical address of 150 Newport Center Drive in the City of Newport Beach, Orange County, California. State Route 1 (SR 1), also known as Pacific Coast Highway, is located approximately 0.31-mile south of the Project site. MacArthur Boulevard is located approximately 0.3-mile east of the Project site and provides access to California State Route 73 (SR 73), located approximately 2.0 miles northeast of the Project site. Both SR 1 and SR 73 are owned and operated by Caltrans. Caltrans is a responsible agency and has the following comments:

"Provide a safe and reliable transportation network that serves all people and respects the environment"

Traffic Operations:

1. The Project Applicant's Preliminary Construction Management Plan is on file with the City of Newport Beach. Caltrans request a copy of the Construction Management Plan for review before final approval.

Permits:

2. Please coordinate with Caltrans in order to meet the requirements for any work within or near State Right-of-Way. A fee may apply. If the cost of work within the State right of way is below one Million Dollars, the Encroachment Permit process will be handled by our Permits Branch; otherwise the permit should be authorized through the Caltrans's Project Development Department. When applying for Encroachment Permit, please incorporate all Environmental Documentation, SWPPP/ WPCP, Hydraulic Calculations, R/W certification and all relevant design details including design exception approvals. For specific details for Encroachment Permits procedure, please refer to Caltrans' Encroachment Permits Manual. The latest edition of the Manual is available on the web site:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>

Please continue to coordinate with Caltrans for any future developments that could potentially impact State transportation facilities. If you have any questions, please do not hesitate to contact Julie Lugaro at: Julie.lugaro@dot.ca.gov.

Sincerely,



Scott Shelley
Branch Chief, Regional-IGR-Transit Planning
District 12