

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
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September 17, 2024

10-SJ-120-PM R005.483
Emblem Manteca
Quintal Road Plan Set
GPA-22-66, PD-22-67 and SDV-22-68

Toben Barnum
City of Manteca
1215 W Center Street, Suite 201
Manteca, CA 95337

Dear Mr. Barnum:

The California Department of Transportation appreciates the opportunity to review the detention basin plan for the Emblem Manteca residential project. The project proposes an 818-unit development consisting of 672 multifamily units, 48 duet homes, and 96 single family homes. It is south of SR 120, east of Main Street, and on both the north and south sides of Atherton Road. The project is located at 144, 292, 301 & 490 Quintal Road. The Department has the following comments:

1. The following roadway improvements proposed by the Project on page 2-23 of the **Quintal Road Project Transportation Analysis** need to be constructed before the opening of the Phase II Multi-family Residential developments.
 - a. *Provide gated Quintal Road access on S. Main Street with right-turn-in/right-turn-out only movements to/from S. Main Street.*

2. An Encroachment Permit has been approved for roadway improvements similar to the following roadway improvements proposed by the Project on page 2-23 of the **Quintal Road Project Transportation Analysis**. Please coordinate with the City of Manteca and Caltrans District 10 Encroachment Permit Branch to make sure these improvements are compatible with Permit #10-23-6-0823 improvements. Permit #10-23-6-0823 improvements need to be constructed before the opening of the Phase II Multi-family Residential developments.
 - a. *Construct a raised median on S. Main Street between E. Atherton Drive and the SR 120 eastbound ramps.*
 - b. *Provide complete half-width street improvements with three northbound lanes and a sidewalk on the easterly side of S. Main Street between E. Atherton Drive and the SR 120 eastbound ramps.*

- c. *Configure SR 120 eastbound ramp intersection with a northbound right-turn lane to the ramp.*
3. The following roadway improvements proposed by the Project on page 2-24 of the **Quintal Road Project Transportation Analysis** need to be coordinated with the City of Manteca. The city is currently working on the project SR 120/Main Street Interchange modification which is in the PID phase.
 - a. *Upgrade traffic signal controllers at the intersections of S. Main Street and E. Atherton Drive, S. Main Street and SR 120 westbound ramps, and S. Main Street and SR 120 eastbound ramps.*
4. Appendix H (Transportation Analysis dated July 31, 2024) regarding traffic analysis shows AM and PM peak hour trips at the study intersections. However, inclusion of a diagram or map showing trip distribution percentages in the area around the proposed development as part of this transportation analysis would be beneficial, specifically regarding what percentage of trips are coming from and going to the freeway (State Route 120).
5. The document does not appear to mention an opening year for the proposed development. As there is a project to reconstruct the interchange at Main Street and State Route 120 that should be completed by 2030, please inform Caltrans of this project's opening year to facilitate coordination.
6. Caltrans recommends a Complete Streets approach to planning this development and the surrounding area that promotes bicycle and pedestrian connectivity between the development and other nearby destinations. This would include facilities such as crosswalks, sidewalks, and bicycle lanes.
7. Caltrans recommends that the development and nearby destinations include public parks and facilities necessary to accommodate alternate modes of transportation such as bus stops and shelters, bike racks, park-and-ride lots, and solar charging stations for electric vehicles.

If you have any questions, please contact me at (209) 483-2582 or Nicholas Fung at (209) 986-1552.

Sincerely,



Tom Dumas
Chief, Office of Metropolitan Planning