

Traffic Impact Assessment

190th Street/Western Avenue
Commercial Center

Submitted to:
City of Torrance



April 26, 2022





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Ms. Jessamine Que
Associate Engineer – Public Works
City of Torrance
20500 Madrona Avenue
Torrance, CA 90503

RE: Traffic Impact Assessment Report for the 190th Street/Western Avenue Commercial Center Project

Dear Ms. Que,

Per your request, AGA Engineers, Inc (AGA) is pleased to provide you with the Traffic Impact Assessment (TIA) report for the 190th Street/Western Avenue Commercial Center project in the City of Torrance. This report is based on discussion with City staff and the City's guidelines for Land Use Projects. AGA developed the scope of work for this TIA report which was reviewed and approved by City staff (see attached). A brief description of the project and the TIA analysis is as follows.

A commercial center housing several retail establishments is proposed for a vacant lot at the corner of 190th Street and Western Avenue in the City of Torrance. Attached is the proposed site plan for the project. The 5.3-acre parcel at the northwest corner of the intersection will house approximately 23,000 square feet of restaurants and parking lots. The food establishments include the following:

- ◆ Building 1 – 3,495 square-foot Shake Shack with drive-through window
- ◆ Building 2 – 3,945 sq ft Panera Bread fast-food restaurant with drive-through window
- ◆ Building 3 – 4,099 sq ft Chick Fil-A fast-food restaurant with drive-through window
- ◆ Building 4 – 5,700 sq ft restaurant/retail space
- ◆ Building 5 – 5,700 sq ft restaurant/retail space

Based on the new California Environmental Quality Act (CEQA) guidelines, Senate Bill 743, Vehicle Miles Traveled (VMT) analysis is required instead of the previous Level-Of-Service (LOS) for CEQA documentation of a new project. However, a project could be screened out from VMT analysis based on various criteria. Per the City of Torrance's new guidelines for Land Use Projects, the TIA analysis was conducted to determine if VMT analysis is required. The City's TIA criteria and screening flowcharts from the City guidelines were used as the primary criteria of the assessment (see **Figure 1 and 2**).

AGA Engineers, Inc.

