

City of Clovis

Notice of Preparation and Notice of Public Scoping Meeting Vista Ranch Project (State Clearinghouse No. 2023100508)

Date: March 3, 2025

To: State Clearinghouse and Interested Public Agencies, Parties, and Organizations

From: McKencie Perez, MPA, Deputy City Planner, City of Clovis Planning Division

Subject: Notice of Preparation of a Revised Environmental Impact Report for the Vista Ranch Project and Notice of Public Scoping Meeting

NOTICE IS HEREBY GIVEN THAT the City of Clovis (Lead Agency and [City]) will prepare a Revised Draft Environmental Impact Report (Revised Draft EIR) for the proposed Vista Ranch Project (proposed project) (State Clearinghouse [SCH] No. 2023100508). The Revised Draft EIR will address the potential physical and environmental effects of the proposed project for each of the environmental topics outlined in the California Environmental Quality Act (CEQA) Appendix G thresholds. The City will use the Revised Draft EIR when considering approval of the proposed project. Pursuant to CEQA Guidelines Section 15082, the project description, location, and potential environmental effects of the proposed project are described in the attached materials and available on the project website at <https://cityofclovis.com/planning-and-development/planning/planning-projects/vista-ranch-soi/>.

30-DAY NOTICE OF PREPARATION COMMENT PERIOD: The City is soliciting comments from public agencies, organizations, and members of the public regarding the scope and content of the Revised Draft EIR, and the environmental issues and alternatives to be addressed in the Revised Draft EIR. In accordance with the time limits established by CEQA, the Notice of Preparation (NOP) public review period will begin on **March 3, 2025**, and will end on **April 2, 2025**. Please provide your written/typed comments (including name, affiliation, telephone number, and contact information) to McKencie Perez via email at mckenciep@clovisca.gov or mail to the address shown below by **5:00 p.m., on Wednesday, April 2, 2025**. If you wish to be placed on the notification list for this proposed project or need additional information, please contact:

McKencie Perez, MPA, Deputy City Planner
City of Clovis Planning Division
1033 Fifth Street
Clovis, CA 93612
Phone: 559.324.2310
Email: mckenciep@clovisca.gov

The City intends for the Revised Draft EIR to entirely replace the prior Draft EIR published July 19, 2024. The City will incorporate NOP comments received during the above-noticed public review period but will not respond to comments on the prior Draft EIR it replaces.

PUBLIC SCOPING MEETING: The City will hold a Public Scoping Meeting to: (1) inform the public and interested agencies about the proposed project; and (2) solicit public comment on the scope of the environmental issues to be addressed in the Revised Draft EIR as well as the range of alternatives to be evaluated. The meeting will be held on Tuesday, March 18, 2025, from 5:30 to 6:30 p.m. The Public Scoping Meeting will be held at the following location:

City of Clovis Council Chambers
1033 Fifth Street
Clovis, CA 93612

VISTA RANCH PROJECT

Project Location

The project site is located directly north of the City of Clovis (City) limit line, in unincorporated Fresno County (County) (Exhibit 1). 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 (Exhibit 2). 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).

The project site is approximately 952 acres and includes 139 Assessor Parcels. Exhibit 3 depicts the parcels within the project site and the proposed new Sphere of Influence (SOI) boundary, with specific Assessor Parcel Numbers (APNs) identified for the Master Plan Area. In addition, APNs 557-031-30, -32S, -34, -36, -38, -40, -43S, and -45 are located along the north side of Shepherd Avenue and are owned by the City for future roadway rights-of-way.

Major roadway networks, including State Route (SR) 168, SR 41, and SR 180, provide regional access to the project site. SR 168 is an east-west highway that consists of two distinct segments. SR 41 is a north-south highway that connects the central coast with the San Joaquin Valley and the Sierra Nevada. SR 180 is an east-west highway that travels through the San Joaquin Valley through Fresno and east towards the Sierra Nevada to Kings Canyon National Park.

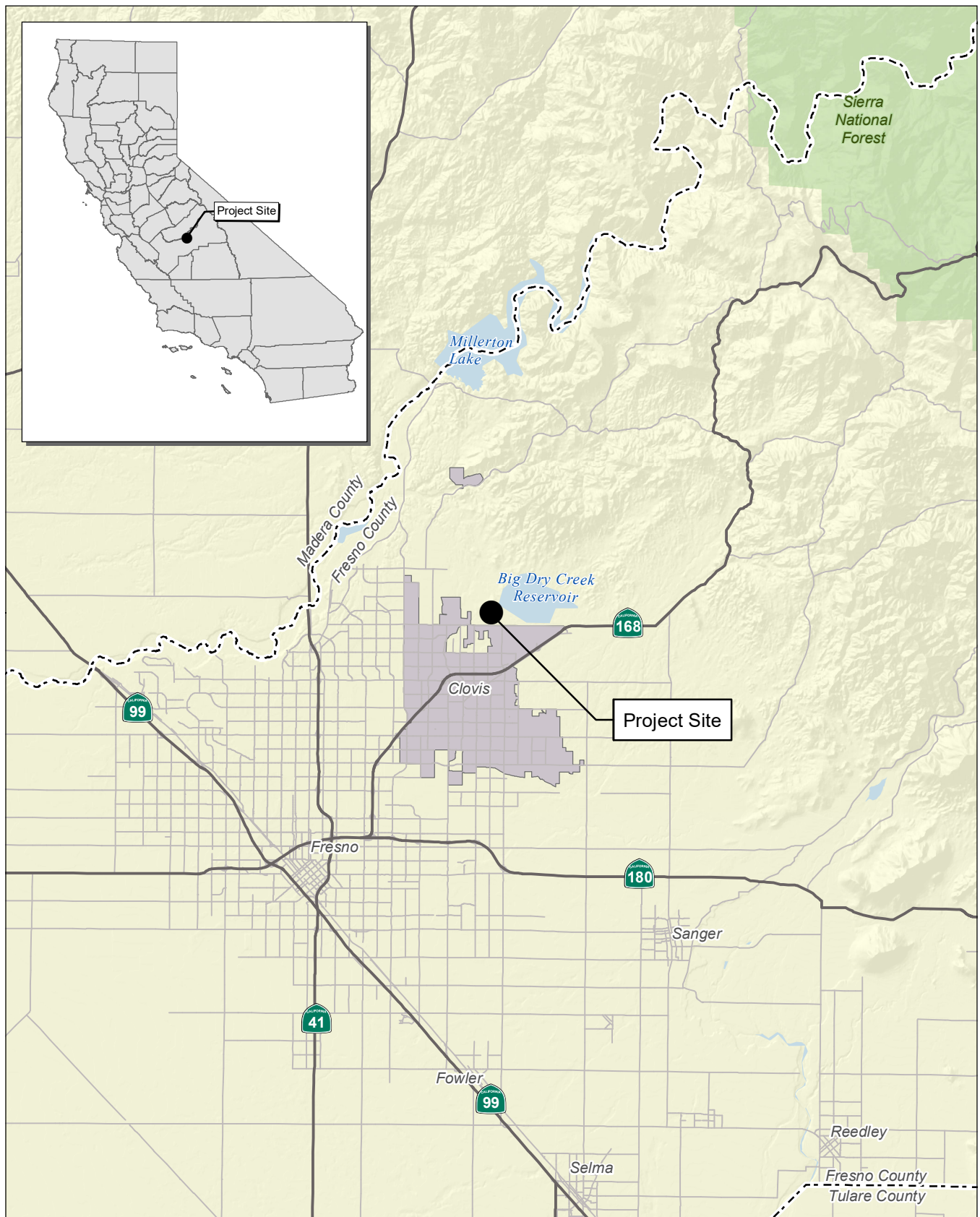
The project site is not located on a list compiled pursuant to Section 65962.5 of the Government Code (Cortese List). The project site consists of a combination of fallow and grazing land, several rural residences, offices and Contractor's Corp Yard, and a small tree nursery. The proposed Master Plan Area is bisected by the Big Dry Creek Reservoir Outlet Works Channel. The Non-Development Area (discussed below) contains existing rural residential uses and agricultural fields.

Existing Land Use Designations and Zoning

Exhibit 4 and Exhibit 5 show current County General Plan land use designations and zoning for the project site and surrounding vicinity. The SOI project site is currently designated for low-density and rural residential uses but continues to be zoned for agricultural use. Within the AL-20 Zone District in the southeast portion of the Master Plan Area, the County has also recently approved a mini-storage facility under Conditional Use Permit (CUP) No. 3526; this facility is currently under construction.¹

¹ County of Fresno. 2021. Inter Office Memo: Resolution No. 12914–Initial Study No. 7085 and Classified Conditional Use Permit Application No. 3526. November 18. Website: <https://www.fresnocountyca.gov/files/sharedassets/county/v/1/vision-files/files/66945-reso-12914-cup-3526.pdf>. Accessed February 25, 2025.

