

## California Department of Transportation

DISTRICT 6 OFFICE  
1352 WEST OLIVE AVENUE | P.O. BOX 12616 | FRESNO, CA 93778-2616  
(559) 908-7064 | FAX (559) 488-4195 | TTY 711  
[www.dot.ca.gov](http://www.dot.ca.gov)



August 30, 2024

FRE-168-R10.111  
DEIR – Draft EIR  
Draft EIR for the Vista Ranch Project  
SCH# 2023100508

<https://ld-igr-gts.dot.ca.gov/district/6/report/31200>

### **SENT VIA EMAIL**

McKencie Perez, MPA, Senior Planner  
Planning and Development Services Department  
City of Clovis  
1033 Fifth Street  
Clovis, CA 93612

Dear McKencie Perez:

Thank you for the opportunity to review the Draft Environmental Impact Report (EIR) for the Vista Ranch Project which proposes to develop 952 acres of land which includes the area within the Vista Ranch Master Plan. The area includes a mix of urban uses such as approximately 3,200 residential units, commercial development, and community recreational facilities. The project is located north of Shepherd Avenue, south of Behymer Avenue, west of Carson Avenue directly northeast of the of the City of Clovis' city limits, generally located on the northwest quadrant of Shepherd Avenue and De Wolf Avenue. The Master Plan area is approximately 1.3 miles west of the State Route (SR) 168 and Shepherd Avenue intersection, 1 mile northwest of the SR 168 and Owens Mountain Parkway intersection, and 1.8 miles north of the SR 168 interchanges at Fowler Avenue and Temperance Avenue.

This Project was previously reviewed as a Notice of Preparation (NOP) of an Environmental Impact Report and General Plan Amendment (GPA) 2023-004 with our office submitting comment letters dated November 16, 2023, and March 4, 2024, respectively. Our office also reviewed a Scope of Work (SOW) for a Local Transportation Assessment (LTA) with our office responding in an email dated February 20, 2024. Please note that all previous comments still apply.

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

1. It is noted under Impact 3.13-2 that with the proposed mitigations measures, the project would have significant and unavoidable vehicle miles traveled (VMT) impacts.

2. As noted in previous comment letters, the City is highly encouraged to apply alternative transportation strategies to this Project to reduce VMT impacts. The proposed mitigations noted in Impact 3.13-2 includes a number of these strategies such as incorporating a well-connected non-motorized street network and implementing a commute trip reduction program for future employers within the Project area. As future parcel-level development/construction begins, the City should continue to promote as well as implement these identified mitigation strategies and explore ways to reduce VMT that are catered to each proposed future project within the Vista Ranch Project area.
3. Understanding that this Project incorporates residential and commercial uses, the City should consider increasing density and incorporating mixed use as VMT mitigation measures.
4. With the significant and unavoidable VMT impact finding, Caltrans recommends that the City consider creating a VMT Mitigation Impact Fee to help reduce potential impacts on local roads and the State Highway System.
5. As projects are proposed within the Vista Ranch Project area, it is recommended that future projects contribute to all applicable Impact Fee programs, such as the City's Development Fee and the Regional Transportation Mitigation Fee (RTMF) program to ensure that the developments contribute to its fair share toward future improvement needs.
6. The City has noted to Caltrans that a Traffic Impact Study (TIS) will be conducted under the City's conditions of approval process and that the TIS would be provided to Caltrans for review. As a reminder, please provide the Draft TIS for Caltrans review once it is completed.
7. Caltrans would like to request a safety analysis be included in the TIS which should also incorporate a queuing analysis at Caltrans facilities that provide access to the Vista Ranch Project area.

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

CC: State Clearinghouse, OPR