211 E Imperial Hwy., Suite 208, Fullerton, CA 92835
(714) 992-4592 E-Mail: aga@agaengineersinc.com

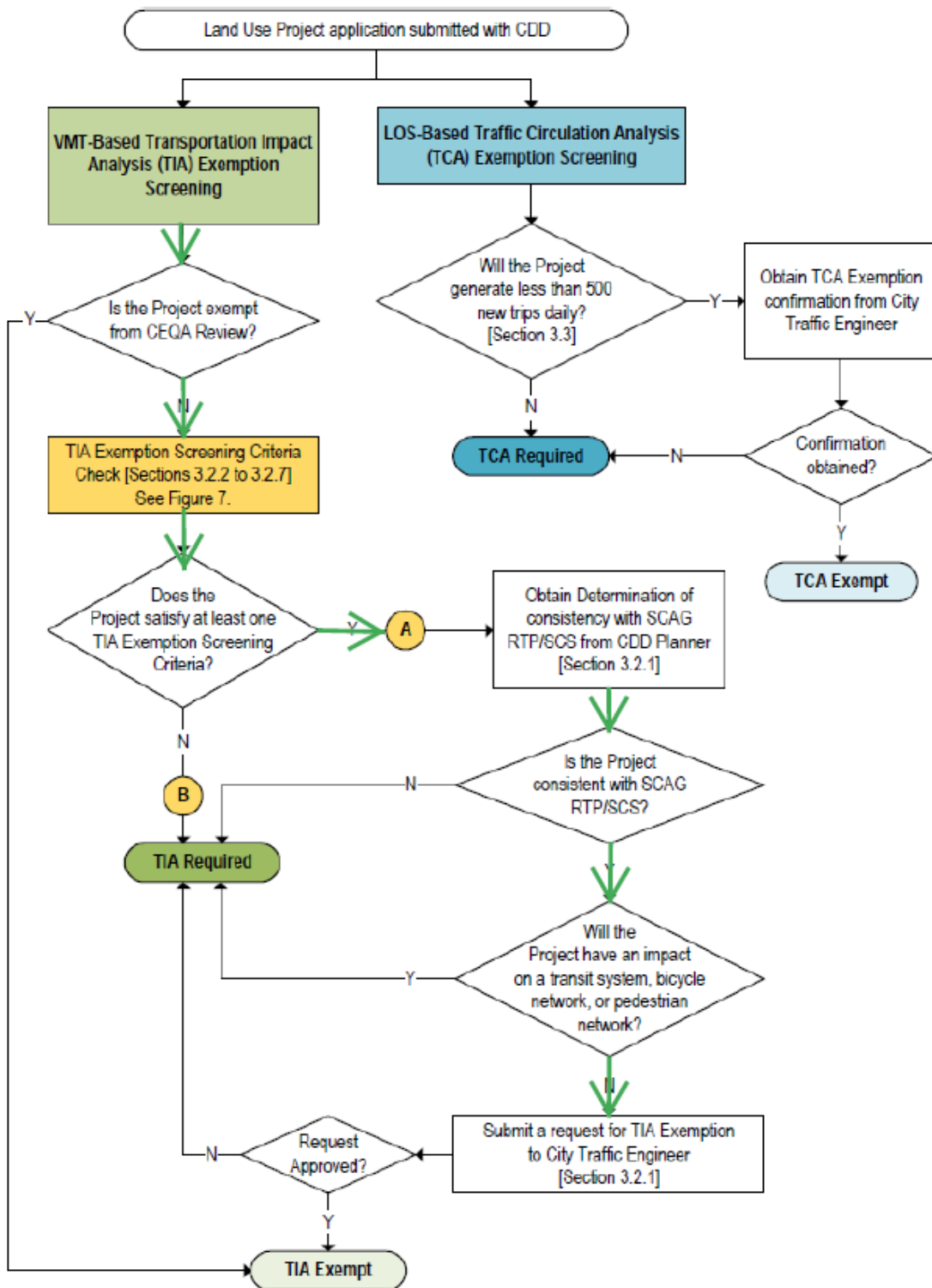


Figure 1. Exemption Screening Flowchart for Transportation Analysis Reports

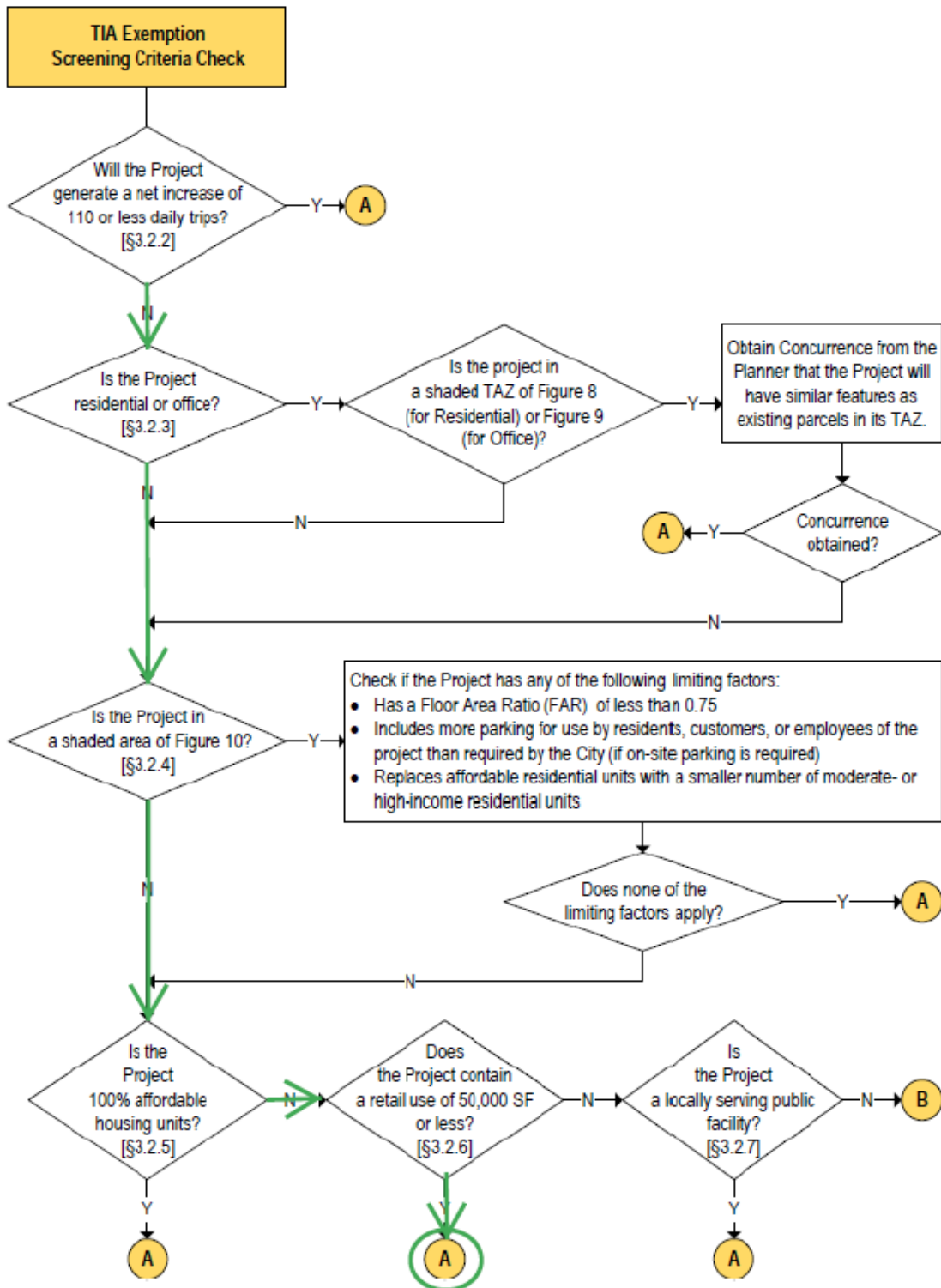


Figure 2. Flowchart for TIA Exemption Screening Potential

VMT-Based Transportation Impact Analysis (TIA) Exemption Screening

Based on the flowcharts VMT screening criteria, the project does meet one TIA criterion for the VMT analysis to be exempt. That criterion is for local-serving retail use. The project contains local-serving retail use that is less than the City's guideline maximum of 50,000 square feet. The total size of the project is approximately 23,000 square feet, which is less than half of the maximum square footage requirement. The local-serving retail screening criteria threshold of 50,000 square feet is consistent with the State's Office of Planning and Research (OPR) guidelines. The next step in the TIA flowchart is to assess if the project is consistent with Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS) model. The City's Community Development Department (CDD) verified that the project is deemed consistent with SCAG-RTP/SCS. The notification from CDD that verifies this project is provided in the TIA Scope of Work. Lastly, this project is not expected to impact the