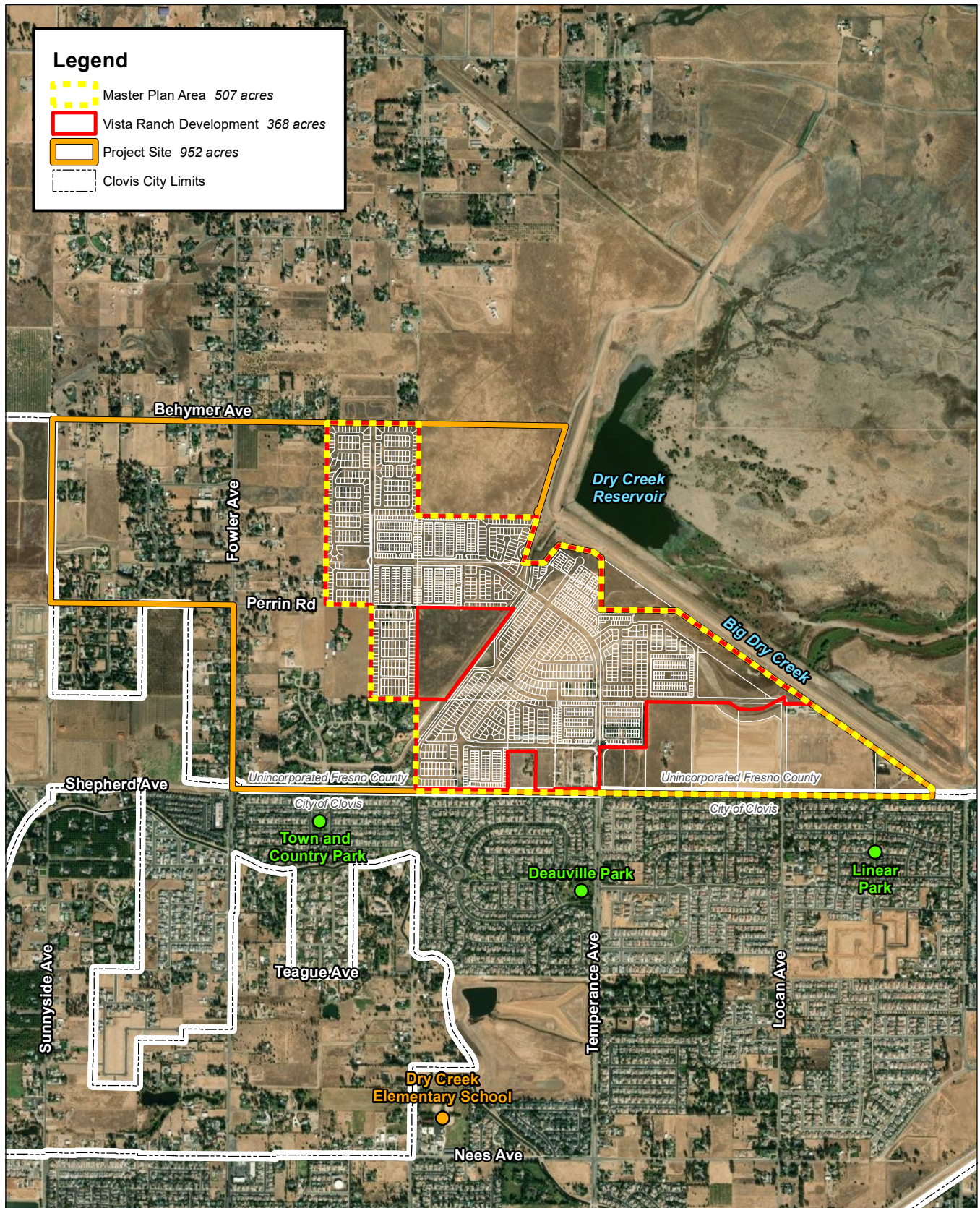
VISTA RANCH PROJECT NOTICE OF PREPARATION
CITY OF CLOVIS



Source: Census 2000 Data, The California Spatial Information Library (CaSIL).



