

NOTICE OF PREPARATION

TO: State Clearinghouse
State Responsible Agencies
State Trustee Agencies
Other Public Agencies
Interested Organizations

FROM: McKencie Perez, MPA | Senior Planner
City of Clovis | Planning Division
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Clovis, CA 93612
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SUBJECT: Notice of Preparation – Vista Ranch Project

Notice is hereby given that the City of Clovis is the lead agency for the preparation of an Environmental Impact Report (EIR) for the proposed Vista Ranch Project (proposed Project), in accordance with the California Environmental Quality Act (CEQA), Section 15050. The EIR will consider potential environmental effects of the proposed project to determine the level of significance of the environmental effect and will analyze these potential effects to the detail necessary to make a determination on the level of significance. The EIR will consider those environmental issues which are raised by responsible agencies, trustee agencies, and members of the public or related agencies during the Notice of Preparation (NOP) process.

We need to know the views of your agency or organization as to the scope and content of the environmental information germane to your agency's statutory responsibilities or of interest to your organization in connection with the proposed project. Specifically, we are requesting the following:

1. If you are a public agency, state whether your agency will be a responsible or trustee agency for the proposed project and list the permits or approvals from your agency that will be required for the project and its future actions;
2. Identify potentially significant environmental effects and mitigation measures that you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be potentially significant;
3. Describe special studies and other information that you believe are necessary for the City to analyze the potentially significant environmental effects, alternatives, and mitigation measures you have identified;
4. For public agencies that provide infrastructure and public services, identify any facilities that must be provided (both on- and off-site) to provide services to the proposed project;
5. Indicate whether a member(s) from your agency would like to attend a scoping workshop/meeting for public agencies to discuss the scope and content of the EIR's environmental information; and

6. Provide the name, title, and telephone number of the contact person from your agency or organization that we can contact regarding your comments.

Due to the time limits mandated by State law, your response must be sent and received by the City of Clovis by the following deadlines:

- For responsible agencies, not later than 30 days after you receive this notice.
- For all other agencies and organizations, not later than 30 days following the publication of this Notice of Preparation. The 30-day review period begins October 18, 2023 and ends on November 17, 2023.

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. A responsible agency, trustee agency, or other public agency may request a meeting with the City or its representatives in accordance with Section 15082(c) of the CEQA Guidelines. Please send your response to McKencie Perez, MPA, Senior Planner at the City of Clovis | Planning Division, 1033 Fifth Street, Clovis, CA 93612. If you have any questions, please contact McKencie Perez, MPA, Senior Planner at (559) 324-2310 or via email at: mckenciep@cityofclovis.com.

SCOPING MEETING: A scoping meeting will be held at the City of Clovis Council Chambers, located at 1033 Fifth Street, Clovis, CA 93612 on Wednesday, November 8, 2023 from 4:00 p.m. to 5:00 p.m. If you have any questions, please contact McKencie Perez, MPA, Senior Planner, at mckenciep@cityofclovis.com.

PROJECT DESCRIPTION: The Vista Ranch Project is located directly northeast of the City of Clovis limit line. The Project site is bounded on the north by East Behymer Avenue, on the east by 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 approximately 952 acres and includes a City of Clovis Sphere of Influence (SOI) expansion for the entire 952-acre area. Within the Project site there is the Vista Ranch Master Plan area that is approximately 507 acres that would be annexed into the City of Clovis. The Vista Ranch Master Plan is divided into two areas (MPArea 1 and MPArea 2) based on entitlement requests and the level of design available. MPArea 1 is 368 acres proposed for full entitlements to develop immediately. Entitlements within MPArea 1 include an annexation, general plan amendments, pre-zoning, master plan community overlay district and vesting tentative map. The remaining 139 acres in the Vista Ranch Master Plan (MPArea 2) does not include full entitlements and would require further environmental review to enable future development once more detailed design work is performed. There are also 445 acres of land outside of the Vista Ranch Master Plan, but within the Project site. This area is referred to as Non-Development Area and is part of the SOI expansion but does not propose any other entitlements that would enable

development. A detailed Project Description is attached and can be reviewed at the City or by accessing the City's website at <https://cityofclovis.com/planning-and-development/planning/ceqa/>.

PROBABLE ENVIRONMENTAL EFFECTS AND SCOPE OF THE EIR: The City has reviewed the proposed Project application and has determined that an EIR should be prepared for the proposed Project because it may have a significant effect on the environment. All environmental topics identified in Appendix G of the State CEQA Guidelines will be analyzed within the EIR, including: Aesthetics, Agricultural and Forestry Resources, Air Quality, Biological Resources, Cultural Resources, Energy, Geology/Soils, Greenhouse Gases/Climate Change, Hazards and Hazardous Materials, Hydrology/Water Quality, Land Use/Planning, Mineral Resources, Noise, Population/Housing, Public Services, Recreation, Transportation/Circulation, Tribal Resources, Utilities and Service Systems, Wildfire, Cumulative Impacts, and Growth Inducing Impacts. An Initial Study has not been prepared for the proposed Project.