transit system, pedestrian network and bicycle network adjacent to and outside of the project site. The transit routes and schedules will not be changed due to this project and the street system for pedestrians and bicyclists will not change as well. Although the above criteria justify the exemption of VMT analysis, the City Traffic Engineer must approve that VMT analysis is not required.

Conclusion

Based on the above analyses, VMT analysis is not required since it is a local-retail project less than 50,000 square feet and is consistent with Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy model and will not impact the transit system, pedestrian network and bicycle network. VMT analysis exemption will require approval from the City Traffic Engineer.

If you have any questions or would like to discuss any aspect of our proposal, please contact me at greg@agaengineersinc.com or Chalap Sadam at chalap@agaengineersinc.com.

Respectfully submitted,



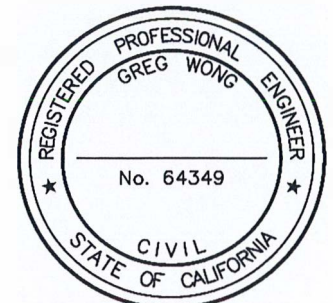
Chalap K. Sadam, P.E., T.E.
President



T.R. 1813



Greg Wong, P.E.
Vice President



Attachments: TIA Scope of Work and Site Plan

R:\Calbay Development LLC\509-001 190th at Western TIA Update\ - New 2021-22 Report\Reports (TCA & TIA)\Traffic Impact Assessment (TIA)\AGA Engineers, Inc. -190th at Western Mixed Use Development TIA Report REV (4-26-22).docx