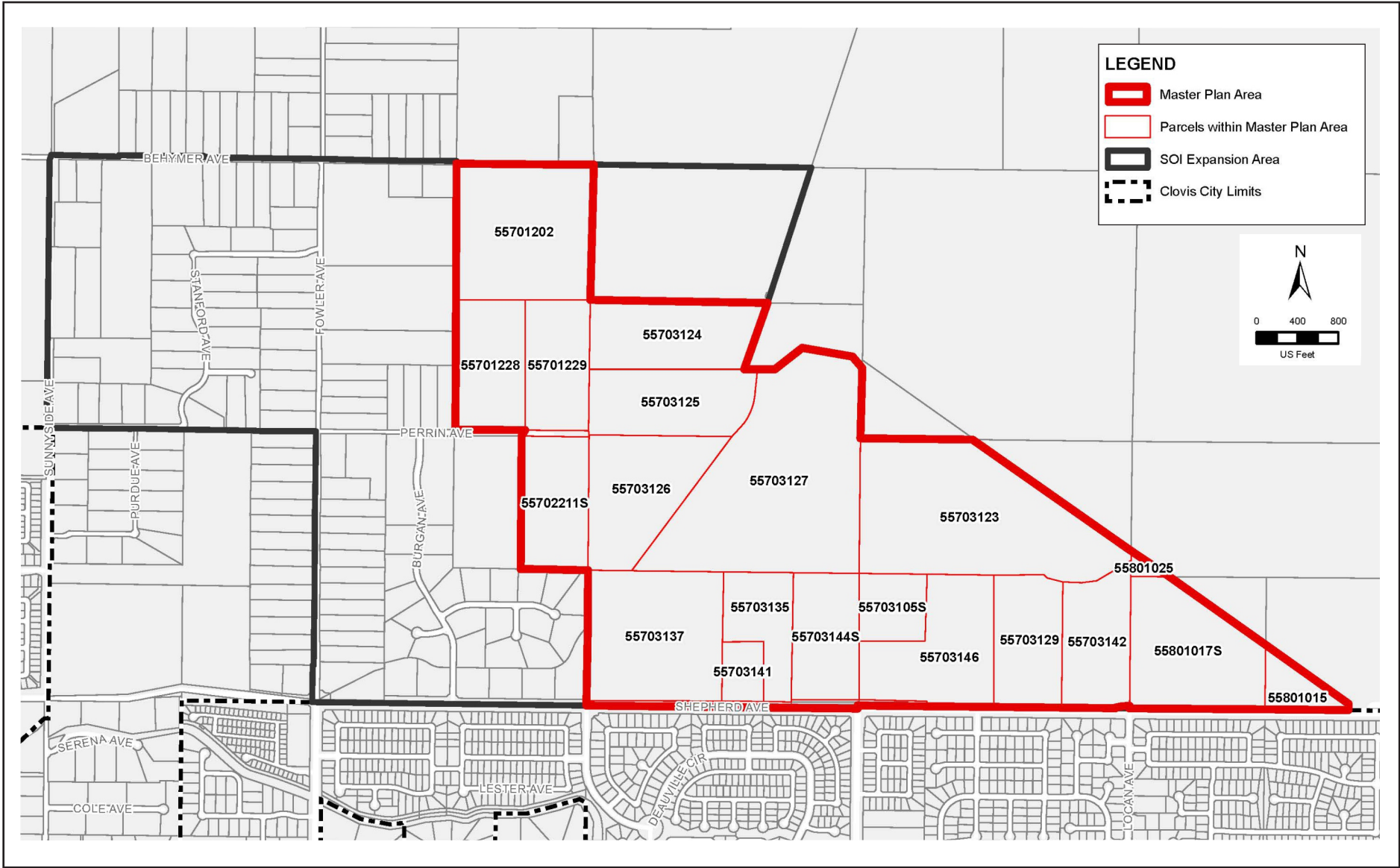
Exhibit 1
Regional Location Map



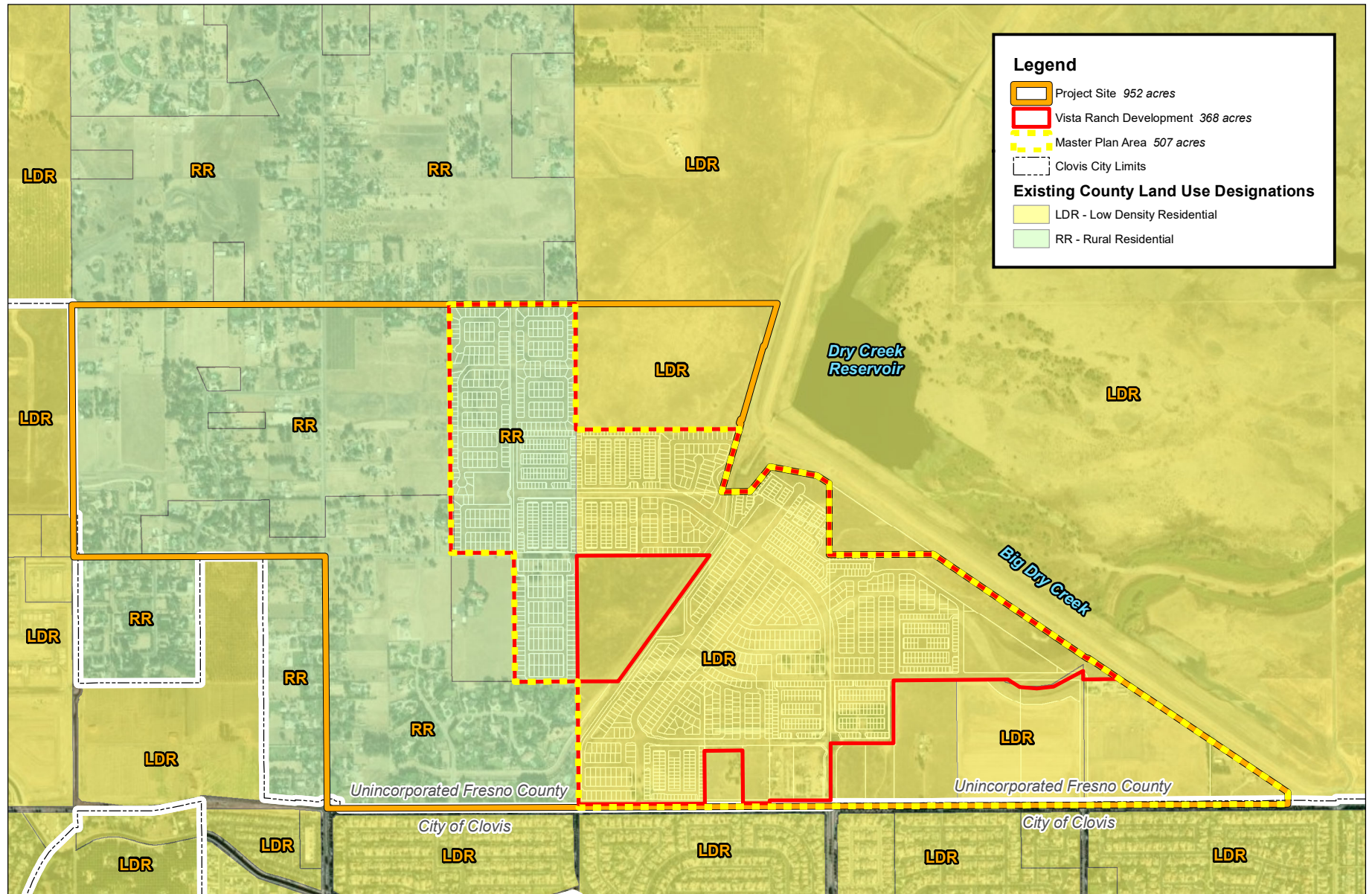
Source: ESRI Aerial Imagery. City of Clovis. Harbour & Associates Civil Engineers, 02/07/25.



Exhibit 2 Local Vicinity Map



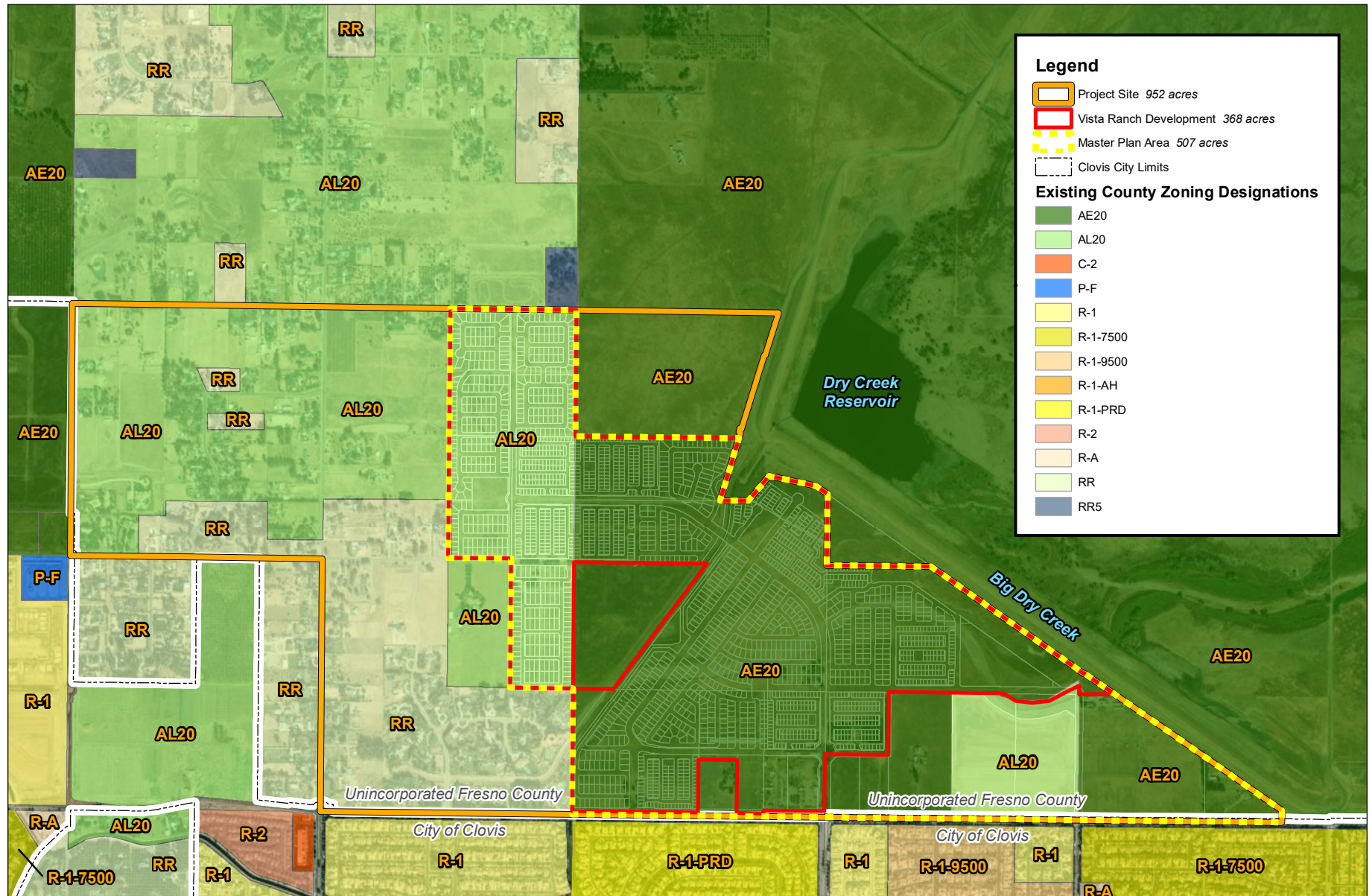
Source: De Novo Planning Group, January 26, 2024. Fresno County GIS.



Source: ESRI Aerial Imagery, County of Fresno, Harbour & Associates Civil Engineers, 02/07/25.



Exhibit 4 Existing County Land Use Designations



Source: ESRI Aerial Imagery, County of Fresno, Harbour & Associates Civil Engineers, 02/07/25.



Exhibit 5 Existing County Zoning Designations

The majority of the project site is within the City's Northeast Urban Center, an area that has been designated as a focus of planned growth since the early 1990s. As a result, the current City of Clovis General Plan (General Plan) also provides land use designations for the project site and vicinity. As shown in Exhibit 6, these comprise a variety of uses, including residential development at a range of densities, parks/open space, schools, and mixed-use village center.