PROJECT LOCATION

The Vista Ranch Project (Project) is located directly north of the City of Clovis (City) limit line. The Project site includes 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. Figures 1 and 2 show the proposed Project's regional location and vicinity. 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 SITE DEFINED

The Project site includes several distinct planning boundaries as defined below. The following terms are used throughout this document to describe planning area boundaries within the Project site:

- **Project Area** – Includes the whole of the Project site (approximately 952 acres), all of which is currently located in the City's Planning Area and which 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, both of which are described below.
 - **Vista Ranch Master Plan (Master Plan)** – Includes approximately 507 acres located entirely within the Project Area. The Master Plan contemplates the construction of up to 3,286 residential units, approximately 48 acres of commercial/mixed uses, approximately 19 acres for an elementary school site, and approximately 57 acres of parks, trails and open space. The Master Plan is divided into two distinct planning areas: (1) MPArea1: an approximately 368-acre area proposed for immediate development, and (2) MPArea2: the remaining approximately 139-acres that is anticipated for future development.
 - **MPArea 1 (Development Area)** – Includes approximately 368 acres proposed to be developed by Wilson Premier Homes, Inc. A majority of the Development Area has been planned for urban uses and is included in the area designated as the Northeast Urban Center by the City's 1993 General Plan and subsequent General Plan updates. Consistent with that vision, the Development Area contemplates a mix of urban uses, including between 2,500 and 2,718 residential units, non-residential uses for future gateway neighborhood commercial and community recreational facilities up to 133,000 square feet, and approximately 43 acres of parks, trails and open space located within the 368 acres. The Development Area will have a full project-level analysis in the environmental impact report (EIR) of all entitlements necessary to develop the property in the near term.
 - **MPArea 2** – Includes approximately 139 acres controlled by several property owners within the Master Plan. This area has also been planned for a mix of urban uses as part of the Northeast Urban Center under the City's 1993 General Plan and subsequent General Plan updates. This area will continue to include a mix of

PROJECT DESCRIPTION

urban uses. This area is anticipated to have a programmatic-level analysis in the EIR. Future development of this area is at the discretion of the property owners and subject to project level analysis.

- **Non-Development Area** – Includes approximately 445 acres that have not requested nor will receive any entitlements other than to be included in the SOI expansion. The Non-Development Area is anticipated to have a programmatic-level analysis in the EIR.

PROJECT SETTING

EXISTING SITE CONDITIONS

The Project site is approximately 952 acres and includes 139 Assessor parcels. Figure 3 depicts the parcels within the Project site and the proposed new SOI boundary, with specific APNs identified for the Master Plan area. In addition, APNs 557-031-30, 32S, 34, 36, 38, 40, 43S, & 45 are located along the north side of Shepherd Avenue and are owned by the City of Clovis for future roadway rights-of-way.

SITE TOPOGRAPHY

Topographically, the site is characterized as flat to gently sloping southerly and westerly with elevations varying from approximately 385 to 400 feet above mean sea level. There is a knoll at the northeast corner of the Project Area that varies in elevation from 395 to 440 feet above mean sea level.

EXISTING SITE USES

Presently, the Project site consists of a combination of fallow and grazing land, several rural residences, offices and yard for Landscape Contractors and small tree nursery.

The proposed Master Plan portion of the Project site is bifurcated by the Big Dry Creek Spillway.

East Shepherd Avenue, along the southern boundary, is identified as an Expressway in the Clovis General Plan Circulation Plan and is partially improved to an urban level adjacent to the Project site. East Perrin Avenue and East Behymer Avenue are County roads and located adjacent to several of the parcels within the Project area, both streets provide access to North Fowler Avenue which is also a County Road. East Behymer Avenue also extends to North Sunnyside Avenue.

The Non-Development Area contains existing rural residential residences and agricultural fields. The Non-Development Area is located within the City of Clovis' Planning Area but is outside of the City's existing Sphere of Influence. Figure 4 shows aerial imagery of the existing site uses within the Project site.

EXISTING SURROUNDING USES

The Project site is surrounded by single-family residential, rural residential, a few agricultural orchards, grazing land and open space land uses. Uses immediately east of the Project site consist of the Big Dry Creek Reservoir, an existing earthen Dam owned and operated by the Fresno Metropolitan Flood Control District. Uses immediately south of the Project site are primarily single family residential. Uses

immediately west and north of the Project site are primarily rural residential on larger lots and fallow or grazing properties.

EXISTING GENERAL PLAN LAND USE DESIGNATIONS AND ZONING

The following section outlines the existing City and County General Plan land use designations and zoning for the Project site. It should be noted that the Project site is currently outside of the jurisdiction of the City of Clovis, and therefore does not have City of Clovis Zoning designations.

