

Notice of Completion & Environmental Document Transmittal

Mail to: State Clearinghouse, P.O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH #

Project Title: Vista Ranch Project
 Lead Agency: City of Clovis Contact Person: McKencie Perez
 Mailing Address: 1033 Fifth Street Phone: (559) 324-2310
 City: Clovis Zip: 93612 County: Fresno County

Project Location: County: Fresno County City/Nearest Community: Clovis
 Cross Streets: East Behymer Avenue, East Shepherd and East Perrin Avenues, North Fowler and North Sunnyside Avenues. Zip Code: 93612
 Longitude/Latitude (degrees, minutes and seconds): 36 ° 52 ' 22.13 " N / 119 ° 40 ' 29.44 " W Total Acres: 952
 Assessor's Parcel No.: 557-031-30, 32S, 34, 36, 38, 40, 43S, & 45 Section: _____ Twp.: _____ Range: _____ Base: _____
 Within 2 Miles: State Hwy #: SR 168 Waterways: N/A
 Airports: N/A Railways: N/A Schools: N/A

Document Type:
 CEQA: NOP Draft EIR NEPA: NOI Other: Joint Document
 Early Cons Supplement/Subsequent EIR EA Final Document
 Neg Dec (Prior SCH No.) _____ Draft EIS Other: _____
 Mit Neg Dec Other: _____ FONSI _____

Local Action Type:
 General Plan Update Specific Plan Rezone Annexation
 General Plan Amendment Master Plan Prezone Redevelopment
 General Plan Element Planned Unit Development Use Permit Coastal Permit
 Community Plan Site Plan Land Division (Subdivision, etc.) Other: _____

Development Type:
 Residential: Units 3286 Acres _____
 Office: Sq.ft. _____ Acres _____ Employees _____ Transportation: Type _____
 Commercial: Sq.ft. _____ Acres 16 Employees _____ Mining: Mineral _____
 Industrial: Sq.ft. _____ Acres _____ Employees _____ Power: Type _____ MW _____
 Educational: 19 acres for elementary school site Waste Treatment: Type _____ MGD _____
 Recreational: 59 acres of parks, trails, and open space Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: _____

Project Issues Discussed in Document:
 Aesthetic/Visual Fiscal Recreation/Parks Vegetation
 Agricultural Land Flood Plain/Flooding Schools/Universities Water Quality
 Air Quality Forest Land/Fire Hazard Septic Systems Water Supply/Groundwater
 Archeological/Historical Geologic/Seismic Sewer Capacity Wetland/Riparian
 Biological Resources Minerals Soil Erosion/Compaction/Grading Growth Inducement
 Coastal Zone Noise Solid Waste Land Use
 Drainage/Absorption Population/Housing Balance Toxic/Hazardous Cumulative Effects
 Economic/Jobs Public Services/Facilities Traffic/Circulation Other: Energy

Present Land Use/Zoning/General Plan Designation:
 Land Use: Various; Zoning: Various; General Plan Designation: Various

Project Description: *(please use a separate page if necessary)*

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

Note: The State Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g. Notice of Preparation or previous draft document) please fill in.

Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with an "X".
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Emergency Management Agency	<input type="checkbox"/> Parks & Recreation, Department of
<input type="checkbox"/> California Highway Patrol	<input type="checkbox"/> Pesticide Regulation, Department of
<input checked="" type="checkbox"/> Caltrans District # <u>6</u>	<input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Division of Aeronautics	<input checked="" type="checkbox"/> Regional WQCB # <u>5</u>
<input type="checkbox"/> Caltrans Planning	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Central Valley Flood Protection Board	<input type="checkbox"/> Resources Recycling and Recovery, Department of
<input type="checkbox"/> Coachella Valley Mtns. Conservancy	<input type="checkbox"/> S.F. Bay Conservation & Development Comm.
<input type="checkbox"/> Coastal Commission	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> Santa Monica Mtns. Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
<input type="checkbox"/> Education, Department of	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Water Rights
<input checked="" type="checkbox"/> Fish & Game Region # <u>4</u>	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Forestry and Fire Protection, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> General Services, Department of	
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Housing & Community Development	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Native American Heritage Commission	

Local Public Review Period (to be filled in by lead agency)

Starting Date July 19, 2024 Ending Date September 3, 2024

Lead Agency (Complete if applicable):

Consulting Firm: <u>City of Clovis</u>	Applicant: <u>City of Clovis</u>
Address: <u>1033 Fifth Street</u>	Address: <u>1033 Fifth Street</u>
City/State/Zip: <u>Clovis, CA 93612</u>	City/State/Zip: <u>Clovis, CA 93612</u>
Contact: <u>McKencie Perez, Senior Planner</u>	Phone: <u>(559) 324-2310</u>
Phone: <u>(559) 324-2310</u>	

Signature of Lead Agency Representative: Steve McMurtry

Digitally signed by Steve McMurtry
Date: 2024.07.18 12:40:33 -0700

Date: 7-18-24

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.