

**DEPARTMENT OF TRANSPORTATION**

DISTRICT 12

1750 EAST 4<sup>TH</sup> STREET, SUITE 100

SANTA ANA, CA 92705

PHONE (657) 328-6000

FAX (657) 328-6522

TTY 711

[www.dot.ca.gov/caltrans-near-me/district12](http://www.dot.ca.gov/caltrans-near-me/district12)*Making Conservation  
a California Way of Life.***Governor's Office of Planning & Research****September 20 2021****STATE CLEARINGHOUSE**

September 20, 2021

Juan Arauz  
City of Brea  
1 Civic Center Circle  
Brea, CA 92821

File: IGR/CEQA  
SCH#: 2020079022  
IGR LOG #2021-01742  
SR-57  
SR-90

Dear Mr. Arauz,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Draft Environmental Impact Report (DEIR) for the Brea Plaza Expansion Project. The proposed project would require the demolition of the 18,450-square-foot Brea Plaza 5 Cinemas (1,110 seats) and 139 surface parking spaces, and subsequent development of a new building on approximately 2.2 acres in the northwestern portion of the 16-acre Brea Plaza Shopping Center site. The proposed building would include a five-story apartment and office building above a three-story parking structure (eight stories total). The proposed project would include a 222,447-square-foot apartment building with 189 units; a 21,355-square-foot co-working office (approximately 4,000 square feet above Custom Comfort Mattress and approximately 8,000 square feet above Grand Salon); and a parking structure (three above-grade levels under the residential building) with up to 397 parking spaces. The proposed project would require a GPA, a zone change from General Commercial (C-G) to Mixed Use I; the applicant would submit a request for a development agreement. The proposed project would result in a net decrease of 2,905 square feet of commercial space and a net increase of 189 residential units at the 16-acre Brea Plaza Shopping Center.

The proposed project would be on 2.2 acres in the northwest portion of the Brea Plaza Shopping Center-1639 East Imperial Highway-which encompasses approximately 16 acres in Brea. The Brea Plaza Shopping Center is bounded by the Mercury Insurance office development to the north, South Associated Road and a single-family residential neighborhood to the east, Imperial Highway/State Route 90 (SR-90) and commercial development in Fullerton to the south, and State Route 57 (SR-57) to the west.

Both SR-90 and SR-57 owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

### **Transportation and System Planning**

1. The project is to construct a mixed-use development, which may increase traffic congestion and number of single occupancy vehicle trips in the surrounding area. As part of the development plan, please consider including a discussion on potentially improving multimodal transportation (i.e., freight, walking, biking, and transit) options to address safety issues as part of the project development. The discussion should incorporate opportunities to support sustainable and multimodal transportation options. The improved multimodal connections to the project site can encourage residents/users to utilize alternative transportation options, thus reducing Green House Gas (GHG) emissions, congestion, and Vehicle Miles Traveled (VMT). The reduction in GHG also improves public health and air quality.
2. Caltrans supports the inclusion of 108 long-term bicycle parking spaces and 22 short-term bicycle parking spaces in the parking structure and transportation demand management measures including: rental cars for the use by apartment residents and office tenants; rideshare waiting area; rental bicycles available for use; and the free Intra-Brea Transportation System to support active transportation and transit use as an alternative to single-occupancy vehicle use/ownership.

Please consider further discussion and coordination with Caltrans for Complete Streets improvements in the project vicinity. Caltrans supports the design of Complete Streets that include high-quality pedestrian, bicycle, and transit facilities that are safe and comfortable for users of all ages and abilities. Improvements may include pedestrian-oriented LED lighting and continental crosswalk striping.

Complete Streets improvements also promote regional connectivity, improve air quality and public health, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.

3. Providing adequate wayfinding signage to nearby transit stops within the proposed project, can help improve first-/last mile connects, and help reduce VMT.
4. Consider incorporating further discussion regarding electric vehicle charging stations to promote use of EV and Hybrid vehicles. These charging stations can assist residents in switching to EV/Hybrid vehicles and increase the appeal of these vehicles to those commuting to or utilizing commercial services in the area.
5. Please consider incorporating designated areas/parking for freight delivery, package pick up and drop off in the site plan design for this project. Also, please consider relegating the parking spaces to the back of the buildings and locate preferential parking for vanpools and carpools, along with, secure, visible, and convenient bicycle parking/racks accessible to the retail and office locations.
6. Caltrans recognizes and supports the City of Brea's continued commitment to include development relating to Mixed Use and Affordable Housing for the Community. The Department firmly embraces racial equity, inclusion, and diversity. These values are foundational to achieving our vision of a cleaner, safer, and more accessible and more connected transportation system.

### **Traffic Operations**

7. Any work performed within Caltrans right-of-way (R/W) will require discretionary review and approval by Caltrans and an encroachment permit will be required for any work within the Caltrans R/W prior to construction. The applicant must submit the signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. The deposit amount will be dependent on when the application is submitted. Public corporations are legally exempt from encroachment permit fees.

However, contractors working for public corporations are not exempt from fees. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, please show Caltrans Right-of Way lines, the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. For specific details on Caltrans Encroachment Permits procedure, please refer to Caltrans Encroachment Permits Manual. The latest edition of the Manual is available on the website at <https://dot.ca.gov/programs/traffic-operations/ep>

8. Please submit all applications and associated documents/plans via email to [D12.Permits@dot.ca.gov](mailto:D12.Permits@dot.ca.gov). When submitting the application, please incorporate Environmental Documentation as needed, relevant design details including design exception approvals, traffic control plans, and any letter of authorizations. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553. Early coordination with Caltrans is strongly advised for all encroachment permits.

Caltrans' mission is to provide a safe, sustainable, equitable, integrated, and efficient transportation system to enhance California's economy and livability. 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](mailto:Julie.lugaro@dot.ca.gov).

Sincerely,



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