

# Summary Form for Electronic Document Submittal

**Form F**

Lead agencies may include 15 hardcopies of this document when submitting electronic copies of Environmental Impact Reports, Negative Declarations, Mitigated Negative Declarations, or Notices of Preparation to the State Clearinghouse (SCH). The SCH also accepts other summaries, such as EIR Executive Summaries prepared pursuant to CEQA Guidelines Section 15123. Please include one copy of the Notice of Completion Form (NOC) with your submission and attach the summary to each electronic copy of the document.

SCH #: 2023100508

Project Title: Vista Ranch Project

Lead Agency: City of Clovis

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Project Location: City of Clovis, Fresno County  
*City* *County*

Project Description (Proposed actions, location, and/or consequences).

The proposed project would expand the City of Clovis ' Sphere of Influence (SOI) to include the approximately 952-acre project site, which is currently outside of the SOI boundary (SOI Expansion). The proposed project would also adopt a comprehensive Vista Ranch Master Plan (Master Plan) to guide development within approximately 507 acres of the project site, and the proposed project would implement the Vista Ranch Development (Vista Ranch Development), which would develop approximately 368 acres of the Master Plan Area with mixed uses over a build-out period of approximately 10 years. The SOI Expansion and Master Plan would be analyzed at a program-level; however, the Vista Ranch Development would be analyzed at the project-level. Vista Ranch would construct a mixed-use development anticipated to provide up to 2,718 residential units, including single- and multi-family units at varying densities. The Vista Ranch Development is planned to center on a mixed-use village core area surrounded by higher-density residential development, with lower residential densities toward the edges of the development, transitioning to surrounding rural/agricultural use. Within the Vista Ranch Development, new public and private roadways would enable access and circulation. The Vista Ranch Development would also include an extensive trail system to provide neighborhood

Identify the project's significant or potentially significant effects and briefly describe any proposed mitigation measures that would reduce or avoid that effect.

Aesthetics, Light, and Glare  
 Agriculture Resources and Forestry Resources  
 Land Use and Planning  
 Noise  
 Air Quality  
 Population and Housing  
 Biological Resources  
 Public Services  
 Cultural Resources  
 Recreation  
 Energy  
 Transportation  
 Geology and Soils  
 Tribal Cultural Resources  
 Greenhouse Gas Emissions  
 Utilities and Service Systems  
 Hazards and Hazardous Materials

If applicable, describe any of the project's areas of controversy known to the Lead Agency, including issues raised by agencies and the public.

Transportation  
Hydrology and Water Quality  
Air Quality  
Greenhouse Gas Emissions  
Biological Resources

Provide a list of the responsible or trustee agencies for the project.

Fresno Local Agency Formation Commission (LAFCo) - approval of SOI Amendment, Annexation, and Detachment from the Fresno County Fire Protection District and the County Service Area No. 51 (Dry Creek).

Central Valley Regional Water Quality Control Board (CVRWQCB) - approval of Storm Water Pollution Prevention Plan (SWPPP) prior to construction activities pursuant to the Clean Water Act.

San Joaquin Valley Air Pollution Control District (SJVAPCD) - approval of construction-related air quality permits.

Fresno Metropolitan Flood Control District (FMFCD) - review of storm water facilities, grading, and street improvements.

Fresno County Department of Public Health - issuance of permits for abandonment of wells, septic systems, and underground storage tanks.

California Department of Fish and Wildlife (CDFW) - issuance of Incidental Take Permit.