190th Street and Western Avenue – Mixed Use Development Traffic Impact Assessment (TIA) Scope of Work - 10/29/2021

A commercial center housing several retail establishments is proposed for a vacant lot at the corner of 190th Street and Western Avenue in the City of Torrance. The 5.3-acre parcel at the northwest corner of the intersection will house approximately 23,000 square feet of restaurants and parking lots. The food establishments include the following:

- ◆ Building 1 – 3,495 square-foot Shake Shack with drive-through window
- ◆ Building 2 – 3,945 sq ft Panera Bread fast-food restaurant with drive-through window
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- ◆ Building 5 – 5,700 sq ft restaurant/retail space

Based on the new California Environmental Quality Act (CEQA) guidelines, Senate Bill 743, Vehicle Miles Traveled (VMT) analysis is required instead of the previous Level-Of-Service (LOS) for CEQA documentation of a new project. However, a project could be screened out from VMT analysis based on various criteria. Per the City of Torrance's new guidelines for Land Use Projects, an initial assessment of this project will be conducted to determine if VMT analysis is required. The initial assessment will evaluate the characteristics of the project along with the criteria from City guidelines and summarized in a report. The City's TIA criteria and screening flowcharts (see attached) from the City guidelines will be used as the primary criteria of the assessment.

Preliminary Assessment

One City criterion for a project to be exempt from VMT analysis is if the project is deemed as a local-serving retail project with a square footage of less than 50,000 square feet. This is consistent with the State's Office of Planning and Research (OPR) guideline for local-serving retail projects. This project is a local-serving project where trips will be redistributed from other similar and further away sites, and the total square footage for all five buildings at the project site is less than half of the 50,000 square foot threshold.

Another City criterion for a project to be exempt from VMT analysis is if the project is consistent with Southern California Association of Governments (SCAG) 2020-2045 Regional Transportation Plan/Sustainable Communities Strategy (2020 RTP/SCS). Based on preliminary discussion with City staff from Community Development Department (CDD), this project is deemed consistent with SCAG-RTP/SCS.

Based on the above assessment, it is expected that VMT analysis will not be required for this project. This is a preliminary assessment and the final analysis will need to be approved by the City Traffic Engineer and determination if VMT analysis is required or not.

Attachments: Transportation Analysis Requirements 3.1.3 Exemption Screening Flowcharts (Figures 6 & 7), CDD Correspondence

AGA Engineers, Inc.