City of Clovis

The City of Clovis General Plan was adopted on August 25, 2014. Figure 5 depicts the existing land use designations for the Project site and the surrounding areas under the adopted City of Clovis General Plan. Figure 6 depicts the existing City of Clovis and Fresno County zoning designations. All parcels within the Project site currently have Fresno County zoning designations.

Most of the Project site is located within the Clovis General Plan Focus Area 13. The proposed Urban Center requires a master plan community overlay district or specific plan to implement development in this focus area. The proposed project includes a general plan amendment to establish Focus Area 13a for the Master Plan.

The City of Clovis General Plan includes a conceptual land use plan for this area illustrating the City of Clovis' desire for a master planned mixed use community. Figure 7 depicts the land use plan and Figure 9 depicts the proposed zone district designations. The land use designation for the entire Master Plan will be Mixed Use Village and multiple zone districts will be applied to define specific uses within Focus Area 13a.

A focus area complements a property's General Plan land use designation and may expand permissible uses, introduce new policy requirements, augment development standards, or simply call attention to a complex property. The proposed project will establish specific requirements and additional uses that would be permitted within Focus Area 13a. Refer to the Entitlement section for further details on Focus Area 13a.

Fresno County

The Project site is currently located in the County of Fresno. Figure 6 identifies the Fresno County land use designations and zoning for the Project site and the surrounding area. The Project site area includes AE-20 (Exclusive Agriculture), AL-20 (Limited Agriculture) and R-R (Rural Residential) Zone Districts. The proposed Master Plan area is designated as AE-20 (Exclusive Agriculture) and AL-20 (Limited Agriculture) Zone Districts in the County General Plan. The proposed Master Plan includes an area previously approved by the County of Fresno for mini storage land use and memorialized under Fresno County Conditional Use Permit 3526 in the AL-20 Zone District.

PROJECT OBJECTIVES

A clear statement of objectives and the underlying purpose of the proposed Project are discussed per CEQA Guidelines Section 15124(b).

PROJECT OBJECTIVES

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 quantifiable objectives of the Proposed Project include the construction of up to 3,286 residential units within the Master Plan Area, approximately 48 acres of commercial/mixed-uses, approximately 19 acres for an elementary school site, and approximately 57 acres of parks, trails and open space use. Reference is made to Figure 8, Focus Area 13a.

Within MPArea 1 of the Master Plan (an approximately 368-acre portion of Focus Area 13a), the quantifiable objectives include the near-term development of the MPArea 1 (Development Area), which consists of developing approximately 368 acres to accommodate no less than 2,500 residential units and up to 2,718 residential units. Development in MPArea1 also includes non-residential uses for future gateway neighborhood commercial and community recreational facilities up to 133,000 square feet, and approximately 43 acres of parks, trails and open space located within the 368 acres. The remainder of the development within the Master Plan area would occur within MPArea 2.

The Project objectives also include the installation of new public and private roadways that will provide pedestrian and vehicular access to the Project site and surrounding community areas, and other improvements, including water supply, storm drainage, sewer facilities and landing to serve the residential and non-residential uses.

Additional objectives of the proposed development include the following:

- Develop within an area planned for urbanization by the City of Clovis General Plan.
- Embrace the natural resources and views of the Sierra.
- Provide residential housing opportunities that are visually attractive and accommodate the future housing demand in Clovis.
- Refine the mixture of housing types, sizes and densities that collectively provide for local and regional housing demand.
- Provide infrastructure that meets City standards and is integrated with existing and planned facilities and connections.
- Develop a strong pedestrian network that links activities, recreational amenities, local commercial and neighborhoods together.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.
- Expand the City's SOI in an area contemplated by the City General Plan to establish a logical and orderly boundary that promotes the efficient extension of municipal services to areas planned for growth.
- Create an environment that is safe and secure.
- Increase affordability and housing diversity, develop urban uses in an area planned for such uses in the City of Clovis General Plan, that is proximate to urban services and roadways.

PROJECT ENTITLEMENTS

GENERAL PLAN AMENDMENT

The proposed Project would require general plan amendments that cover City of Clovis General Plan Focus Area 13. This would include land use modifications, focus area modification, Shepherd Avenue access modification, circulation element modifications, and parks and open space element modification to accommodate the proposed Master Plan. Each are discussed below:

Land Use Modifications

The proposed Project requires adjustments to the land uses within the Master Plan area. The proposed General Plan land use designation for the Master Plan area is Mixed Use Village, shown in Figure 7. This land use designation will allow for the development of a master planned community through multiple zoning designations, including the Master Plan Community Overlay District.

Focus Area 13 Modification

The proposed modification to the original boundaries of the City of Clovis General Plan Focus Area 13 would memorialize the 507-acre Master Plan as a subarea of Focus Area 13. This application is not intended to eliminate the greater Focus Area 13 established under the General Plan, rather it would create a new Focus Area designation (Focus Area 13a) to establish and refine specific development goals and policies for this portion of Focus Area 13. Refer to Figure 8.

