

**DEPARTMENT OF TRANSPORTATION**

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*Making Conservation  
 a California Way of Life.*

September 14, 2020

**10-SJ-580-PM 012.062**  
**Tracy Costco Depot Project**  
**SCH#2020080531**

9/30/2020

Genevieve Federighi  
 City of Tracy  
 333 Civic Center Plaza  
 Tracy, CA 95376

**Governor's Office of Planning & Research**

**Sep 14 2020**

**STATE CLEARINGHOUSE**

Dear Ms. Federighi:

The California Department of Transportation appreciates the opportunity to review the Initial Study and Notice of Preparation of a Draft Environmental Impact Report for the Tracy Costco Depot Project. The project would include the construction and subsequent operation of two Costco warehouse and distribution buildings (1,264,066 square feet [sf] and 536,251 sf) totaling approximately 1,782,317 sf on the 103-acre project site. The project would operate 24 hours a day, seven days a week, to provide support to Costco's retail warehouse facilities in northern California. The project applicant anticipates that an average of about 100 trucks and 300 trailers would be parked on site at any given time, with the typical truck size being approximately 70 feet long for double-axle trailers. It is anticipated that the project would employ up to approximately 400 full time employees. The project is located at 16000 West Schulte Road in the Tracy sphere of influence. The Department has the following comments:

- As stated on page 50 of the Initial Study, the proposed project will result in potential significant impacts and will require a complete Transportation Impact Study to determine the proposed project's near-term and long-term impacts to State highway facilities. This TIS must include both I-205/Mountain House interchange and I-580/Patterson Pass Road interchange. The TIS must also include Trip Generation. This study must be submitted to Caltrans for review and comment prior to project approval.
- SB 743 is changing CEQA analysis of transportation impacts. It requires local land use projects to provide safe transportation systems, reduce per capita vehicle miles traveled (VMT), increase accessibility by mode share of bicycle, pedestrian, and transit travel, and reduce GHG emissions. VMT reduction is necessary to meet the statewide greenhouse gas (GHG) goals. Caltrans recommends VMT per capita thresholds that are 15% below existing regional VMT per capita.
- Caltrans also recommends the establishment of programs or methods to reduce VMT such as carpooling and appropriate bicycle, pedestrian, and transit infrastructure.
  - The Department also recommends bus stops near the development to serve employees.
  - Secure bicycle storage facilities, such as bicycle racks, should also be included.

*"Caltrans improves mobility across California"*

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If you have any questions or would like to discuss our comments in more detail, please contact Nicholas Fung at (209) 948-7190 or myself at (209) 941-1921.

Sincerely,



FOR

TOM DUMAS, CHIEF  
OFFICE OF METROPOLITAN PLANNING