

DEPARTMENT OF TRANSPORTATION

DISTRICT 7

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*Making Conservation
a California Way of Life*

April 7, 2025

Leo Oorts
City of Torrance
3031 Torrance Blvd
Torrance, CA 90503RE: Sequoia Commerce Center - MND
Vic. LA-405/14.826, LA-213/9.867
SCH # 2025030225
GTS # 07-LA-2025-04763

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 construction of two industrial buildings totaling 276,300 square feet (square feet) on a 14.02-acre site. Building 1 consists of a 120,466-square-foot industrial building and Building 2 consists of a 155,834-square-foot industrial building. The proposed buildings would be constructed to a maximum of 45 feet in height. Building 1 is designed with 16 dock doors on the east-facing side of the building and Building 2 is designed with 28 dock doors on the east-facing side of the building. Vehicular access will be provided via one driveway on West 190th Street, two driveways on Van Ness Avenue, and one driveway on 195th Street. As proposed, the Project will require a Conditional Use Permit to allow the construction of the industrial warehouse buildings; and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into two. The City of Whoville is the Lead Agency under the California Environmental Quality Act (CEQA).

The nearest state facilities are I-405 and SR-213. After reviewing the MND, Caltrans has the following comments:

Caltrans recommends limiting large truck travel and construction traffic to off-peak commute hours. A permit for any heavy construction equipment and or materials that require the use of oversized transport vehicles on State highways. Any work performed within State Right-of-way will require an Encroachment Permit. If construction traffic is expected to cause issues on any State facilities,

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please submit a construction traffic control plan detailing potential impacts for Caltrans for review.

If you have any questions, please feel free to contact Jaden Oloresisimo, the project coordinator, at Jaden.Oloresisimo@dot.ca.gov and refer to GTS # 07-LA-2025-04763.

Sincerely,

MIYA EDMONSON
LDR/CEQA Branch Chief

cc: State Clearinghouse