



City of Tracy  
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# Memorandum

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Date: April 26, 2023

To: Mayor and Council Members  
From: Midori Lichtwardt, Acting City Manager  
Via: Jaylen French, Development Services Director  
CC: Koosun Kim, P.E., Interim City Engineer  
Anju Pillai, P.E., Senior Civil Engineer  
Subject: Corral Hollow Corridor Phases & Timelines



The purpose of this memorandum is to provide an update on the status of the Corral Hollow Road project as shown below. The project is comprised of eight (8) phases, of which four (4) are City responsibility, three (3) are developer responsibility and one (1) is shared responsibility as indicated below. The phases that are developer responsibility are Conditions of Approval (COAs) of the approved Tracy Hills development and the pending Tracy Hills Commerce development. These phases are not in sequence or precedence order.

## PHASE 1 [CIP 72124]

CORRAL HOLLOW / VALPICO ROAD INTERSECTION TEMPORARY TRAFFIC SIGNAL INSTALLATION	
<b>Status</b>	COMPLETE
<b>Project Description</b>	Installation of temporary traffic signal with wooden poles
<b>Construction Timeline</b>	Completed in Nov 2022
<b>Critical Path/Item</b>	N/A
<b>Project Budget</b>	\$500,000
<b>Construction Cost</b>	\$416,000
<b>Updates</b>	<ul style="list-style-type: none"><li>After completion of the project, City provided a presentation about operations and schedules at the Transportation Advisory Commission Meeting in Dec 2022.</li><li>City conducted a reassessment of operations and provided a memorandum to City Council in Mar 2023 that no modification is needed. Monitoring traffic conditions will be continued (See Attachment B).</li></ul>

<b>PHASE 2 [CIP 72095]</b>	
<b>CORRAL HOLLOW AND VALPICO ROAD INTERSECTION</b>	
<b>ROADWAY WIDENING AND PERMANENT TRAFFIC SIGNAL INSTALLATION</b>	
<b>Status</b>	Following Phase 1 ( <b>Design &amp; Environmental Phase</b> )
<b>Project Description</b>	Widening of the intersection and installation of permanent signal poles.
<b>Anticipated Construction Timeline</b>	<p><u>Summer 2023 – Fall 2024</u></p> <ul style="list-style-type: none"> <li>▪ Summer 2023: PG&amp;E relocation of existing Transmission lines/poles</li> <li>▪ Caltrans Approval for obligating \$660K CMAQ Grant: <ul style="list-style-type: none"> <li>➢ May 2023: NEPA Clearance</li> <li>➢ Jun -July 2023: Right-of-Way Certification</li> <li>➢ Aug- Sep 2023: Authorization for Construction</li> </ul> </li> <li>▪ Oct -Nov 2023: Advertisement to Award</li> <li>▪ Dec 2023: Signal Poles Ordered by Contractor (Current lead time is 32 weeks)</li> <li>▪ August 2024: Poles Delivered</li> <li>▪ November 2024: Construction Complete</li> </ul>
<b>Critical Path/Item</b>	<ul style="list-style-type: none"> <li>▪ Relocation of the existing PG&amp;E utility poles &amp; transmission lines (anticipated for May 2023)</li> <li>▪ Receiving Caltrans authorization to obligate CMAQ grant</li> <li>▪ Signal Pole timing: Currently 32 weeks</li> </ul>
<b>Alternates being considered to expedite timeline</b>	<ul style="list-style-type: none"> <li>▪ Work with SJCOG to reallocate CMAQ grant to another project to 'de-federalize' the project and expedite delivery.</li> <li>▪ Explore options to pre-order the signal poles to save the lead time in delivery of poles.</li> </ul> <p>Anticipated timeline if poles are pre-ordered:</p> <ul style="list-style-type: none"> <li>• May 2023: Pole order placed</li> <li>• June – Aug 2023: Advertisement to Award</li> <li>• Jan 2024: Poles Delivered</li> <li>• April 2024: Construction Complete</li> </ul>
<b>Project Estimate</b>	\$2,000,000
<b>Project Budget</b>	\$2,300,000
<b>Updates</b>	CIP project is fully funded by Core Traffic Fund (#375)

**PHASE 3 [CIP 72104]**

<b>CORRAL HOLLOW AND LINNE ROAD INTERSECTION ROADWAY WIDENING, UPRR CROSSING IMPROVEMENTS, AND TRAFFIC SIGNAL INSTALLATION</b>	
<b>Status</b>	95% Design Completed ( <b>Design &amp; Environmental Phase</b> )
<b>Project Description</b>	Widening of Corral Hollow Road, upgrade to the UPRR Gate Crossing, installation of a pre-signal before the Gate Crossing, traffic signal at the Corral Hollow and Linne Road intersection
<b>Anticipated Construction Timeline</b>	Summer 2024 – Spring 2025
<b>Critical Path/Item</b>	<ul style="list-style-type: none"> <li>▪ UPRR completing the review of the 95% plans.</li> <li>▪ Agreement and permit for UPRR Crossing Improvements after plan approval</li> </ul>
<b>Project Estimate</b>	\$7.2M
<b>Project Budget</b>	\$925,000
<b>Updates</b>	<ul style="list-style-type: none"> <li>▪ Phase 3 project will be funded by Transportation Sales Tax, TIF, TIMP traffic, and CMAQ (\$300k).</li> <li>▪ Additional budget is being requested in the FY 23-24 budget. The project team was coordinating with Union Pacific on required permits and can now request funds for subsequent phases of the project.</li> </ul>

