

California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR
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February 10, 2025

10-SJ-205-PM R09.71
Tracy Northeast Business Park
SCH# 2025010343

Victoria Lombardo, Senior Planner
City of Tracy
Community and Economic Development
333 Civic Center Plaza
Tracy, CA 95376

Dear Ms. Lombardo:

The California Department of Transportation appreciates the opportunity to review the proposed warehouse project on the "Dermody" and "Suvik" properties. The project is located south of I-205, east of Paradise Road, and north of Grant Line Road. The project will include 2100 employees at full buildout. There will be 855 car parking spaces, 530 trailer spaces, and 46 bicycle spaces on the Dermody property. Development on the Suvik property will be confirmed as part of the later Development Review Permit process. The Department has the following comments:

1. This project requires a full Traffic Impact Study (TIS) that also include I-580 Corral Hollow and I-205 Macarthur interchanges. This TIS must be submitted to Caltrans for review and comment prior to project approval. The TIS should include the items requested in Comments 2 through 6.
2. The TIS Executive Summary section should include a detailed description of the improvements that will be included with this development.
3. The TIS needs to include a Truck Route Map showing how STAA trucks intend to access and leave the project site. This map must include STAA truck trip generation and distributions using State facilities.
4. Please include a detailed map showing the I-205/Chrisman future interchange footprint as well as the proposed Facility location.
5. This project requires the appropriate STAA Terminal Access approvals. Terminal Access application procedures can be found at the following link:
<http://www.dot.ca.gov/trafficops/trucks/ta-process.html>
6. Provide the Synchro/Simtraffic version 12 electronic files for the TIS. The files should include the following Analysis Scenarios. If the project scenarios are to be phased over several years, the analysis should specify the years of each phase and analyze the operations impacts of each phase.
 - a. Existing Conditions.

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- b. Project Only Condition.
 - c. Existing Conditions plus Project.
 - d. Cumulative Conditions (Existing Conditions plus Other Approved and Pending Projects without this project).
 - e. Cumulative Conditions with this project.
7. Please submit drainage plans and grading plans along with detailed stormwater analysis to Caltrans for review and comment prior to project approval. The stormwater analysis should include pre versus post construction stormwater runoff in concurrence with current National Pollutant Discharge Elimination System (NPDES) requirements. No increase in offsite runoff or peak flows into the State Route will be allowed.
8. Caltrans commends the inclusion of bicycle parking spaces for employees. 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.
9. Caltrans recommends that the development and nearby destinations include 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.
10. An Encroachment Permit will be required for work (if any) done within the Department's right of way. This work is subject to the California Environmental Quality Act. Therefore, environmental studies may be required as part of the encroachment permits application. A qualified professional must conduct any such studies undertaken to satisfy the Department's environmental review responsibilities. Ground disturbing activities to the site prior to completion and/or approval of required environmental documents may affect the Department's ability to issue a permit for the project. Furthermore, if engineering plans or drawings will be part of your permit application, they should be prepared in standard units.

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

Sincerely,



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Tom Dumas
Chief, Office of Metropolitan Planning