The adopted attributes of Focus Area 13a would include the following:

Primary Land Use

- Portion of an Urban Center developed as a mixed-use village

Additional Uses Allowed

- Residential between 2.1 – 43 du/acre, as indicated in the Master Plan Community Overlay Zone District and Master Plan

Design Features

- Master Plan required
- Development should give special consideration to buffering of residential uses adjacent to the focus area
- Development should integrate with and support active and public transportation
- Development should reflect, in its design, the legacy and landmarks of the local Sierra foothill area
- The Master Planned community should provide for a variety of “lifecycle” housing types
- Development should encourage “walkability” and safe pedestrian and bicycle routes to all land uses
- Trails, parks, and open spaces should logically connect with the greater Clovis area and provide additional recreational opportunities for the City of Clovis
- Development shall incorporate neighborhood serving commercial and service uses as well as educational opportunities

- The residential unit count shall be between 2,600 and 3,286 units

Shepherd Avenue Access Modification

The proposed modification includes a relocated vehicular access point along the limited access designation of Shepherd Avenue adjacent to the proposed Focus Area 13a. Current City of Clovis policy is to allow permanent street access points at the 0.5-mile points along this portion of Shepherd Avenue. While an intersection access does occur at Armstrong Avenue, the Shenandoah Farms residential development (approved in the County of Fresno) precludes any extension of Armstrong Avenue to the north.

The proposed modification would move what would have been an allowable access point approximately 500 feet to the east creating a non-signalized “right-in, right-out, left-in” ingress and egress on the north side of Shepherd Avenue. This configuration would interface appropriately with the currently existing Armstrong/Shepherd Avenue intersection.

Two recent and similar modifications have recently been approved along Shepherd Avenue addressing unique site and circulation needs. In this case, this access point will assist in providing the required two points of access for initial phases of development as well as accommodate “built-out” traffic circulation in a manner envisioned in the Clovis General Plan.

Circulation Element Modifications

The proposed modifications include an amendment to the City of Clovis General Plan Figure C-1 Circulation Diagram by proposing to add major street route designations within Focus Area 13a. These designations will be discussed with City of Clovis staff. Focus Area 13a, as requested to be modified, abuts Shepherd Avenue, a designated Expressway, along its southern boundary which includes three significant intersections; Armstrong Avenue designated as a local street, Temperance Avenue designated as an Arterial and Locan Avenue designated as a Collector. While Armstrong Avenue’s extension to the north is impeded by the Shenandoah Farms residential development (approved in the County of Fresno), the Temperance and Locan Avenue intersections provide access points to the proposed Master Plan.

Given the traffic lane geometrics of these pre-existing intersections as well as the traffic load generated by the Master Plan, major street designations are being proposed and are requested to be added to the Circulation Element of Clovis’ General Plan.

In addition, modifications will be made to the City of Clovis General Plan Figure C-2 Bicycle and Trails System, adding and connecting multipurpose trails and bike lanes within the Development Area that will integrate with the current Clovis trail and bike system.

Parks and Open Space Element Modification

The proposed modification includes the General Plan’s Figure OS-1 Parks and Open Space diagram by adding Class I trail routes, open spaces, and parks within modified Focus Area 13a. Over four miles of Class I trail as well as pedestrian enhanced street sections are being proposed with the general plan amendment application that will integrate with the current Clovis Trail system. Neighborhood Park areas assigned under the 2014 General Plan Update are being redistributed to integrate with the design of this proposed

Master Plan. This modification request is further refined within the proposed Master Plan document being considered under the concurrent Master Plan Community (M-P-C) Zone District application described below.

MASTER PLAN COMMUNITY OVERLAY DISTRICT

The M-P-C Overlay District implements Focus Area 13a by addressing larger scale mixed use development through a variety of flexible development standards to achieve a higher degree of community design. The M-P-C Overlay District is implemented through a Master Development Plan (the Vista Ranch Master Development Plan), which is a written and illustrative plan that serves as a guideline for the long-term physical development of the area. The Vista Ranch Master Development Plan guides land use, circulation, infrastructure, and buildings to connect social, economic, and environmental goals of the community. The Vista Ranch Master Development Plan identifies the location and size of development parcels, establishes desired zoning designations, establishes development standards, illustrates transportation/circulation patterns (including alternative modes of transportation such as transit, bicycle, and pedestrian), and establishes areas for open space and community facilities. Figure 9 illustrates the zoning designations proposed within the Vista Ranch Master Development Plan.

PRE-ZONING

The Project site is currently located outside of the Clovis city limits, and therefore does not have City-designated zoning. The proposed Project includes a request for pre-zoning within the Master Plan to appropriate City of Clovis zone districts (Figure 9). The portion of the Project site that is outside the Master Plan would not receive pre-zoning designations:

Master Plan: The Project contemplates a pre-zoning request for the Master Plan area to the following City of Clovis zoning districts: R-1, R-1-MD, R-2, R-4, C-P, C-1, C-R, and O. Since all of these zone Districts are within the M-P-C district, they will include the M-P-C suffix and be subject to the development standards as modified and adopted in the Master Plan.

