

## California Department of Transportation

OFFICE OF THE DISTRICT 10 DIRECTOR  
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[www.dot.ca.gov](http://www.dot.ca.gov)



June 16, 2025

**10-SJ-205-PM R09.397**  
**Paradise Pointe Business Park**  
**SCH# 2025050796**

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 two proposed warehouses south of Interstate 205 and west of Paradise Road. The two warehouses will total 718,165 square feet and have a total of 106 dock doors. There will be 322 auto parking spaces and 247 trailer parking spaces. Access will be provided via Chrisman Road to the south. The Department has the following comments:

1. This project appears to conflict with the footprint for the future I-205/Chrisman Road Interchange project, sponsored by the City of Tracy, and the I-205 Managed Lanes Project, sponsored by SJCOG, so the applicant should coordinate with the project proponents to resolve this conflict and provide a revised site map to Caltrans for review and comment prior to project approval. This map should identify the development limits, the footprints of these highway improvement projects as well as proposed project revisions due to the conflicts.
2. According to City of Tracy Truck Route Map, I-205 MacArthur interchanges, I-580 Corral Hollow Road and southbound I-5/11th Street off-ramp are within the proposed development vicinity. Therefore, a full Traffic Impact Study (TIS) is required for review. The Scope of Work for the TIS should be submitted to Caltrans for review and comment prior to the start of the analysis and during the project review process prior approval.
3. The TIS Executive Summary section should include details on road improvements that will accompany this development.
4. The TIS needs to include truck generation and truck distribution figures on State facilities.
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/taprocess.html>
6. Provide the Synchro/Simtraffic version 12 electronic files with the TIS. The files must 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.
  - b. Project Only Condition.
  - c. Existing Conditions plus Project.
  - d. Cumulative Conditions (Existing Conditions plus Other Approval and Pending Project without this project).
  - e. Cumulative Conditions plus Proposed Project.
7. 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,



FOR

Tom Dumas  
Chief, Office of Metropolitan Planning