

**DEPARTMENT OF TRANSPORTATION**

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June 3, 2024

Leo Oorts, Planning Manager  
City of Torrance  
3031 Torrance Boulevard  
Torrance, CA 90503

RE: 205th Street Industrial Project –  
Mitigated Negative Declaration (MND)  
SCH #2024050384  
GTS #07-LA-2024-04526  
LA-405/R 14.92

Dear Leo Oorts,

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced project. The Proposed Project consists of the demolition of existing buildings (totaling approximately 86,995 SF) onsite and construction of a new light industrial building totaling approximately 132,425 SF. The Project would include a parking lot with 195 parking stalls, ornamental landscaping, employee patio area, and associated infrastructure.

After reviewing the MND, Caltrans has the following comments:

According to the City of Torrance's guidelines, projects which would generate fewer than 110 average daily trips (ADT) would not cause a substantial increase in the total citywide or regional Vehicle Miles Traveled (VMT). Analysis finds that the Proposed Project would generate a net decrease of 261 weekday daily trips and would not create new trips. Therefore, VMT impacts would be considered less than significant and further analysis of VMT would not be required.

As a reminder, Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using VMT as the primary metric in identifying transportation impacts for all future development projects. Caltrans' targets of tripling trips made by bicycle, doubling trips made by walking

and public transit, and a 15% reduction in statewide VMT can be achieved through collaborative improvements to the state-wide transportation network.

The Project is evaluated to have a less than significant impact with a program, plan, ordinance, or policy addressing the circulation system which includes bicycle and pedestrian facilities. The existing sidewalk system will provide pedestrian accessibility, as well as the nearby transit stops, and bike racks will be included near entry points. Caltrans recommends this Project remain consistent with the City's policies and procedures, and suggests the City makes an effort to develop their own Complete Streets Plan to enhance bicycle and pedestrian infrastructure. It is also recommended to follow other complete street resources and guidance, such as Caltrans' Traffic Calming Guide or Main Street Guide, the Federal Highway Administration (FHWA) various publications about multimodal networks, or the National Association of City Transportation Officials (NACTO) various guides about urban bikeways and urban street design to promote multi-mobility.

Any transportation of heavy construction equipment and/or materials that requires the use of oversized transport vehicles on State Highways will need a Caltrans transportation permit. Caltrans advises 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, please contact project coordinator Frances Duong, at frances.duong@dot.ca.gov and refer to GTS #07-LA-2024-04526.

Sincerely,

*Anthony Higgins for*

Miya Edmonson  
LDR/CEQA Branch Chief

Cc: State Clearinghouse