- **Single Family Residential Low-Density Zoning (R-1).** This designation identifies areas appropriate for conventional single-family uses. The allowable density range is 2.1-4.0 units per acre. The R-1 district is consistent with the Low and Medium Density Residential land use designations of the General Plan.
- **Single Family Residential Medium-Density Zoning (R-1-MD).** This designation identifies areas appropriate for single-family uses, including attached and detached single-family structures. The allowable density range is 4.1-7.0 units per acre. The R-1-MD district is consistent with the Medium Density Residential land use designation of the General Plan
- **Single Family Residential Medium High-Density Zoning (R-2).** This designation identifies areas appropriate for moderately dense residential uses, including multifamily apartments, duplexes, townhouses, and small parcel, attached and detached single-family uses. The allowable density range is 7.1-15.0 units per acre. The R-2 district is consistent with the Medium High Density Residential land use designation of the General Plan.

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- **Multi-Family Residential Very High-Density Zoning (R-4).** This designation identifies areas appropriate for high and very high density residential uses, particularly in association with mixed use development. The allowable density range is 25.1-43.0 units per acre. The R-4 district is consistent with the High and Very High Density Residential land use designations of the General Plan.
- **Administrative and Professional Office Zoning (C-P).** This designation allows for the development of a Mini Storage with a conditional use permit. The site is currently approved for development of a mini storage in the County of Fresno. Should this site not develop as a mini-storage, this designation identifies areas appropriate for integrated, professional office uses including administrative, corporate, financial, government, institutional, legal, and medical.
- **Neighborhood Commercial Zoning (C-1).** This designation identifies areas appropriate for providing convenience services, compatible with adjacent neighborhood areas. The C-1 district is consistent with the Neighborhood Commercial land use designation of the General Plan.
- **Community Recreation Zoning (C-R).** This designation identifies areas appropriate for commercial recreation into a planned integrated center for the community. The C-R district is consistent with the General Commercial, Mixed Use Village and Public/Quasi-Public Facilities land use designations of the General Plan.
- **Open Space and Parks Zoning (O).** This designation identifies areas appropriate for open space, such as Parks, flood control channels, greenbelts, parkways, ponding basins, trails and wildlife preserves. The O district is consistent with the Park and Open Space land use designations of the General Plan.

VESTING TENTATIVE SUBDIVISION MAP

The proposed Project includes a vesting tentative map (VTM) for a portion of the Master Plan (MPArea 1 only). The VTM would cover approximately 368 acres within 13 assessor parcels (APN's), more specifically, APNs 557-012-02, 28, and 29, 557-022-11S, 557-031-05S, 23, 24, 25 ,27, 35, 37 and 44s and 558-010-25.

The VTM would result in the subdivision of approximately 368 acres for the development of approximately 2,718 residential units. This includes single-family lots, outlots for multi-family development (approximately 15 acres), and outlots of approximately seven acres for mixed uses (neighborhood commercial and community recreation facilities). Additional outlots will have private community recreation, parks, roads, utilities, greenspace, landscaping and pedestrian paths and trails.

The VTM proposes new public roadways with pedestrian/bicycle and vehicular access, landscaping and lighting, and other infrastructure such as water, storm drainage, wastewater facilities. All onsite infrastructure is located within the boundaries of the Project site, and offsite infrastructure may include connections and improvements to existing infrastructure in adjacent roadways including Behymer between Sunnyside and the Project, Fowler between Shepherd and Behymer, Perrin between Fowler and the Project, Shepherd between Fowler and DeWolf and Locan within the Master Plan. All infrastructure design will be confirmed through engineering studies and calculations.

DEVELOPMENT AGREEMENT

The proposed Project may also include a Development Agreement between the City and the project applicant. The agreement would specify obligations of both the city and the applicant with respect to the future development of the MPArea 1 (Development Area).

ANNEXATION

The proposed Project includes an annexation of approximately 507 acres, which covers the entire boundary of the proposed Master Plan. The annexation does not include the +/- 445-acre Non-development Area. The final annexation boundary may be refined as part of the study process, which would ultimately include a public hearing before the Fresno County Local Agency Formation Commission (LAFCO), who has the final statutory authority to set annexation boundaries.

SPHERE OF INFLUENCE EXPANSION

The proposed Project includes the amendment of the City's SOI to include the entire 952-acre Project site. The area is currently located in the City's Planning Area, but outside of the City's SOI. The amendment of the City's SOI will require an application and approval by the LAFCO.

