

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research**Jul 21 2022****STATE CLEARINGHOUSE**

July 20, 2022

Ms. Cecilia Madrigal-Gonzalez
Assistant Planner
City of Brea
1 Civic Center Circle
Brea, CA. 92821

File: LDR/CEQA
SCH: 2022060598
12-ORA-2022-02002
SR-90, PM 4.052

Dear Ms. Madrigal-Gonzalez,

Thank you for including the California Department of Transportation (Caltrans) in the review of the Notice of Preparation (NOP) of a Draft Environmental Impact Report (EIR) for the Gaslight Square Redevelopment Project. The Gaslight Square is currently developed with five existing commercial buildings, totaling 23,558 square feet. The project proposes to retain two of the existing five buildings that are currently used for medical uses. The remaining three commercial buildings, totaling 18,286 square feet, would be demolished to facilitate the construction of a 2,000 square foot drive-through restaurant with an outdoor seating area and a 6,000 square foot commercial building consisting of 2,400 square feet of restaurant and 3,600 square feet of medical or retail space.

The project location is at 255 E. Imperial Hwy., commonly known as the Gaslight Square and is directly adjacent to State Route (SR) 90. State Route 90 is owned and operated by Caltrans. Therefore, Caltrans is a responsible agency on this project, and has the following comments:

Transportation and System Planning

1. Consider discussing multi-modal and transit mobility connections to existing bus services and nearest train stations to improve regional connectivity.
2. Caltrans supports encouraging the use of transit among future residents, visitors, and workers of the development. This may lead to a reduction in

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a California Way of Life.*

congestion, through lower VMT (Vehicle Miles Travelled). Consider coordination with Orange County Transportation Authority.

3. Consider bicycle, pedestrian, electric vehicle charging, and ridesharing opportunities at the site including bicycle storage, accessible walkways, charging stations, and pick-up/drop-off locations.

Traffic Operations

4. Submit copies of all traffic related documents for review. The data used in the Traffic Impact Analysis (TIA) should not be more than 2 years old and shall be based on the Southern California Association of Governments Regional Transportation Plan Model. Use the Highway Capacity Manual methodology for all traffic analyses.

Encroachment Permits

5. Any project work proposed in the vicinity of the State Right-of-Way (ROW) would require an encroachment permit and all environmental concerns must be adequately addressed. If the environmental documentation for the project does not meet Caltrans's requirements for work done within State ROW, additional documentation would be required before approval of the encroachment permit. For specific details for Encroachment Permits procedure, please refer to the Caltrans's Encroachment Permits Manual at:
<http://www.dot.ca.gov/hq/traffops/developserv/permits/>
6. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6553 or D12.Permits@dot.ca.gov. 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

City of Brea
July 20, 2022
Page 3

questions, please do not hesitate to contact Julie Lugaro at Julie.lugaro@dot.ca.gov.

Sincerely,

Julie Lugaro

for

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