

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 # 2023100508

Project Title: Vista Ranch Project

Lead Agency: City of Clovis Contact Person: McKencie Perez, Deputy City Planner
 Mailing Address: 1033 Fifth Street Phone: 559.324.2310
 City: Clovis Zip: 93612 County: Fresno County

Project Location: County: Fresno City/Nearest Community: Clovis

Cross Streets: East Behymer Avenue, East Shepherd Avenue and East Perrin Avenue, North Fowler and North Sunnyside Avenue Zip Code: 93619

Longitude/Latitude (degrees, minutes and seconds): 36 ° 52 ' 22.13 " N / 119 ° 40 ' 29.44 " W Total Acres: 952

Assessor's Parcel No.: Multiple - 139 total APNs Section: 21, 22, 23 Twp.: 12S Range: 21E Base: MDBM

Within 2 Miles: State Hwy #: SR-168 Waterways: Big Dry Creek Reservoir Channels, Dry Creek

Airports: N/A Railways: N/A Schools: Valley Crescent, Riverview Elementary

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 3,286 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: new elementary school on 19-acre site Waste Treatment: Type _____ MGD _____
 Recreational: 59 acres of parks, trails, open space Hazardous Waste: Type _____
 Water Facilities: Type _____ MGD _____ Other: utilities services across site

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: _____

Present Land Use/Zoning/General Plan Designation:

County GPLU: Low Density Residential, Rural Density; County Zoning: agricultural; City GPLU: residential, open space, schools, mixed-use

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

See attachment.

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 checked="" 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 checked="" type="checkbox"/> Other: <u>Fresno LAFCo; Fresno Metropolitan Flood Control District; CDFW Region 4</u> |
| <input type="checkbox"/> Housing & Community Development | <input checked="" type="checkbox"/> Other: <u>San Joaquin Valley Air Pollution Control District; Fresno Dept of Public Health</u> |
| <input type="checkbox"/> Native American Heritage Commission | |

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

Starting Date March 3, 2025 Ending Date April 2, 2025

Lead Agency (Complete if applicable):

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|--|--|
| Consulting Firm: <u>FirstCarbon Solutions</u> | Applicant: <u>McKencie Perez, City of Clovis Planning Division</u> |
| Address: <u>7726 N. First Street, #413</u> | Address: <u>1033 Fifth Street</u> |
| City/State/Zip: <u>Fresno, CA 93720</u> | City/State/Zip: <u>Clovis, CA 93612</u> |
| Contact: <u>Laura Campion, Project Manager</u> | Phone: <u>559.324.2310</u> |
| Phone: <u>lcampion@fcs-intl.com</u> | |

Signature of Lead Agency Representative:  Date: 02/26/25

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

Project Description:

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. The Vista Ranch Development 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 connectivity, as well as safe and convenient access from residential areas to community amenities and commercial uses.







38790010 Vista Ranch_NOC_Unsigned

Final Audit Report

2025-02-26

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|-----------------|--|
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| By: | Laura Campion (lcampion@fcs-intl.com) |
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-  Document created by Laura Campion (lcampion@fcs-intl.com)
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-  Signer mckenciep@clovisca.gov entered name at signing as McKencie Perez
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