Project Description

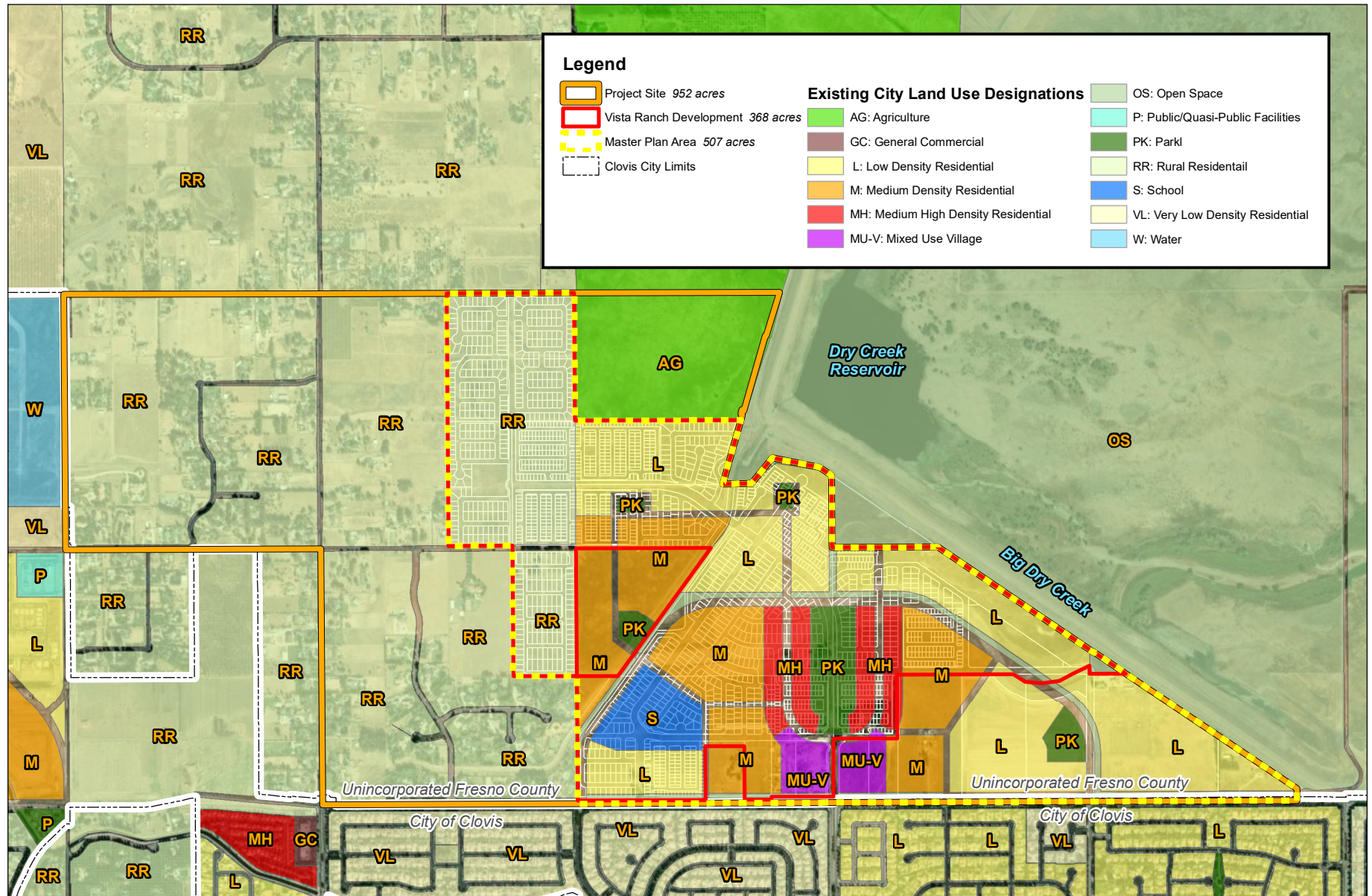
The proposed project would expand the City's SOI to include the approximately 952-acre project site, which is currently outside of the SOI boundary (SOI Expansion). The proposed project would also adopt a comprehensive Vista Ranch Master Plan (Master Plan) to guide development within approximately 507 acres of the project site, and the proposed project would implement the Vista Ranch Development, which would develop approximately 368 acres of the Master Plan Area with mixed uses over a build-out period of approximately 10 years.

Project Elements

The following sections describe the various elements of the proposed project—the SOI Expansion, Master Plan, and Development—in more detail. These land use changes are fundamentally administrative; in and of themselves, they would not directly result in changes to the physical environment, but because the proposed project elements could not be implemented without them, they are considered indirect causes of the individual and collective impacts of the proposed project elements and thus are discussed as components of each project element. Table 1 summarizes the land use changes associated with each project element.

Table 1: Proposed Project Elements

Project Element	Land Use Changes Required
SOI Expansion	<ul style="list-style-type: none"> Modification of City's SOI boundary to encompass the approximately 952-acre project site
Master Plan	<ul style="list-style-type: none"> Modification of General Plan Focus Area 13 to bring entirety of Master Plan Area within Focus Area 13 Designation of Master Plan Area as new Focus Area 13a Amendment to the General Plan Land Use Element to reflect land use modifications Amendments to the General Plan Circulation Element to reflect major street routes within Focus Area 13a, multipurpose trails and bike lanes proposed under the Master Plan, and placement of a Shepherd Avenue access point on the north side of Shepherd Avenue Amendments to the General Plan Open Space and Conservation Element to show Class I multi-use trail routes, open space, and parks proposed under the Master Plan Adoption of Master Plan Community Overlay District and pre-zoning to establish zoning districts consistent with the Master Plan land use concept Annexation of Master Plan Area, bringing it within City limits
Vista Ranch Development	<ul style="list-style-type: none"> Approval of new Vesting Tentative Tract Map for the Vista Ranch Development site Development Agreement with the applicant may be included



Source: ESRI Aerial Imagery, City of Clovis, Harbour & Associates Civil Engineers, 02/07/25.



SOI Expansion (Program-Level Analysis)

The proposed expansion of the City's SOI is strictly a land use change. It would modify the current SOI boundary to encompass the project site shown on Exhibit 2, bringing these parcels within the region where the City is responsible for providing services, and ultimately enabling annexation of the Master Plan Area and construction of the proposed Vista Ranch Development, discussed further below.

As Exhibit 2 shows, the 952-acre area includes:

- the 507-acre Master Plan Area, further subdivided into the 368-acre site planned for the proposed Vista Ranch Development and an additional 139 acres that are expected to be developed under separate future projects; and
- an additional approximately 445 acres for which no entitlements other than inclusion in the SOI are currently proposed (Non-Development Area).

Vista Ranch Master Plan (Program-Level Analysis)

The Master Plan Area occupies approximately 507 acres of the project site. The Master Plan is intended to guide long-term development of an urban village that contributes to the Northeast Urban Center's (NEUC) common public identity. As such, it envisions the following:

- up to 3,286 residential units;
- approximately 16 acres of commercial and mixed uses;
- a new elementary school occupying an approximately 19-acre site;
- approximately 59 acres of parks, trails, and open space; and
- utilities service, including water, wastewater, storm drainage, and regulated public utilities (electricity, natural gas, telephone, cable, and internet).

The Master Plan also provides for an approximately 32-acre mini-storage facility at the intersection of East Shepherd Avenue and Locan Avenue, on the south edge of the Master Plan Area. As noted above, this project was proposed separately and underwent separate CEQA review in 2021. It has been authorized by the County of Fresno under a CUP and is under construction as of 2024. As such, although it is acknowledged and planned for in the Master Plan, it should not be considered a new use proposed by the Master Plan. Rather, as noted above, it is part of the baseline conditions for purposes of analysis in the Revised Draft EIR and is not analyzed further in the Revised Draft EIR.

A substantial proportion of the uses contemplated in the Master Plan would be provided over about the next 10 years by development of the 368-acre Vista Ranch Development, described in more detail in the next section. The remaining 139 acres of the Master Plan Area (exclusive of the mini-storage facility already analyzed under CEQA, authorized, and under construction) are expected to be developed under separate projects over the longer-term future and would be subject to future project-level CEQA analysis tiered from the Revised Draft EIR.

Circulation

The Master Plan proposes a hierarchy of roadways to accommodate the capacity needs of the existing street network, as well as providing additional vehicular access to the Master Plan. Shepherd Avenue and Temperance Avenue are the main expressway/arterial/collector roadways providing access to the project site. In addition, Foothill Boulevard, Cypress Avenue, Perrin Road, and Behymer Avenue would provide additional circulation for the proposed Vista Ranch Development. The neighborhoods within the Master Plan would include a network of public and private residential streets to provide an efficient flow of traffic and pedestrian mobility through the project site. Additionally, sidewalks would be included per the City's standards.

