

California Department of Transportation

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Governor's Office of Planning & Research

Apr 21 2021

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STATE CLEARINGHOUSE

10-SJ-5-PM R015.405
Airport Business Center, Manteca
SCH#2021040045

Mallorie Fenrich
City of Manteca
Development Services Dept.
1215 W. Center Street, Ste 201
Manteca, CA 95337

Dear Ms. Fenrich:

The California Department of Transportation appreciates the opportunity to review the Draft Environmental Impact Report and Traffic Impact Study (TIS) for the proposed Airport Business Center at 2803 N. Airport Way, Manteca. The project proposes a 141,360 square foot "last mile" e-commerce facility. Deliveries can range from a few blocks to 100 miles. The proposed project would generate approximately 1,010 total daily trips, 143 PM peak hour and 93 AM peak hour trips. Approximately 556 of these trips would be generated by passenger vehicles, 400 would be generated by walk-in delivery vans, and 54 of the trips would be generated by heavy-duty truck trips. The Department has the following comments:

1. The TIS (page 228 + of the PDF) discusses local roadways but there is no operation analysis mentioned on State facilities. Please provide Traffic Trip Generation Figures and show percentage of traffic this project generates on each of the following interchanges.
 - a. I-5/Lathrop Road interchange
 - b. SR 99/Lathrop Road interchange
 - c. I-5/Roth Road interchange
2. Table TR-1 of the TIS indicates 1,010 Daily Vehicles and as high as 143 peak hour trips are generated with this proposed facility. Please provide peak hour queuing operation analysis for the interchanges mentioned in comment number 1 and provide mitigations of this impact if any.
3. Table 1, Table 2, and Table 3 show AM/PM peak hour proposed project trips, yet it is unknown in the TIS what date and time of the day the AM/PM peak hour traffic count was captured. If the count was after March of 2020 (COVID-19), you may consider revising traffic counts to reflect before March of 2020 for the purpose of the peak hour count.

4. The following interchanges are signed for STAA Terminal Access. However, the City of Lathrop and City of Manteca need to work together regarding STAA truck access on Lathrop Road between Harlan Road and W. Frontage Road.
 - a. I-5/Lathrop Road interchange: STAA Terminal Access located from I-5 to/from the east of I-5 and ending at Harlan Road. Please note that there is no existing STAA access east of Harlan Road.
 - b. SR 99/Lathrop Road interchange: STAA Terminal Access located from SJ-99 to/from the west of SR 99 to W. Frontage Road (to Delicato Winery). Please note that there is no existing STAA access west of the W. Frontage Road.
 - c. I-5/Roth Road interchange: STAA Terminal Access located from I-5/Roth Road interchange to/from the east of I-5 to Airport Way.

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,



TOM DUMAS
Chief, Office of Metropolitan Planning