California Department of Transportation

DISTRICT 12
1750 East 4th Street, Suite 100 | SANTA ANA, CA 92705
(657) 328-6000 | FAX (657) 328-6522 TTY 711
https://dot.ca.gov/caltrans-near-me/district-12

September 22, 2025

Ms. Joanne Hwang
City Planner
City of Brea
1 Civic Center Circle
Brea, CA. 92821

File: LDR/CEQA
SCH: 2025081123
12-ORA-2025-02916
SR-90, SR-57, SR-142

Dear Ms. Hwang,

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 (DEIR) for City of Brea's: Brea 2050 - Focused General Plan Update and Brea Core Specific Plan. The project includes a focused update to, and implementation of, the 2003 Brea General Plan, specifically the Community Development (land use, circulation, economic development), Community Resources (open space), Community Services (recreation, education, cultural arts), and Public Safety chapters, with an emphasis on the land use and circulation components. The Focused General Plan Update (GPU) would allow for additional housing units and non-residential square footage across various land use categories within the incorporated City limits and would continue to allow for limited housing units in the unincorporated sphere of influence, consistent with the 2003 Brea General Plan. The project also includes a new specific plan, the Brea Core Specific Plan (BCSP), which would implement the values identified in the 2017 Brea Envisions and the goals, policies, and recommendations of the 2020 Core Active Transportation Plan. The Focused GPU would allow for the grand total of 23,736 residential units and 30,587,193 SF of non-residential uses within the City's planning area, which includes development of 4,752 residential units and 6,379,588 square feet of non-residential uses within the BCSP area.

The project encompasses the City and its sphere of influence, collectively referred to as the planning area. The City is in the northeastern corner of Orange County, where the boundaries of Orange, Los Angeles, and San Bernardino Counties converge. The City is bordered by unincorporated Orange County land and the Los Angeles County line to the north; Chino Hills State Park and the

San Bernardino County line to the east; the Cities of Yorba Linda, Placentia, and Fullerton to the south; and the City of La Habra to the west. The Orange Freeway State Route 57 (SR-57) bisects the City from north to south. The three major east–west roadways are Imperial Highway (SR-90), Carbon Canyon Road (SR-142), and Lambert Road.

State Route 57, State Route 90, and State Route 142 are all owned and operated by Caltrans. Therefore, Caltrans is a commenting agency on this project, and has the following comments:

1. Caltrans recognizes there is a strong link between transportation and land use. Development can have a significant impact on traffic and congestion on State transportation facilities. In particular, the pattern of land use can affect both local vehicle miles traveled and the number of trips. Caltrans supports collaboration with local agencies to work towards a safe, functional, interconnected, multi-modal transportation network integrated through applicable "smart growth" type land use planning and policies. Additionally, Caltrans supports the City's progress in meeting its Regional Housing Needs Assessment (RHNA) allocation, and we encourage the City to promote the development of housing units for a variety of income levels.

2. Encourage the use of transit among future residents, visitors, and workers of the proposed areas of developments. Increasing multimodal transportation will lead to a reduction to congestion, Vehicle Miles Traveled and improve air quality.

3. Caltrans supports the integration of the 2020 Core Active Transportation Plan into the new BCSP. Caltrans encourages objectives of infill, mixed-use, and live/work development that allows for creating spaces that are "more walkable, bike-friendly, and transit-oriented."

4. Caltrans supports the City's plan to implement high-quality Complete Streets that are safe and accessible for people of all ages and abilities. Caltrans also encourages the City to use safety measures such as physically separated sidewalks and bike lanes, pedestrian-oriented LED lighting, high-visibility continental crosswalk striping, raised crosswalks, ADA curb ramps, refuge islands, wayfinding signage, and safe connections to existing and proposed bicycle facilities. These improvements will also promote regional connectivity, improve air quality, reduce congestion, promote improved first-/last-mile connections, and increase safety for all modes of transportation.

5. During any future construction, please ensure that appropriate detours and safety measures are in place that prioritize the mobility, access, and safety of bicyclists, pedestrians, and transit users.

6. Please note that future projects should not present adverse impacts to the overall transportation system including traffic circulation and the local State. Highway Systems (SHS). If future developments disrupt or impede traffic circulation or the local State Highway System, Caltrans will request a Traffic Impact Analysis (TIA) of these assets. The TIA will also need to include existing and future average daily traffic volumes, traffic generation including peak hour, traffic distribution, Highway Capacity Manual (HCM) intersection analysis along with current and projected capacities of local street, and state highways or freeways including ramps that might be impacted.

7. When analyzing future proposed projects, please note potential short- and long-term traffic impacts with respect to regional vehicle miles traveled (VMT's), please use the Governor's Office of Planning and Research Guidance to identify VMT related impacts.

8. If future impact analysis leads to findings of significance on State facilities, please coordinate with Caltrans District 12 Local Development on development of a Traffic Mitigation Agreement or similar effort.

9. 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. Prior to submitting to Caltrans Permit's branch, applicant should fill out Applicant's Checklist to Determine Applicable Review Process (QMAP List) Form TR-0416 to determine if project oversight/coordination with Caltrans Project Manager is needed. Applicant must submit a signed Standard Encroachment Permit application form TR-0100 along with a deposit payable to Caltrans. 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. Please note that all utility work should be disclosed prior to permit submittal, and utility companies are to apply for separate permits for their corresponding work.

10. Project plans and traffic control plans must be stamped and signed by a licensed engineer. For all plans, including traffic control plans, Caltrans R/W lines should be clearly labeled, which includes existing and proposed (if there are any changes to Caltrans R/W), the north arrow, the edge of pavement, and edge of the sidewalk, if applicable. When submitting the application, please include final Environmental Clearance Documentation, relevant design details including design exception approvals and construction and drainage plans, traffic control plans, traffic management plan and traffic impact study if proposed traffic delay of 30 minutes above normal recurring traffic delay is anticipated, any Caltrans R/W certifications if needed, maintenance agreement as needed, shoring plans for any excavation 5-feet or more, ADA certification, and any letter of authorizations.

11. Please submit all applications and associated documents/plans via email to D12.Permits@dot.ca.gov until further notice. Caltrans Encroachment Permits will be transitioning to an online web portal base for all applications in Fall 2023. Further details to be announced on the Caltrans Encroachment Permits homepage. Additional information regarding encroachment permits may be obtained by contacting the Caltrans Permits Office at (657) 328-6246. For specific details on Caltrans Encroachment Permits procedure and any future updates regarding the application process and permit rates, please visit the Caltrans Encroachment Permits homepage at https://dot.ca.gov/programs/traffic-operations/ep.

Caltrans' mission is to improve lives and communities through transportation. 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 (Sep 22, 2025 15:59:12 PDT)

Scott Shelley
Branch Chief,
Local Development Review - Climate Change - Transit Grants
Caltrans, District 12