General Plan Amendment to Circulation Element

Amendments to the General Plan Circulation Element would also be necessary. The General Plan Circulation Element is proposed for the following amendments:

- addition of major street route designations within the Master Plan to better accommodate the traffic (trip generation) expected as a result of development under the Master Plan, which would be shown on an updated General Plan Circulation Diagram (General Plan Figure C-1);
- changes to General Plan Figure C-2 (Bicycle and Trails System) to show the multipurpose trails and bike lanes proposed under the Master Plan and their integration with the City's existing trail and bicycle infrastructure system; and
- allow placement of a Shepherd Avenue access point on the north side of Shepherd Avenue, between North Armstrong and North Temperance Avenue.

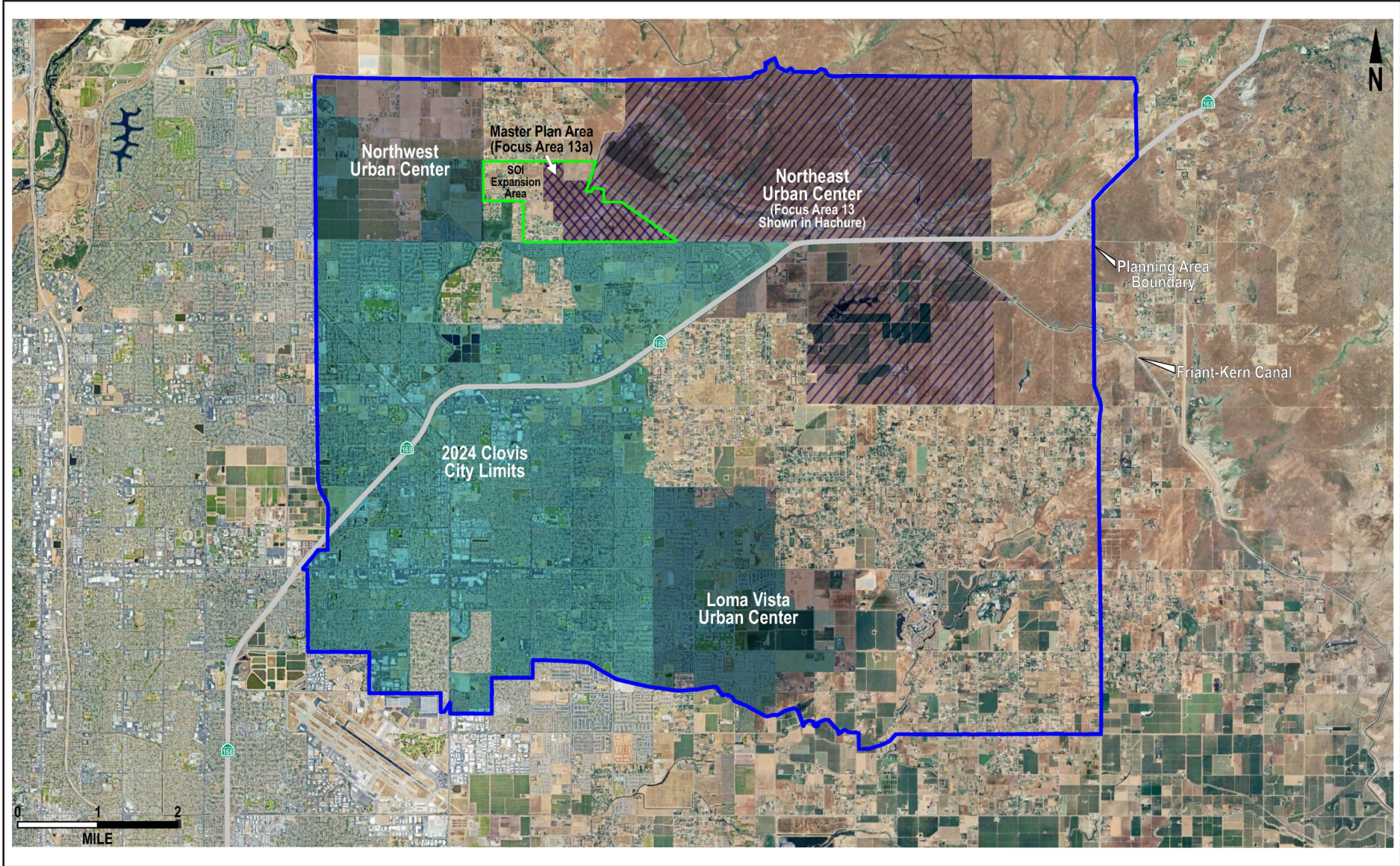
Land Use Modification

The City plans to annex the entirety of the Master Plan Area, bringing it within incorporated City limits.² This would entail land use planning modifications at several levels.

General Plan Amendment to Land Use Element

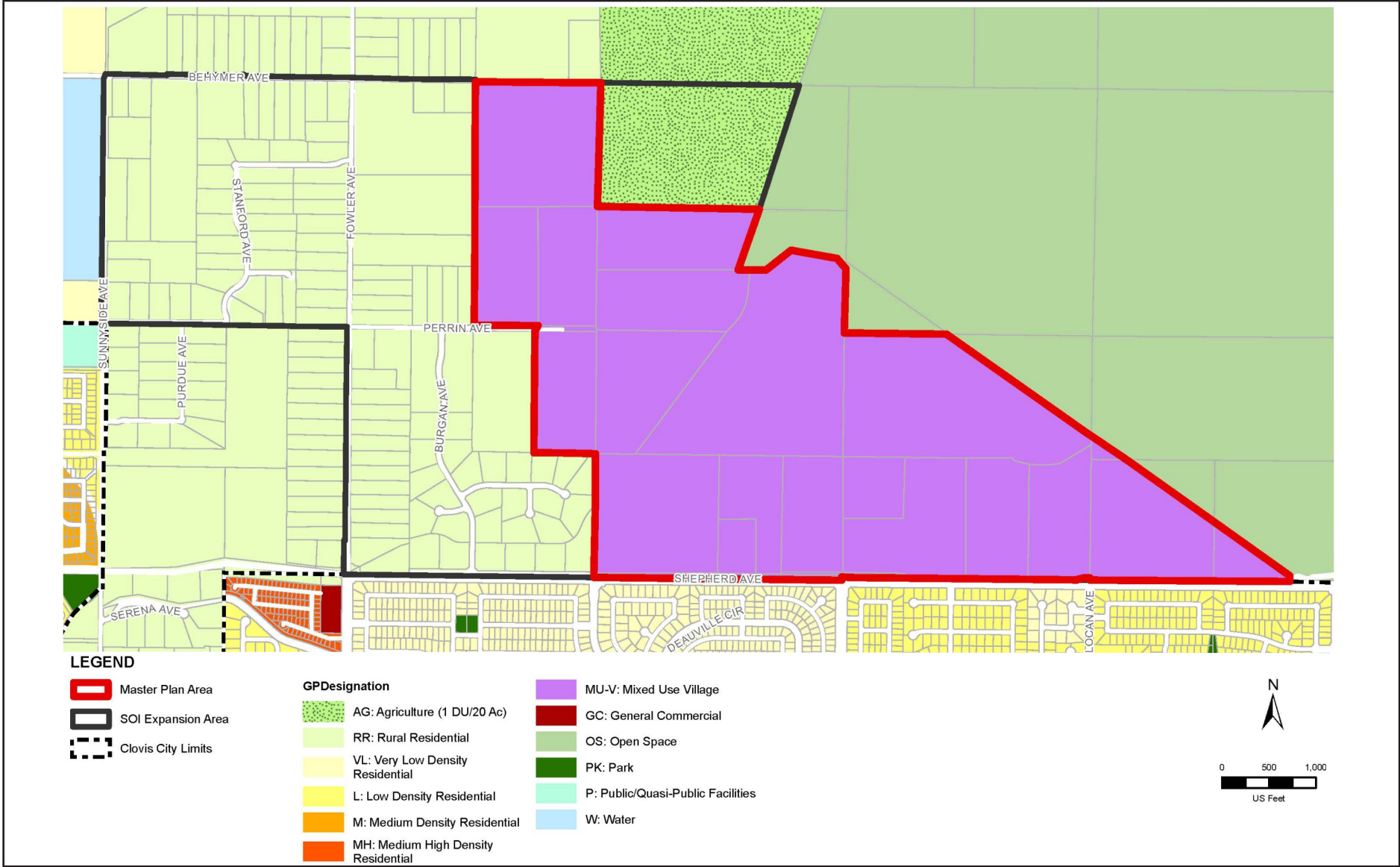
The majority of the NEUC and the eastern portion of the project site are within General Plan Focus Area 13. Adoption of the Master Plan would require modifying the boundary of Focus Area 13 to bring the entirety of the Master Plan Area within the Focus Area, as shown in Exhibit 7. The Master Plan Area would then be designated Focus Area 13a, a new sub-area of Focus Area 13. This would not eliminate the larger Focus Area 13; rather, it would allow the establishment and refinement of development goals and policies specific to the Master Plan Area, under the Master Plan. The General Plan land use designation for the entire new Focus Area 13a would be changed to Mixed Use Village, superseding the mosaic of multiple land use designations identified in the current General Plan (Exhibit 8).

