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**Aug 28 2020**

August 28, 2020

**STATE CLEARINGHOUSE**

FRE-41-31.697

SCH200021003

Copper River Ranch Project

Israel Trejo, Supervising Planner  
City of Fresno – Planning and Development Department  
2600 Fresno Street, Room 3043  
Fresno, CA 93721

Dear Mr. Trejo:

Caltrans has completed its review of the proposed General Plan changes and a Draft Traffic Impact Study Scope of Work for the Copper River Ranch expansion which includes a mix of residential and retail commercial land uses. The 130-acre project site is located on the existing northern edge of the City's limits between Friant Road, Copper Avenue, Chestnut Avenue, and Willow Avenue, approximately 3.5 miles northeast of the State Route (SR) 41 interchange at Friant Road, in the City of Fresno. We offer the following comments:

The project proposes to amend the existing General Plan designations (Medium Density Residential, Community Commercial, Medium High Density Residential, and Golf Course) and rezone a site (consisting of Low Density Residential, Medium Low Density Residential, Medium Density Residential, Community Commercial, and Urban Neighborhood) to a generally reduced density of residential development. The proposed changes include the development of approximately 466 single family residential lots. While Caltrans is supportive of mixed-use development that puts housing near employment centers, this project will build both housing and employment at the outskirts of established neighborhoods. For this reason, Caltrans agrees with the inclusion of an analysis of this project's impact on Vehicle Miles Traveled (VMT) and any potential mitigation strategies in the Traffic Impact Study (TIS).

Caltrans is aware that the lane configuration of Friant Road near SR 41 is reaching its useful limit. Additional demand of any significance may

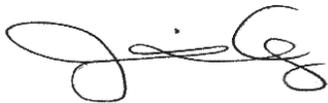
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require Caltrans to slow the traffic meter at the southbound (SB) loop on-ramp, which would likely cause queuing on Friant Road. The TIS scope of work (SOW) does not attempt to address what types of impact the proposed development will have on the nearest State facilities. Likewise, improvements needed on Friant Road include the addition of bicycle facilities which would cross under SR 41. Therefore, the traffic analysis should consider how vehicles, cyclists, and pedestrians will interact. It is anticipated that project trips will regularly impact State facilities, and a more accurate indicator of current and future operation of the interchange is needed. **Caltrans recommends including the SR 41/Friant Road interchange in the TIS SOW.**

The TIS should include the fair-share impact of the project to the interchange of SR 41 at Friant Road. Caltrans understands a Copper River Ranch Impact Fee has been established. It is recommended the project contribute to this fee program, the City's Traffic Signal Mitigation Impact (TSMI) fee program, and Fresno County's Regional Traffic Mitigation Fee (RTMF) program.

If there are questions regarding these comments, contact me by email at [Jamaica.Gentry@dot.ca.gov](mailto:Jamaica.Gentry@dot.ca.gov).

Sincerely,



JAMAICA GENTRY  
Associate Transportation Planner  
Transportation Planning - North