

Notice of Availability

Vista Ranch

Draft Environmental Impact Report

DATE: JULY 19, 2024

LEAD AGENCY

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EIR CONSULTANT

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PROJECT TITLE: Vista Ranch

PROJECT LOCATION:

The Vista Ranch Project (Project) is located directly north of the City of Clovis (City) limit line, in unincorporated Fresno County (County). The Project site consists of approximately 952 acres located within the City's Planning Area and is bounded on the north by East Behymer Avenue, on the east by the Big Dry Creek Reservoir, on the south by East Shepherd and East Perrin Avenues, and on the west by North Fowler and North Sunnyside Avenues. The Project site is located within portions of Sections 21, 22, and 23 of Township 12 South, Range 21 East, Mount Diablo Base and Meridian (MDBM).

PROJECT DESCRIPTION:

The Project Area is approximately 952 acres, all of which is currently located in the City's Planning Area and would be incorporated into the City's sphere of influence (SOI). The Project area includes (1) the approximately 507-acre Vista Ranch Master Plan and (2) the approximately 445-acre Non-Development Area. The Vista Ranch Master Plan contemplates the construction of up to 3,286 residential units, approximately 16 acres of commercial/mixed-uses, approximately 19 acres for an elementary school site, approximately 32 acres for mini-storage, and approximately 59 acres of parks, trails and preserved open space. The Master Plan is divided into two distinct planning areas: (1) MPArea 1, an approximately 368-acre area proposed for immediate development, and (2) MPArea 2, the remaining approximately 139 acres that is anticipated for future development.

The principal objective of the proposed Project is the expansion of the City's SOI to include the Project site, annexation, master planning, and subsequent development of land to accommodate growth. The City has established several additional project goals and objectives that more fully inform the Project purpose. The proposed Project also includes the installation of new roadways that will provide pedestrian and vehicular access to the Project site, and other improvements, including water supply, storm drainage, sewer facilities and landscaping to serve the residential uses. A detailed project description is provided in the Draft Environmental Impact Report (EIR).

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Draft EIR has identified the following environmental issue areas as having significant and unavoidable environmental impacts from implementation of the Project: Air Quality, Transportation and Circulation, and Cumulative Impacts. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD:

A 45-day public review period for the Draft EIR will commence on July 19, 2024 and end on September 3, 2024. Any written comments on the Draft EIR must be received via email at mckenciep@cityofclovis.com or at the above address by 5:00 p.m. on September 3, 2024. Copies of the Draft EIR are available for review at the Attn: McKencie Perez, MPA, Senior Planner at the City of Clovis | Planning Division, 1033 Fifth Street, Clovis, CA 93612. The Draft EIR may also be reviewed at the County of Fresno Library, Clovis Branch at 1155 Fifth Street, Clovis, CA 93612 and on City of Clovis' web site <https://cityofclovis.com/planning-and-development/ceqa/>.

If we do not receive a response from your agency or organization, we will presume that your agency or organization has no response to make.