² Currently, only the Master Plan Area is proposed for annexation. However, the final annexation boundary may be refined as part of the study process, which will include a public hearing before the Fresno County Local Agency Formation Commission (LAFCo), which has the final statutory authority to set annexation boundaries.



Source: modified from City of Clovis 2014; aerial photograph base from Google Earth (imagery date:11/10/2023, downloaded: 05/18/2024).

Exhibit 7
Adjusted Focus Area Boundary



Source: De Novo Planning Group, January 26, 2024. Fresno County GIS.

Exhibit 8
Proposed General Plan Land Use Designations

Open Space Modification

The General Plan Open Space and Conservation Element is proposed for the following amendments:

- modification of the General Plans Parks and Open Space Diagram (General Plan Figure OS-1) to show the Master Plan's Class I multi-use trail routes, open space, and parks and their integration with the City's existing parks, trails, and open spaces; and
- redistribution of neighborhood park areas assigned under the current General Plan to reflect the Master Plan development concept.

Zoning Modification

Master Plan Community Overlay District and Pre-Zoning

The Master Plan Area would be placed under a Master Plan Community (MPC) Overlay District and would be subject to "pre-zoning" to establish zoning districts consistent with the Master Plan land use concept. The pre-zoning would transition to adopted City zoning when the City annexes the Master Plan Area, and the Master Plan itself would serve to implement the requirements of the MPC Overlay District.

The following zone districts are proposed within the Master Plan Area, as shown in Exhibit 9. Because all of these zone districts would be within an MPC Overlay District, they would include the MPC suffix and would be subject to development standards as modified and adopted in the Master Plan.

- **Low-Density Residential (R-1/MPC):** Areas of conventional single-family uses on comparatively large parcels; allowable density range under the Master Plan is 2.1–5.0 dwelling units per acre (du/acre).
- **Medium Density Residential (R-1-MD/MPC):** Areas of single-family uses, including attached and detached single-family structures, with an allowable density range under the Master Plan of 4.1–12.0 du/acre. This area includes the development of a school serving residential communities.
- **Medium High Density Residential (R-2/MPC):** Areas of moderately dense residential uses, including multi-family apartments, duplexes, townhouses, and small-parcel attached and detached single-family uses; allowable density range is 7.1–20.0 du/acre.
- **Very High Density Residential (R-4/MPC):** Areas of high- and very high-density residential uses, potentially in association with mixed-use development; allowable density range is 25.1–43.0 du/acre.
- **Gateway Neighborhood Commercial (C-1/MPC):** Areas of local-serving commercial development compatible with and supportive of adjacent residential neighborhoods.
- **Community Recreation (C-R/MPC):** Areas reserved for recreational uses.
- **Light Industrial (M-1/MPC):** This designation identifies areas appropriate for business parks and industrial uses, including mini-storage.

- **Open Space (O/MPC):** Areas of parklands, open space, trails, and similar uses, as shown on Exhibit 9.

Vista Ranch Development (Project-Level Analysis)

Development Features

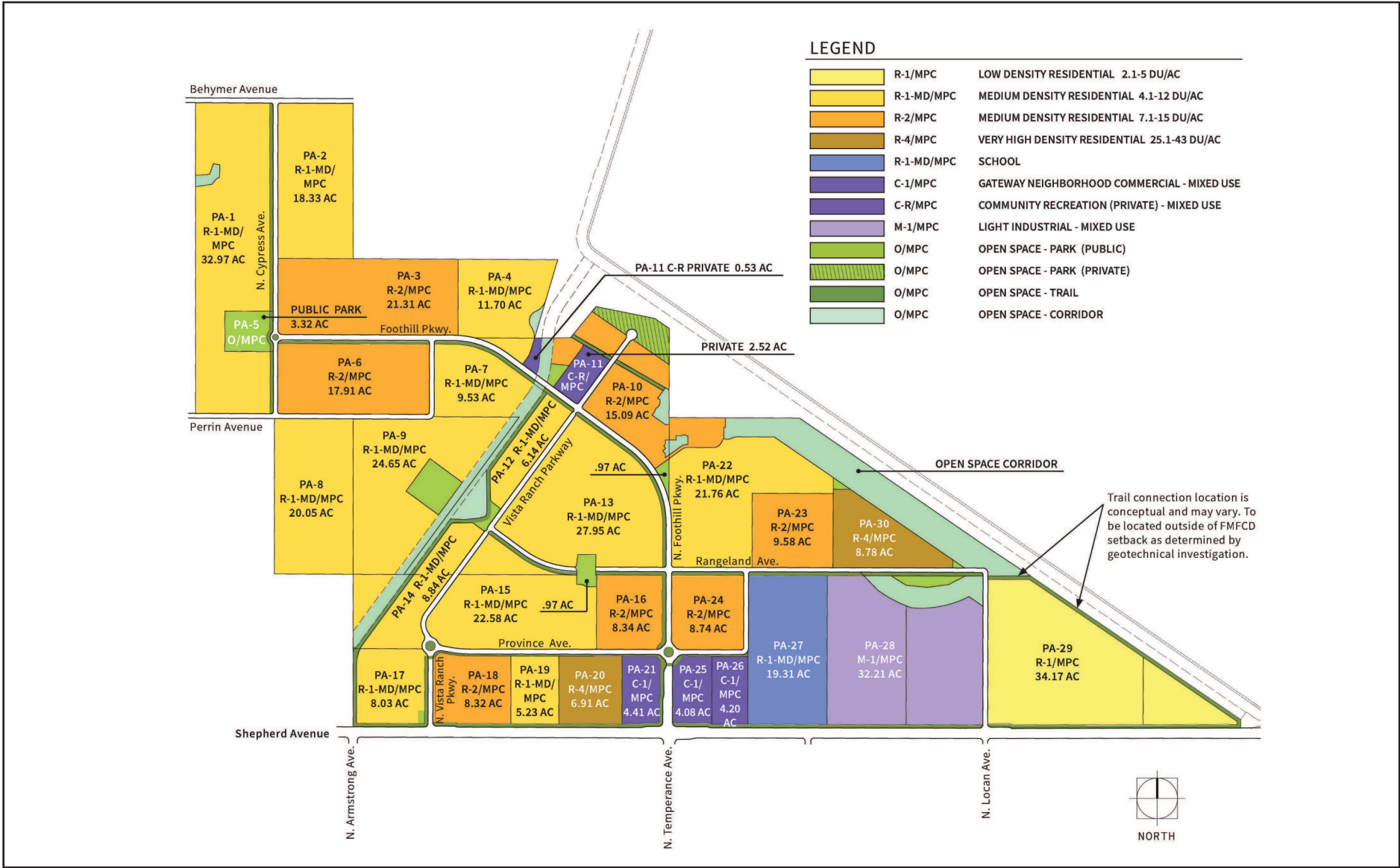
The Vista Ranch Development would construct a mixed-use development anticipated to provide up to 2,718 residential units, including single- and multi-family units at varying densities (Exhibit 10).

Vista Ranch 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 uses (Exhibit 10). Higher housing densities would also cluster along major circulation corridors and local amenities. Residential areas would offer a variety of housing types and lot sizes to accommodate a range of housing objectives and buyer needs, with a goal to ensure housing for a range of families and lifestyles. The village core would provide a Gateway neighborhood commercial center designed to offer local-serving retail and service uses as well as employment opportunities. A private community recreation center and park would also be provided.

Within the Vista Ranch Development, new public and private roadways would enable access and circulation (Exhibit 10). Public roadways would include sidewalks per City standards, with bike lanes along the major roadways. The proposed Vista Ranch Development is also expected to provide for off-site roadway and/or utilities improvements along principal access corridors, potentially including East Behymer Avenue, Fowler Avenue, Perrin Avenue, Locan Avenue, Armstrong Avenue, East Shepherd Avenue, and Temperance Avenue.

