

DEPARTMENT OF TRANSPORTATION

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Governor's Office of Planning & Research

June 16 2021**STATE CLEARINGHOUSE**

Making Conservation
a California Way of Life.

June 15, 2021

Oscar Martinez
City of Torrance
3031 Torrance Boulevard
Torrance, CA 90503

RE: 24601 Hawthorne Boulevard Mixed-Use
Development – Mitigated Negative
Declaration (MND)
SCH # 2021060088
GTS # 07-LA-2021-03612
Vic. LA-1/PM: 15.695

Dear Oscar Martinez:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced MND. On a currently vacant site, the project proposes a mixed-use development consisting of an 11-unit, two-story multiple-family residential building over a semi-subterranean parking garage, and a three-story office building. The project proposes a total of 18,340 square feet of development located on a 23,657 square foot lot, resulting in a Floor Area Ratio of 0.78. The City of Torrance is the Lead Agency under the California Environmental Quality Act (CEQA).

The project is located approximately 2,700 feet away from the intersection of State Route 107 (also known as Hawthorne Boulevard) and State Route 1 (also known as the Pacific Coast Highway). As mentioned in the MND, Senate Bill 743 (2013) mandates that Vehicle Miles Traveled (VMT) be used as the primary metric in identifying transportation impacts of all future development projects under CEQA, starting July 1, 2020. Thus, Caltrans has reviewed this project from a VMT perspective.

The updated 2021 Transportation Impact Study Found that the project will generate 74 daily trips, will be consistent with the Southern California Association of Governments Regional Transportation Plan/Sustainable Communities Strategy, and will not impact transit, bicycle, or pedestrian facilities. Thus, the project would not exceed VMT thresholds. Caltrans concurs with this assessment. The following information is included for your consideration.

For information on determining transportation impacts in terms of VMT on the State Highway System, see the *Technical Advisory on Evaluating Transportation Impacts in CEQA* by the California Governor's Office of Planning and Research (OPR), dated December 2018: http://opr.ca.gov/docs/20190122-743_Technical_Advisory.pdf. The City can also refer to Caltrans' updated *Vehicle Miles Traveled-Focused Transportation Impact Study Guide* (TISG), dated May 2020 and released on Caltrans' website in July 2020: <https://dot.ca.gov/-/media/dot-media/programs/transportation-planning/documents/sb-743/2020-05-20-approved-vmt-focused-tisg-a11y.pdf>. Caltrans' new TISG is largely based on the OPR 2018 Technical Advisory.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Furthermore, Caltrans encourages Lead Agencies to implement Transportation Demand Management (TDM) strategies that reduce VMT and Greenhouse Gas (GHG) emissions. Thus, Caltrans supports this project's proposed sidewalk improvements. For more TDM options to consider integrating into this project, please refer to:

- The 2010 *Quantifying Greenhouse Gas Mitigation Measures* report by the California Air Pollution Control Officers Association (CAPCOA), available at <http://www.capcoa.org/wp-content/uploads/2010/11/CAPCOA-Quantification-Report-9-14-Final.pdf>, or
- *Integrating Demand Management into the Transportation Planning Process: A Desk Reference* (Chapter 8) by the Federal Highway Administration (FHWA), available at <https://ops.fhwa.dot.gov/publications/fhwahop12035/index.htm>.

Also, any transportation of heavy construction equipment and/or materials which requires use of oversized-transport vehicles on State highways will need a Caltrans transportation permit. Caltrans recommends that the project limit construction traffic to off-peak periods to minimize the potential impact on State facilities. If construction traffic is expected to cause issues on any State facilities, please submit a construction traffic control plan detailing these issues for Caltrans' review.

If you have any questions about these comments, please contact Emily Gibson, the project coordinator, at Emily.Gibson@dot.ca.gov, and refer to GTS # 07-LA-2021-03612.

Sincerely,

Frances Duong

FRANCES DUONG
Acting IGR/CEQA Branch Chief
cc: Scott Morgan, State Clearinghouse