MASTER PLAN DEVELOPMENT PROJECT CHARACTERISTICS

The proposed Project as implemented under the City of Clovis M-P-C Zone District is a mixed-use development anticipated to provide not less than 2,600 residential units and up to 3,286 residential units, including single family and multi-family units. In addition, the M-P-C Overlay District, as implemented through the Master Development Plan, will include non-residential uses including a mixed-use neighborhood commercial center designed to provide localized retail and service uses and employment to the Project and local surrounding areas, a mini storage site approved for development by the County of Fresno, an elementary school and community recreation centers serving the community. Figure 9 depicts the proposed zoning of the properties within the Master Plan area.

RESIDENTIAL DEVELOPMENT

The proposed Master Plan will provide a variety of housing types and lot sizes that will accommodate a range of housing objectives and buyer needs with a goal to ensure housing for a variety of families and lifestyles. The Master Plan will accommodate between 2,600 and 3,286 residential units with densities varying from low density to very high density residential. The Master Plan has been designed to have low and medium densities adjacent to rural residential development and higher densities, adjacent to the major circulation corridors, localized amenities and commercial centers.

GREENSPACE

The Master Plan includes an extensive trail circulation system, which is intended to provide neighborhood connectivity and convenient and safe access to the various community amenities, and commercial areas. In addition, multiple parks are dispersed throughout the Master Plan. These trail and park areas will combine or provide nearby public recreational elements (city park) and private recreational facilities for the Master Planned community. The city park space is designed to be approximately 7.8 acres. The

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medium-high density gated neighborhoods will provide small parks/or small community pools to those neighborhoods.

CIRCULATION

The Master Plan proposes a hierarchy of roadways to accommodate the capacity needs of the existing street network as well as provide additional vehicular access to the Master Plan. Shepherd Avenue and Temperance Avenue are the main expressway/arterial/collector roadways providing access to the Development. The neighborhoods within the Master Plan will include a network of public and private residential streets to provide an efficient flow of traffic and pedestrian mobility through the area. Additionally, sidewalks will be included per the City of Clovis standards.

UTILITIES AND PLANNED INFRASTRUCTURE IMPROVEMENTS

The construction of on-site infrastructure improvements would be required to accommodate development within the Master Plan, as described below.

Water System

The Master Plan will be served by a new connection to the City of Clovis potable and non-potable water distribution system. The proposed water system will be located within proposed public utilities easements and will be connected to existing City main lines. All water system infrastructure will comply with City Master Plans and standards.

The City of Clovis provides water supplies to the City of Clovis. The City has three main water supply sources: groundwater, surface water, and recycled water. The City extracts groundwater from the Kings Subbasin. Surface water is delivered to the City by the Fresno Irrigation District (FID). The various surface water supplies are from the Kings River and Central Valley Project. The City's Water Reuse Facility produces tertiary treated effluent that can be used for agriculture or landscape irrigation.

Wastewater System

The Master Plan will be served by a new connection to the City of Clovis wastewater collection system installed within proposed public utilities easements. The proposed wastewater conveyance facilities will connect to the existing sewer main lines. Wastewater treatment will be provided at the existing Fresno-Clovis Regional Wastewater Treatment Plant in the City of Fresno and by the City's Water Reuse Facility. By agreement with the City of Fresno, the City of Clovis is entitled to a maximum capacity of 9.3 million gallons per day (mgd). The Fresno-Clovis Regional Wastewater Treatment Plant is owned and operated by the City of Fresno and has a maximum capacity of 80 mgd. Wastewater treatment may also be provided by the City of Clovis' Water Reuse Facility. The Clovis plant serves the new growth areas of the City in the southeast, northwest, and ultimately the northeast urban centers. The plant is designed to accommodate future expansion and will ultimately treat 8.4 mgd. The City of Clovis will manage service to the site to optimize the use of available capacity at each of the Plants to facilitate service to the project.

Storm Drainage

The Master Plan will include construction of a new storm drainage system, which will conform to applicable regulations, standards, and specifications of the State Water Resources Control Board

Requirements (SWRCB), the Fresno Metropolitan Flood Control District (FMFCD), and City of Clovis. This includes, but is not limited to the municipal National Pollutant Discharge Elimination System storm water discharge permit, as well as Best Management Practices to control the volume, rate, and potential pollutant load of storm water runoff. Stormwater throughout the City is collected in FMFCD's basins.

Regulated Public Utilities

Electrical and gas, provided by PG&E (except in MPArea 1 no gas will be provided); phone, provided by AT&T; cable, provided by Comcast; and related internet services would be extended to all portions of the Master Plan from existing facilities located along East Shepherd Avenue and from existing residential development surrounding the Master Plan. Proposed utilities would be located within public utility easements to be dedicated along street frontages. Utility improvements would be installed in conjunction with planned street improvements.

ALTERNATIVES

CONSIDERATION OF ALTERNATIVE LOCATION

It is the City's desire to develop a reasonable range of alternatives to the proposed Project. The City has considered alternative locations early in the scoping process. The City's key considerations in identifying an alternative location was as follows:

- Is there an alternative location where significant effects of the Project would be avoided or substantially lessened?
- Is there a site available within the City's Sphere of Influence with the appropriate size and characteristics such that it would meet the basic Project objectives?