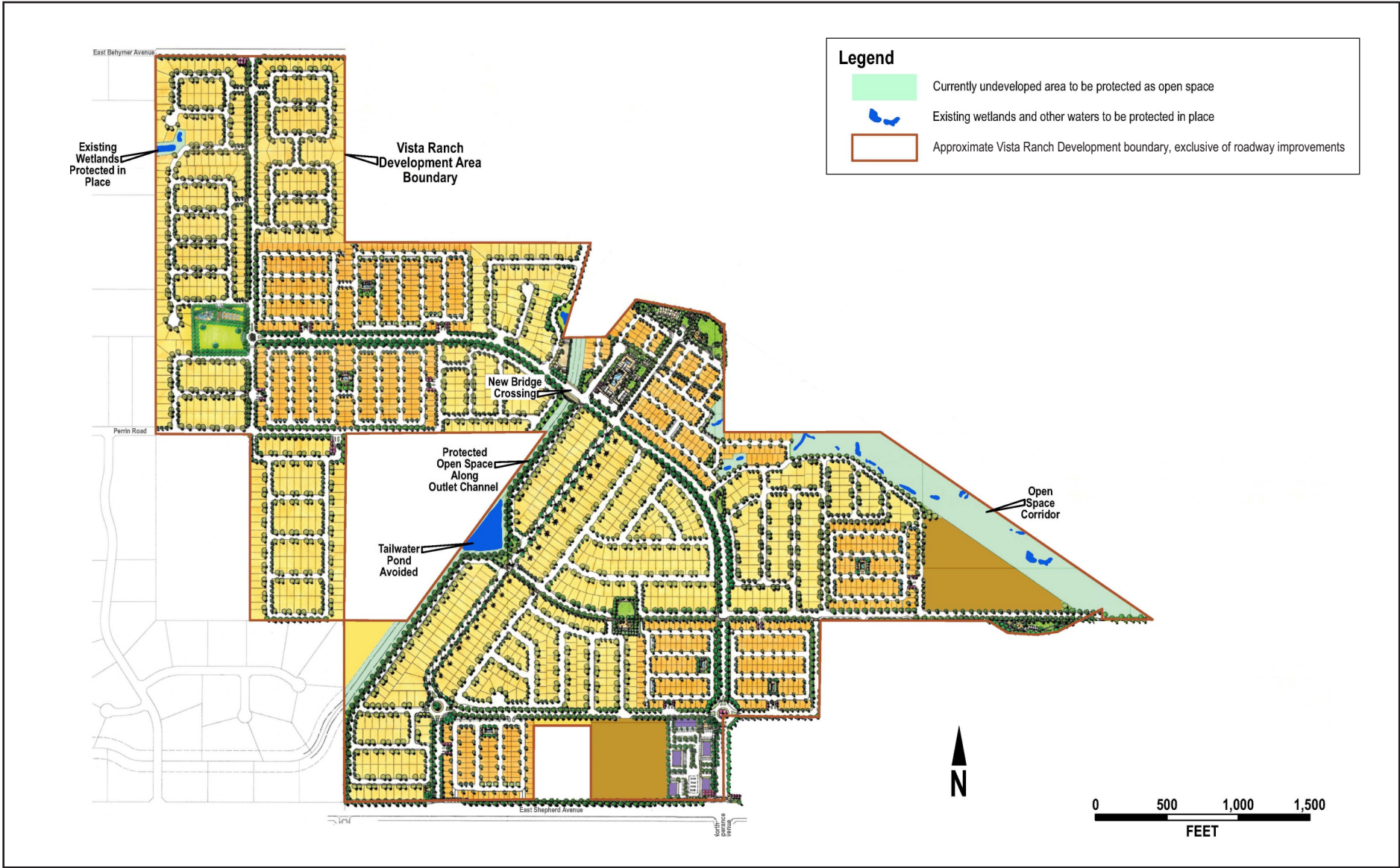
Over the longer term, as an amenity to provide an internal connection between the east and west portions of the new development, the applicant intends to construct a new bridge across the Big Dry Creek Reservoir Outlet Works Channel downstream of the Reservoir spillway (Exhibit 10). The bridge design is being coordinated with the Fresno Metropolitan Flood Control District (FMFCD) as the Outlet Channel owner/operator, and the bridge would conform to FMFCD's operational needs and applicable Federal Emergency Management Agency (FEMA) and City requirements for flood protection.

The proposed 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. Multiple public parks and trails totaling approximately 20 acres would be dispersed throughout the development (Exhibit 10). Private parks would also be provided, including mini-parks and/or community pools in medium high- and very high-density gated neighborhoods. In addition, the applicant is exploring the possibility of enhancing the reach of the remnant Dry Creek channel on the adjacent parcel to the south (where the mini-storage facility is under construction) as a parkland amenity, potentially including native species plantings and a walking trail; this would need to be coordinated with the owner of the mini-storage facility.



Source: Kroll & Associates. Map date: November 26, 2024.

Exhibit 9
Proposed Master Plan Zoning



Source: modified from Wilson Premier Homes 2024a.

Exhibit 10
Vista Ranch Development Plan

Infrastructure Improvements

Domestic Water

The Master Plan would be served by new connections to the City's potable and non-potable water distribution system. The proposed water system would be located within proposed public utilities easements and connected to existing City main lines. All water system infrastructure would comply with City Master Plans and standards.

The City of Clovis provides utility services to the City, including water. 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 current and planned for 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.

The Master Plan would be served by a new potable water distribution system. Future phases of the proposed project would require new water supply infrastructure that would extend beyond the proposed project boundaries. The precise nature and size of these improvements have not yet been determined; however, it is anticipated that these extended water infrastructure improvements would be within existing rights-of-way or public utility easements along adjacent roadways and connected to existing City main lines. These future improvements would likely extend from the northern project boundary to the west along Behymer Avenue until approximately 770 feet west of Sunnyside Avenue, as well as along Perrin Road, extending west until approximately Burgan Avenue.

Stormwater Drainage

The Master Plan would include construction of a new storm drainage system, which would conform to applicable regulations, standards, and specifications of the State Water Resources Control Board requirements (SWRCB), FMFCD, and the City. This includes, but is not limited to, the municipal National Pollutant Discharge Elimination System (NPDES) stormwater discharge permit, as well as Best Management Practices (BMPs) to control the volume, rate, and potential pollutant load of storm water runoff. Stormwater throughout the City is collected in FMFCD's basins.

Sanitary Sewer

The Master Plan would be served by new connections to the City's wastewater collection system installed within proposed public utilities easements. The proposed wastewater conveyance facilities would connect to the existing sewer main lines. Wastewater treatment would be provided at the existing Fresno-Clovis Regional Wastewater Treatment Plant (RWTP) in the City of Fresno and by the City's Water Reuse Facility. By agreement with the City of Fresno, the City of Clovis owns a maximum capacity of 9.3 million gallons per day (mgd). The RWTP is operated by the City of Fresno, while subject to the equitable ownership interests of the City of Clovis, and has a maximum capacity of 80 mgd. If required, the City has the capability to acquire additional capacity at the RWTP. Wastewater treatment may also be provided by the City of Clovis Water Reuse Facility. The Clovis Sewer Treatment-Water Reuse Facility (ST-WRF) serves the new growth areas of the City in the southeast, northwest, and the northeast urban centers.

The ST-WRF is designed to accommodate future expansion and would ultimately treat 8.4 mgd. The City would manage service to the project site to optimize the use of available capacity at each of the plants to facilitate service to the proposed project.

Solid Waste and Recycling Collection

The proposed project would be served by Republic Services, which would provide both solid waste and recycling services. Garbage and recycling services would be provided on a weekly basis.

Power and Telecommunications

Electrical service is provided by the Pacific Gas and Electric Company (PG&E). Natural gas is not anticipated for the Vista Ranch Development, although it may be included in the Master Plan Area pending a proposal by the property owners. Phone service would be provided by AT&T. Cable service would be provided by Comcast, and related internet services would be extended to all portions of the Master Plan Area from existing facilities located along East Shepherd Avenue and from existing residential development surrounding the Master Plan Area. 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, and all proposed utilities would be underground.

