

## California Department of Transportation

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April 21, 2023

MAD-41-7.163  
DEIR – Draft EIR  
NOA of Partially Revised DEIR for  
Friant Ranch Community Plan  
SCH # 2007101016

<https://ld-igr-gts.dot.ca.gov/district/6/report/29208>

### SENT VIA EMAIL

David Randall, Senior Planner  
Development Services and Capital Projects Division  
Department of Public Works and Planning  
County of Fresno  
2220 Tulare Street, 6th Floor  
Fresno, CA 93721



Dear Mx. Randall:

Thank you for the opportunity to review the Partially Revised and Recirculated Draft Environmental Impact Report (DIER) for the Friant Ranch Community Plan Update and Friant Ranch Specific Plan. The Community Plan/Specific Plan includes the development of the unincorporated community of Friant with elements such as 2,270 single-family and 180 multi-family residential housing, 250,000 square feet of commercial and retail space, a trail system, and other community features. A Notice of Availability (NOA) was released for this partially revised DEIR, which addresses changes/updates to the air quality analysis in response to a ruling from a lawsuit that challenged the adequacy of the EIR that was approved in 2011. It is noted in the NOA that comments should be limited to the revised discussion of the project's potential air quality and related health effects. The project is five miles north of the Fresno city limits and is generally located southeast of the Friant Road/Millerton Road and North Fork Road intersection, approximately 4.8 miles southeast of the State Route (SR) 41 and SR 145 intersection.

As a point of information, the 2011 certified EIR was reviewed during the DEIR review period in 2009, including previous phases, with this office submitting comment letters dated November 1, 2007, April 11, 2008, September 24, 2009, December 8, 2009, and January 28, 2010.

Caltrans provides the following comments consistent with the State's smart mobility goals that support a vibrant economy and sustainable communities:

1. Caltrans recommends that the County consider creating a VMT Mitigation Impact Fee to help reduce potential impacts on the State Highway System.
2. It is recommended that future developments contribute to all applicable Impact Fee programs, such as the Regional Transportation Mitigation Fee (RTMF) program to ensure that the developments contribute to its fair share toward future improvement needs.
3. Caltrans recommends that the project proponents consider working with the County to convert a portion of the planned residential units to affordable housing units.
4. Alternative transportation policies should be applied to the development. An assessment of multimodal facilities should be conducted to develop an integrated multimodal transportation system to serve and help alleviate traffic congestion resulting from the project and related development in this area of the County. The assessment should include the following:
  - a. Pedestrian walkways should not only be limited to the project's internal connectivity but be connected to existing walkways and transit facilities outside the project area.
  - b. The project should consider coordinating connections to local and regional bicycle pathways to encourage the use of bicycles for commuter and recreational purposes.
  - c. If transit is not available within 1/4-mile of the project area, transit should be extended to provide services to high-activity centers of the project.
5. As part of the statewide effort to reduce greenhouse gas emissions, Caltrans recommends the project proponents consider the installation of public Level 2 Electric Vehicle (EV) and DC Fast Charging EV charging stations into the future commercial/retail development spaces as well as providing these in the residential housing units that are planned for the community.

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6. Active Transportation Plans and Smart Growth efforts support the state's 2050 Climate goals. Caltrans supports reducing VMT and GHG emissions in ways that increase the likelihood that people will use and benefit from a multimodal transportation network.

If you have any other questions, please call or email Christopher Xiong at (559) 908-7064 or [Christopher.Xiong@dot.ca.gov](mailto:Christopher.Xiong@dot.ca.gov).

Sincerely,



DAVID PADILLA, Branch Chief  
Transportation Planning – North