211 E Imperial Hwy., Suite 208, Fullerton, CA 92835
(714) 992-4592 E-Mail: aga@agaengineersinc.com

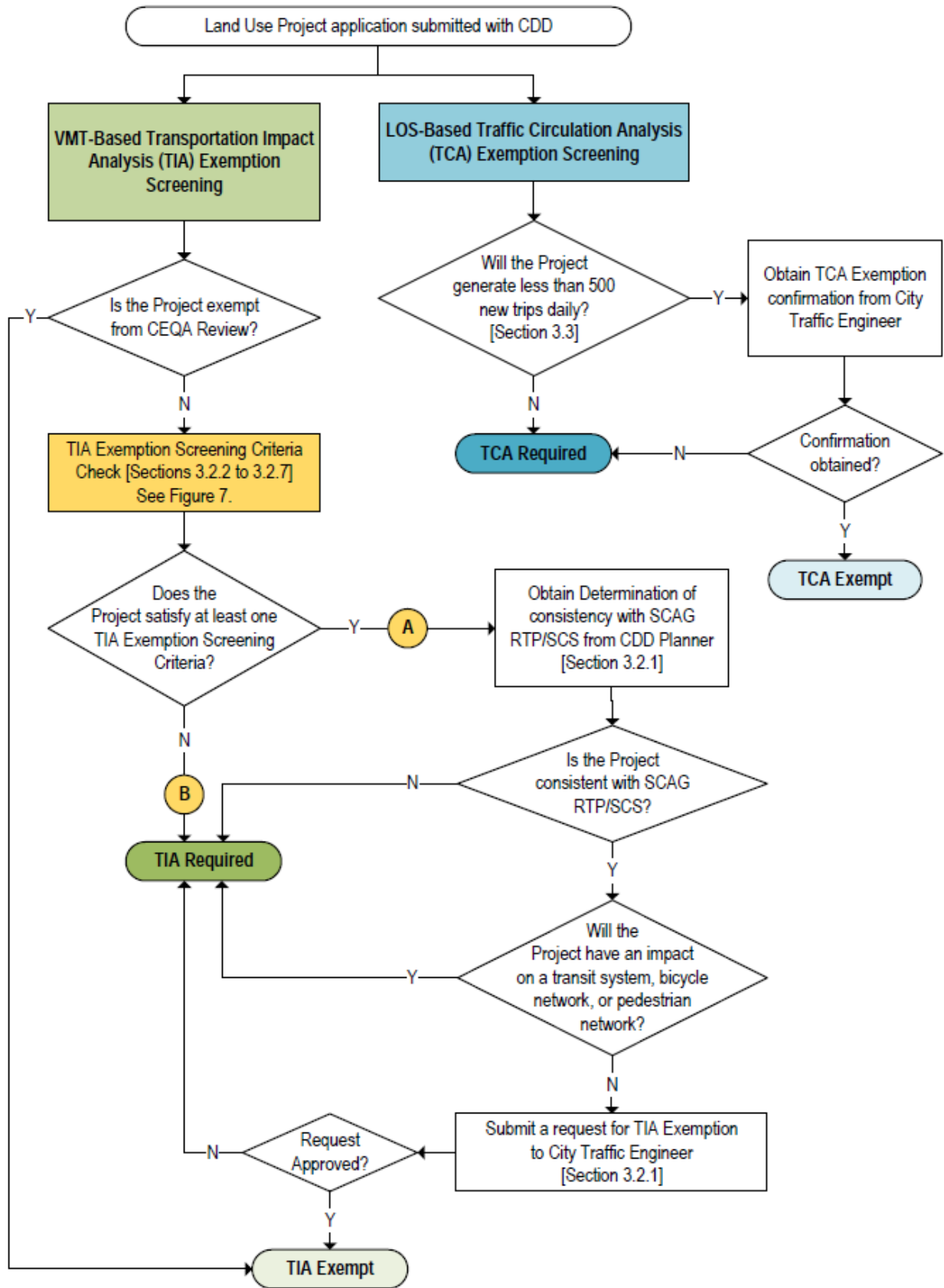


Figure 6 - Exemption Screening Flowchart for Transportation Analysis Reports

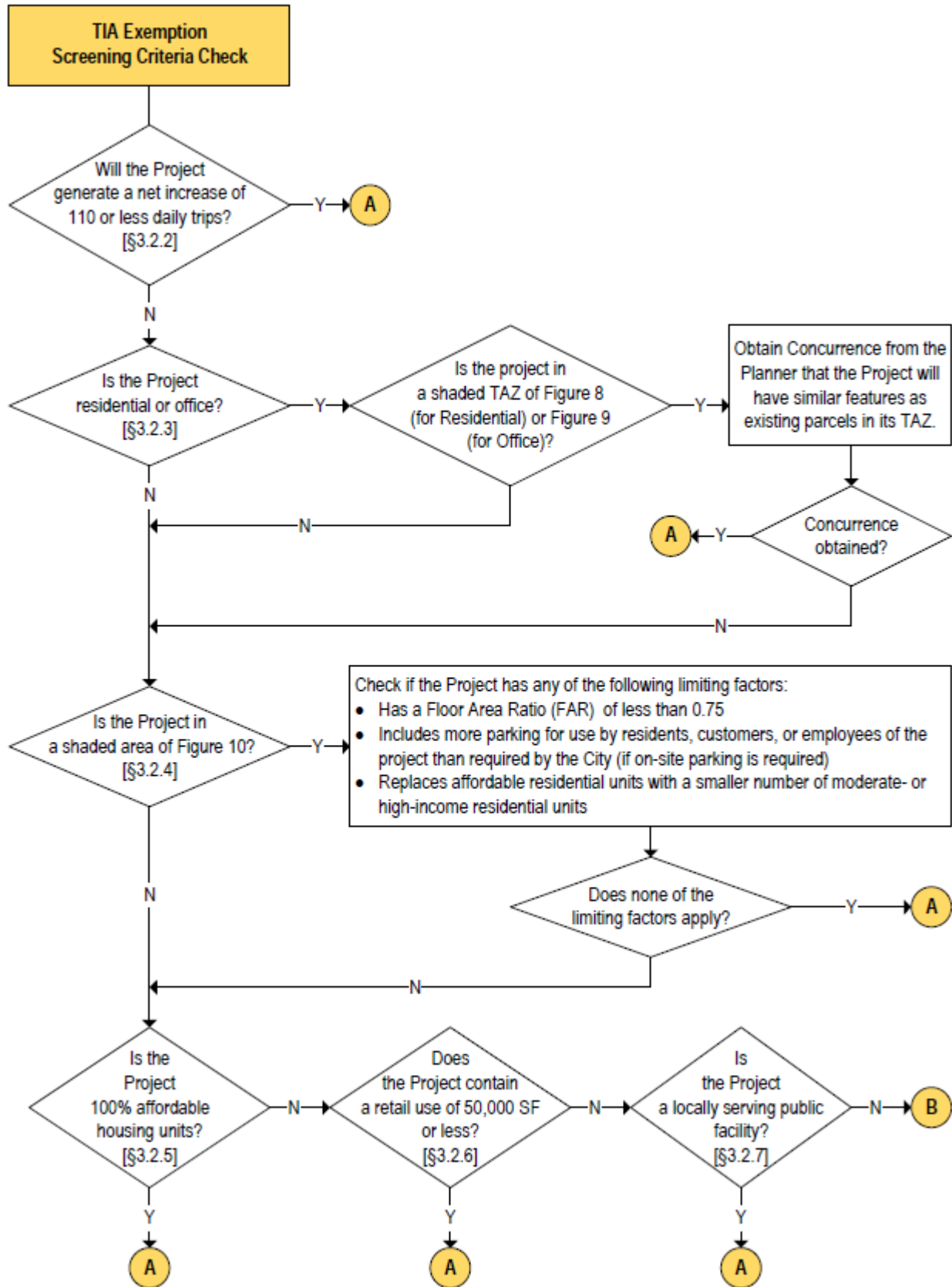


Figure 7 - Flowchart for TIA Exemption Screening Potential

From: [Oorts, Leo](#)
To: [Katie Rounds](#); greg@agaengineersinc.com
Cc: [Que, Jessamine](#)
Subject: RE: 190th-Western TIA SOW Question for City Planning
Date: Monday, October 11, 2021 10:45:30 AM

Hi Katie,

When making a determination for consistency with the SCAG – RTP/SCS, a proposed development is reviewed for consistency with the Torrance General Plan land use designation.

The proposed commercial center composed of five buildings for retail and restaurant use is located on property within the C-5 Zone (Conditional Commercial District) and C-GEN (General Commercial) land use designation (Case Nos. CUP20-00002, DIV20-00003, EAS20-00002). The proposed development is consistent with the C-5 Zone and General Commercial land use designation.

Therefore, the proposed development is deemed consistent with the SCAG – RTP/SCS.

Leo Oorts
Senior Planning Associate
City of Torrance, Community Development Department
3031 Torrance Boulevard, Torrance, CA 90503
(310) 618-5990 | loorts@TorranceCA.gov | www.TorranceCA.gov

From: Katie Rounds [mailto:krounds@kaidencegrp.com]
Sent: Sunday, October 10, 2021 12:48 PM
To: greg@agaengineersinc.com; Oorts, Leo <LOorts@TorranceCA.gov>
Cc: Que, Jessamine <JQue@TorranceCA.gov>
Subject: RE: 190th-Western TIA SOW Question for City Planning
Importance: High

WARNING: External e-mail
Please verify sender before opening attachments or clicking on links.

I had to look up what this means...

Southern California Associate of Governments Regional Transportation Plan Sustainable Communities Strategy

I have copied our planner (Leo Oorts) into this email to see if he can verify. [@Oorts, Leo](#)- can you please let us know?

Thank you,
Katie



