California Department of Transportation

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January 14, 2026

Natalie Niemeyer
City of Torrance
Planning Division
Community Development Department
3031 Torrance Boulevard
Torrance, CA 90503

RE: 2555 W. 190st St. Industrial Warehouse Project
SCH # 2021020220
Vic. LA-405/PM 15.46
GTS # LA-2021-04981-RMND

Dear Natalie Niemeyer:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above referenced environmental document. Here is the new updated project description.

The proposed Project consists of the construction of one industrial warehouse building totaling 262,970 square feet (s.f.) on a 13.59-acre site. Of the total building square footage, the Project would allocate 78,891 s.f. for warehousing, 157,782 s.f. for manufacturing, and 26,297 s.f. for office uses. The proposed building would be constructed to a maximum of 44.5 feet in height and designed in a contemporary architectural style to be visually compatible with adjacent buildings and uses.

The building is designed with 45 dock doors (9 dock doors and 36 knock outs) on the north-facing side of the building. Vehicular access will be provided via three driveways on West 190th Street and two driveways on Crenshaw Place. The northernmost driveway on Crenshaw Place would be restricted for trucks only while the remaining driveways would be restricted for passenger cars only. The Project also includes surface parking with 552 parking spaces. As proposed, the Project will require a Conditional Use Permit to allow the construction of the industrial warehouse building; and a Tentative Parcel Map No. 83184 to consolidate three existing parcels into one to locate the property entirely on one parcel, resulting in a Floor Area Ratio that will not exceed 0.60.

Caltrans has reviewed this recirculated Mitigated Negative Declaration (MND) for this project and has the following comments.

1. Caltrans previously submitted a formal comment letter dated March 20, 2025. Please note that the concerns and recommendations outlined in that correspondence remain valid and must be addressed as part of this environmental review process. Furthermore, the 'Response to Comments' dated October 30, 2025, may require revision should an updated traffic study, as requested in Item #2 below, identify new or significant traffic impacts to State facilities.

2. Page 3 of the Revised Local Circulation Analysis dated February 6, 2025, identified a project opening year of 2024. As this date has passed, the analysis is now based on outdated temporal assumptions. The City should provide an updated opening year and, if necessary, a revised traffic analysis to ensure the public is presented with an accurate assessment of the project impact.

If you have any questions, please feel free to contact Mr. Alan Lin, the project coordinator, at (213) 269-1124 and refer to GTS # LA-2021-04981-RMND.

Sincerely,

Anthony Higgins

ANTHONY HIGGINS
Acting LDR/CEQA Branch Chief

email: State Clearinghouse