

DEPARTMENT OF TRANSPORTATION

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January 16, 2007

David Lepo
City of Newport Beach
3300 Newport Boulevard
Newport Beach, California 92663

File: IGR/CEQA
SCH#: 2006121052
Log #: 1808
PCH

Subject: Hyatt Regency Newport Beach Expansion Project

Dear Mr. Lepo,

Thank you for the opportunity to review and comment on the **Initial Study for the Hyatt Regency Newport Beach Expansion Project**. The proposed Hyatt Regency expansion would include 88 new timeshare units, a timeshare clubhouse, a new 800-seat ballroom, a new spa facility, a new housekeeping and engineering building, and a new two-level parking garage. The project site is located at 1107 Jamboree Road, on the northwest corner of Jamboree Road and Back Bay Drive. The nearest State route to the project site is Pacific Coast Highway (PCH) in the City of Newport Beach.

Caltrans District 12 status is a commenting agency on this project and has the following comments:

1. The issues of greatest concern to Caltrans are those that may impact traffic circulation and increase demand on State Transportation Facilities. For all new developing areas, major new developments, redevelopment areas that may require new or improved access, new signals or any improvements to State Transportation Facilities will require close coordination with Caltrans. This requirement should be included in Final EIR.
2. Traffic Operations requests all applicants to use the Highway Capacity Manual (HCM) method outlined in the latest version when analyzing traffic impacts on State Transportation Facilities. The use of HCM is preferred by Caltrans because it is an operational analysis as opposed to the Intersection Capacity Utilization (ICU) method, which is a planning analysis. In the case of projects that have direct impacts on the state's facilities Caltrans recommends that the traffic impact analysis be based on HCM method. Should the project require an encroachment permit, traffic operations may find the Traffic Impact Study based on ICU methodology inadequate resulting in possible delay or denial of a permit by Caltrans. All input sheets, assumptions and volumes on State Facilities including ramps and intersection analysis should be submitted to Caltrans for review and approval.
3. In the event of any activity in Caltrans' right-of-way, an encroachment permit will be required.

Please continue to keep us informed of this project and any future developments, which could potentially impact the State Transportation Facilities. If you have any questions or need to contact us, please do not hesitate to call Maryam Molavi at (949) 724-2267.

Sincerely,

A handwritten signature in black ink, appearing to read "Ryan Chamberlain". The signature is fluid and cursive, with a large initial "R" and "C".

Ryan Chamberlain, Branch Chief
Local Development/Intergovernmental Review

C: Terry Roberts, Office of Planning and Research