The City's consideration of alternative locations for the Project included a review of previous land use planning and environmental documents in Clovis including the General Plan. The search included a review of land in Clovis that is located within the SOI, suitable for development, available for acquisition, and not already approved or pending development. It was found that there are projects that are already developed, approved but not yet developed, or currently under review in Clovis. These developed, approved, and pending projects are not available for acquisition by the Project applicant, and are not considered a feasible alternative for the Project applicant. The City has found that there are no feasible alternative locations that exist within the City's SOI with the appropriate size and characteristics that would meet the basic Project objectives and avoid or substantially lessen a significant effect. The City has determined that alternative locations that are not a General Plan Focus Area and outside the SOI would not be feasible because an expansion of the SOI into areas that are not already a Focus Area in the City of Clovis General Plan would induce unplanned growth and cause impacts greater than development on the Project site. For these reasons, the City determined that there are no feasible alternative locations.

In addition, as discussed in *Citizens of Goleta Valley v. Board of Supervisors* (1990) 52 Cal.3d 553 (Goleta II), where a project is consistent with an approved general plan, no off-site alternative need be analyzed in the EIR. The EIR "is not ordinarily an occasion for the reconsideration or overhaul of fundamental land-use policy." (Goleta II, supra, 52 Cal.3d at p. 573.) In approving the City of Clovis General Plan and related EIR, the city identified and analyzed suitable alternative sites for particular types of development and has

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selected a feasible land use plan, such as Focus Area 13. “Informed and enlightened regional planning does not demand a project EIR dedicated to defining alternative sites without regard to feasibility. Such ad hoc reconsideration of basic planning policy is not only unnecessary, but would be in contravention of the legislative goal of long-term, comprehensive planning.” (Goleta II, supra, 52 Cal.3d at pp. 572-573.) The proposed Project is generally consistent with the location anticipated for new development under the General Plan (Focus Area 13), and thus, in addition to the reasons discussed above, an off-site alternative need not be further discussed in this EIR.

ALTERNATIVES CONSIDERED

Four alternatives to the proposed Project have been developed early in the scoping process. It is noted that these alternatives may be modified based on analysis and input from agencies and the general public. Additionally, new and different alternatives may be developed through the process.

- **No Project (No Build) Alternative**
- **Reduced Density Alternative**
- **Increased Density Alternative**
- **Reduced Sphere of Influence Alternative**

NO PROJECT (NO BUILD) ALTERNATIVE

Under the No Project (No Build) Alternative expansion of the SOI and development in the Master Plan would not occur. The Project site would remain in its current existing condition. It is noted that the No Project (No Build) Alternative would fail to meet the Project objectives/goals.

REDUCED DENSITY ALTERNATIVE

Under the Reduced Density Alternative, there would be downzoning throughout the Master Plan Area (MPArea 1 and MPArea 2) to very low density residential. The developable acreage is 427 acres and density is assumed to be two units per acre. The total unit count would decrease from 3,286 under the proposed Master Plan to a total of 854 under the Reduced Density Alternative. The SOI expansion of the entire Project would still occur, but there would be no planned development of uses or infrastructure in the SOI expansion area.

INCREASED DENSITY ALTERNATIVE

Under the Increased Density Alternative, there would be upzoning throughout the Master Plan Area (MPArea 1 and MPArea 2) to higher densities to accommodate a 10% increase in units. The total unit count would increase from 3,286 under the proposed Master Plan to a total of 3,615 under the Increased Density Alternative. The SOI expansion of the entire Project would still occur, but there would be no planned development of uses or infrastructure in the SOI expansion area.

REDUCED SPHERE OF INFLUENCE ALTERNATIVE

Under this alternative, the proposed Project would only expand the Sphere of Influence and annex the proposed Master Plan, and would exclude the 445-acre SOI expansion outside of the proposed Master Plan.

USES OF THE EIR AND REQUIRED AGENCY APPROVALS

This EIR may be used for the following direct and indirect approvals and permits associated with adoption and implementation of the proposed Project entitlements.

CITY OF CLOVIS

The City of Clovis will be the Lead Agency for the proposed Project, pursuant to the State Guidelines for Implementation of CEQA, Section 15050. Actions that would be required from the City include, but are not limited to the following:

