

California Department of Transportation

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October 9, 2026

Darryl Taylor, Planning Consultant
City of Compton, Community Development Department
Planning Division
205 South Willowbrook Avenue
Compton, CA 90220

Compton 60
SCH # 2026090787
Vic. LA-105 / PM 9.025
GTS # 07-2026-05142-NOP

Dear Mr. Taylor:

Thank you for including the California Department of Transportation (Caltrans) in the environmental review process for the above-referenced NOP. The project proposes 60 two-story single-family homes, including 48 market-rate and 12 affordable homes, on a vacant 4.37-acre site at 2320 North Parmelee Avenue. The project would provide 108 garage spaces and 21 guest parking spaces. Vehicular access would be provided by a gated driveway near the northeast corner of the site on Parmelee Avenue, with an emergency-access-only driveway near the southwest corner. The project would also install sidewalk, curb, and gutter along the Parmelee Avenue frontage. Construction is anticipated to take approximately 18 months.

The mission of Caltrans is to provide a safe and reliable transportation network that serves all people and respects the environment. Senate Bill 743 (2013) has codified into CEQA law and mandated that CEQA review of transportation impacts of proposed development be modified by using Vehicle Miles Traveled (VMT) as the primary metric in identifying transportation impacts for all future development projects. As a reminder, all environmental documents should include Vehicle Miles Traveled. You may reference the Governor's Office of Land Use and Climate Innovation (LCI) for more information:

<https://lci.ca.gov/ceqa/#guidelines-updates>

The project site is within two miles of Interstate 105 (I-105) and approximately 575 feet south of El Segundo Boulevard.

The Initial Study identifies the project's potential conflict with CEQA Guidelines Section 15064.3, subdivision (b), as a potentially significant impact to be addressed in the EIR. Caltrans looks forward to reviewing the project's VMT analysis. The DEIR should identify the methodology, thresholds, and data used. If a significant impact is identified, the DEIR should include feasible mitigation measures, such as transportation demand management strategies and improvements to pedestrian, bicycle, and transit access.

The project site is adjacent to Centennial High School and within one-quarter mile of Dr. Ronald E. McNair Elementary School and KIPP Compton Community School.

The Initial Study also identifies the project's potential conflict with programs, plans, and policies addressing transit, bicycle, and pedestrian facilities as a potentially significant impact. Due to the site's proximity to these schools, Caltrans requests that this assessment identify and propose Complete Streets improvements where appropriate, including but not limited to ADA curb ramps, sidewalks, bicycle lanes, high-visibility crosswalks, and other pedestrian/bicycle facility upgrades.

Any transportation of heavy construction equipment and/or materials which require use of oversized transport vehicles on State highways will need a Caltrans transportation permit. We recommend large-size truck trips be limited to off-peak commute periods and that construction truck trips avoid school arrival and dismissal periods. Truck drivers should cover construction trucks with tarpaulin to avoid debris spillage onto the State Highway.

If you have any questions, please contact Laura Walton, the project coordinator, at (213) 269-1124 and refer to GTS # 07-LA-2026-05142.

Sincerely,

Miya Edmonson on behalf of

Frances Duong
LDR/CEQA Branch Chief

cc: State Clearinghouse