**PHASE 4 [CIP 73144]**

<b>CORRAL HOLLOW ROAD ROADWAY WIDENING FROM PARKSIDE DRIVE TO LINNE ROAD</b>	
<b>Status</b>	90% design completed ( <b>Design Phase</b> )
<b>Project Description</b>	Widening of Corral Hollow Road from 2-lane road to a 4-lane major arterial road between Parkside Drive and Linne Road.
<b>Anticipated Construction Timeline</b>	Summer 2025-Summer 2027
<b>Critical Path/Item</b>	<ul style="list-style-type: none"> <li>▪ Coordination with utility companies, UPRR, and residents</li> <li>▪ <b>Re-design to accommodate bike lanes and bus stops along the corridor.</b></li> <li>▪ Allocate additional funding from Measure K and/or Core Fees</li> </ul>
<b>Project Estimate</b>	\$24.5M
<b>Project Budget</b>	\$1.1 M
<b>Updates</b>	DS staff is working with SJCOG and the Tracy Finance Department to seek funding for this important project.

**PHASE 5 [NON-CIP / DEVELOPER RESPONSIBILITY]**

<b>CORRAL HOLLOW ROAD ROADWAY WIDENING FROM LINNE ROAD TO CA AQUEDUCT</b>	
<b>Status</b>	Obligations of Tracy Hill Commerce (THC) and Tracy Hills Development. Design being done independently and will be coordinated with the City.
<b>Project Description</b>	Widening of Corral Hollow Road from 2-lane road to a 4-lane major arterial road between Linne Road and California Aqueduct

<b>Anticipated Construction Timeline</b>	THC Construction anticipated in Summer 2025
<b>Critical Path/Item</b>	<ul style="list-style-type: none"> <li>■ Coordination with two developers including Tracy Hills Commerce and Tracy Hills – Each developer has obligation to improve Corral Hollow Road per the Condition of Approvals (COAs)</li> <li>■ Construction duration: <ul style="list-style-type: none"> <li>- Stage 1 by Tracy Hill Commerce [2025 -2027]</li> <li>- Stage 2 by Tracy Hills [2026 – 2028; triggered by the 2,600<sup>th</sup> unit per DA]</li> </ul> </li> </ul>
<b>Project Cost</b>	Developer Obligation
<b>Update</b>	<ul style="list-style-type: none"> <li>■ The two stages of Off-Site Improvements are to be completed by Tracy Hill Commerce (if approved) and Tracy Hills, respectively, as each project progresses. <ul style="list-style-type: none"> <li>○ If THC is not approved, the obligation to widen will be under Tracy Hills.</li> </ul> </li> <li>■ Per the adopted Development Agreement, Tracy Hills is obligated to construct this project at their final inspection of the 2600<sup>th</sup> unit in Phase 1 Development. As of XXXX date, the project has constructed approximately 1,200 units.</li> </ul>

**PHASE 6 [NON-CIP / DEVELOPER RESPONSIBILITY]****CORRAL HOLLOW ROAD  
ROADWAY WIDENING FROM CA AQUEDUCT TO I-580**

<b>Status</b>	Anticipated completion schedule: Spring 2023
<b>Project Description</b>	Widening of Corral Hollow Road from 2-lane road to a 4-lane major arterial road between California Aqueduct to I-580
<b>Anticipated Construction Timeline</b>	Construction to be completed May 2023
<b>Critical Path/Item</b>	Final inspection by City inspectors
<b>Project Cost</b>	Developer Obligation
<b>Update</b>	N/A

**PHASE 7 [CIP # TBD & DEVELOPER RESPONSIBILITY]****I-580 AND CORRAL HOLLOW ROAD INTERCHANGE IMPROVEMENTS**

<b>Status</b>	Starting Environmental Phase ( <b>PSR/PR</b> )
<b>Project Description</b>	Preliminary design calls for the widening of the existing bridge and construction of two associated roundabouts. Other options will be explored during PA&ED
<b>Anticipated Timeline</b>	<ul style="list-style-type: none"> <li>■ Environmental Clearance: Spring 2024</li> <li>■ Final Design: Fall 2024</li> <li>■ Construction: Summer 2025 – Fall 2027</li> </ul>
<b>Critical Path/Item</b>	<ul style="list-style-type: none"> <li>■ City is a lead agency for the interchange project collaborating with Caltrans</li> <li>■ One of the highest priorities is to get additional grants for construction for cities portion of project.</li> </ul>
<b>Project Cost</b>	<ul style="list-style-type: none"> <li>■ Planning and Environmental Clearance: \$3 million</li> <li>■ R/W: \$1.5 million</li> <li>■ Construction: \$16.5 million</li> <li>■ Total: \$21 million</li> <li>■ Overall project cost is a combination of Developer funds, TIF and grants</li> <li>■ The interchange is to be improved prior to the first occupancy in Tracy Hills Phase 2.</li> </ul>
<b>Update</b>	N/A

**PHASE 8 [NON-CIP / DEVELOPER RESPONSIBILITY]**

**CORRAL HOLLOW ROAD**

<b>ROUNDABOUT AT SIERRA VIEW DRIVE AND CORRAL HOLLOW ROAD INTERSECTION</b>	
<b>Status</b>	In construction
<b>Project Description</b>	Combination of one and two-lane roundabout
<b>Anticipated Construction Timeline</b>	Spring 2023 – Summer 2023
<b>Critical Path/Item</b>	<ul style="list-style-type: none"><li>▪ Through IIA, construction was streamlined in Feb 2023</li></ul>
<b>Project Cost</b>	<ul style="list-style-type: none"><li>▪ Developer obligation</li></ul>
<b>Update</b>	<ul style="list-style-type: none"><li>▪ Phase 8 was triggered by Tracy Hills Phase 2</li></ul>

# Location Map - Corral Hollow Corridor Construction Phases