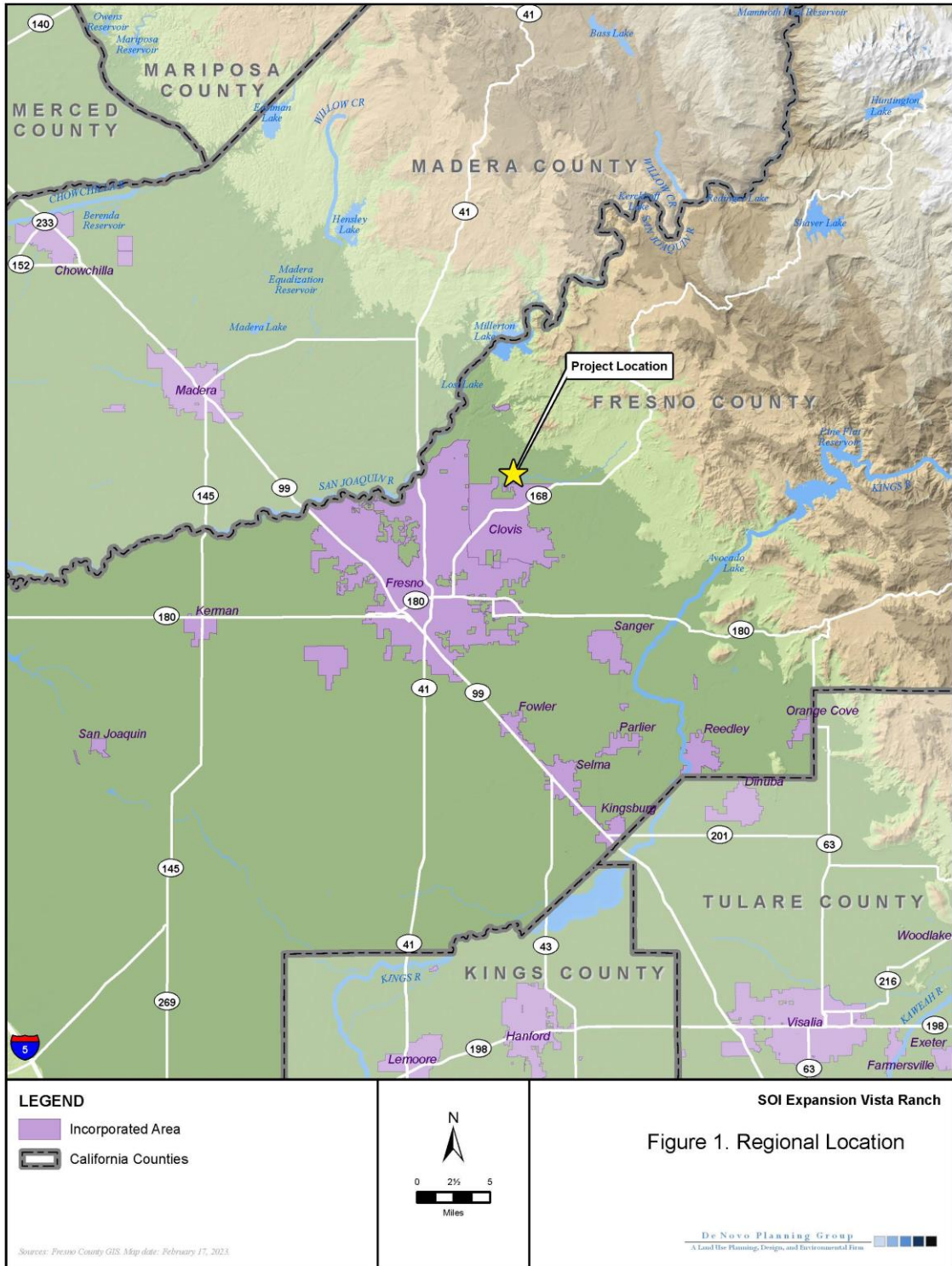
- Certification of the EIR;
- Adoption of the Mitigation Monitoring and Reporting Program;
- Approval of City of Clovis General Plan Amendments (Land Use Element, Circulation Element and Open Space and Conservation Element);
- Approval of City of Clovis Pre-zoning;
- Approval of Master Plan Community Overlay District and Master Development Plan;
- Approval of Vesting Tentative Maps;
- Possible approval of Development Agreement;
- Approval of SOI Expansion;
- Authorization to submit SOI Amendment request to Fresno LAFCo;
- Approval of Annexation of the Master Plan, including Inhabited Areas;
- Authorization to submit Annexation request for the Master Plan to Fresno LAFCo;
- Approval of future Final Maps;
- Approval of future Grading Plans;
- City review, approval, of construction and utility plans;
- Approval of future Building Permits; and
- Allocation and provision of City of Clovis Sewer and Water service.

OTHER GOVERNMENTAL AGENCY APPROVALS

The following agencies may be required to issue permits or approve certain aspects of the proposed Project. Other governmental agencies that may require approval include, but are not limited to, the following:

- Fresno Local Agency Formation Commission (LAFCo) – SOI Amendment, Annexation, and Detachment from the Fresno County Fire Protection District and the Kings River Conservation District;
- Central Valley Regional Water Quality Control Board (CVRWQCB) - Storm Water Pollution Prevention Plan (SWPPP) approval 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; and
- Fresno Metropolitan Flood Control District – review of stormwater facilities, grading, and street improvements.

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