Phasing and Construction

Phasing

Construction of the proposed Vista Ranch Development is expected to be phased over about 10 years (Exhibit 11). The south-central portion of the project (Phases 1–3, adjacent to East Shepherd Avenue and North Temperance Avenue) would be constructed first due to proximity to existing development, roadways, and utilities within the City; these phases would be completed in the first five years. Construction of Phase 4 is expected to begin in Year 5, and the remainder of the western phases and the eastern portion of Phase 6 would be built out in Years 5–10. The bridge connecting the eastern and western portions of the proposed Vista Ranch Development is conceptualized as a separate Phase 4a, to be constructed along with Phase 4, since bridge construction would not begin until (1) the east-west connection becomes necessary, and (2) all necessary permit approvals have been issued.

Construction

Construction Means and Methods

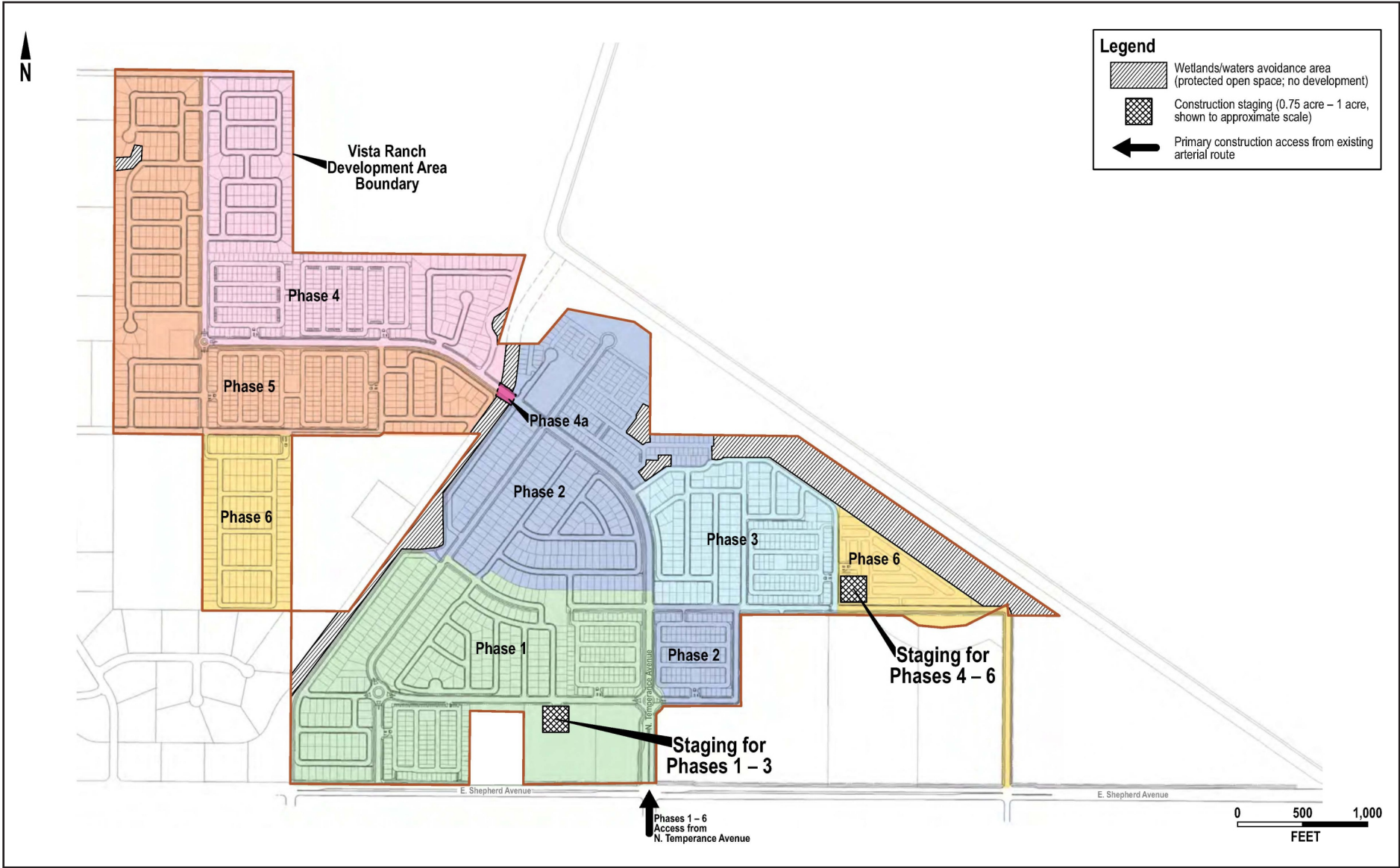
Construction of the proposed project would rely on standard land development and construction techniques as practiced in the San Joaquin Valley/Fresno County region. Initial ground disturbance would require equipment such as survey gear, mowers, discers, bulldozers, self-loading scrapers, excavators, loaders, skidsteers, tractors, backhoes, trenchers, dump trucks, water trucks, semi-trucks, pickup trucks, and other heavy equipment. Site development may also include the use of equipment such as motor graders, rollers, compactors, road paving machines, and similar equipment. Construction within developed lots would also be conducted with standard equipment and techniques such as trucks, cranes, forklifts, concrete pumps, and other standard means and methods as determined by the builders.

Construction Access and Staging

Exhibit 11 shows planned construction access and staging. Construction traffic to the project site would follow existing roadways, and construction entry to the project site would be via North Temperance Avenue as the principal arterial accessing the project site.

All staging for development construction would be restricted to the project site, although additional minor staging for roadway improvements outside the project site shown on Exhibit 11 may be located within existing City roadway rights-of-way. Onsite staging areas would be 0.75 acre–1 acre in extent, sufficient to accommodate all needed construction vehicles, equipment, materials laydown/storage, and job office trailers.

The staging area for construction of Phases 1–3 would be located in an area planned for R-4, Very High Density Residential (apartment) development; this maximizes efficiency because construction of the apartments would be the last step in the buildout of Phases 1–3. Once the apartments are constructed—anticipated in late Phase 3 or early Phase 4—staging would be relocated to the Phase 4–6 staging area, which is also planned for R-4 development and thus would be the last portion of the Phase 6 area to be developed.



Source: Wilson Premier Homes. 2023. Vista Ranch Master Development Plan, Clovis, CA (Draft Submittal). (September.) Prepared for Wilson Premier Homes, Fresno, CA by Broussard & Associates, Clovis, CA and Harbour & Associates, Clovis, CA

Exhibit 11
Phasing Plan

Project Objectives

The underlying purpose of the proposed project is to expand the City's SOI to include the project site, annexation, Master Planning, and subsequent development of land to accommodate growth, and the project objectives include:

- 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.
- Undertake Master Planning as a long-range planning tool to guide development within areas designated for growth under the City of Clovis General Plan.
- 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.
- Establish a logical phasing plan designed to ensure that each phase of development would include necessary public improvements required to meet City standards.
- Develop a strong pedestrian network that links activities, recreational amenities, local commercial uses and neighborhoods together.
- Establish neighborhood designs that consider safety and security of citizens.
- Consider affordability and housing diversity by developing residential uses that are proximate to urban services and roadways and varied in size and density.
- Embrace the natural resources and views of the Sierra Nevada Mountain range.

Required Discretionary and Ministerial Approvals

Discretionary approvals and permits are required by the City for implementation of the proposed project. The proposed project would require the following discretionary approvals and actions, including:

- 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.

Subsequent ministerial actions would be required for the implementation of the proposed project including, but not limited to, issuance of grading and building permits.

A number of other agencies in addition to the City of Clovis will serve as Responsible and Trustee Agencies, pursuant to CEQA Guidelines Section 15381 and Section 15386, respectively. The Revised Draft EIR will provide environmental information to these agencies and other public agencies, which may be required to grant approvals or coordinate with other agencies, as part of project implementation. These agencies may 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 County Service Area No. 51 (Dry Creek);
- 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 (FMFCD)—review of stormwater facilities, grading, and street improvements.
- Fresno County Department of Public Health—Permits for abandonment of wells and septic systems, underground storage tanks.
- California Department of Fish and Wildlife (CDFW)—Incidental Take Permit

Environmental Review

Following completion of the 30-day NOP public review period, the City will incorporate relevant information into the Revised Draft EIR, including results of public scoping and technical studies. Subsequently, the Revised Draft EIR will be circulated for public review and comment for a 45-day public review period.

The City requests that any potential Responsible or Trustee Agency responding to this notice do so in a manner consistent with CEQA Guidelines Section 15082(b). All parties that have submitted their names and email or mailing addresses will be notified throughout the CEQA review process.

A copy of the NOP (in full color) can be found on the City's website: <https://cityofclovis.com/planning-and-development/planning/planning-projects/vista-ranch-soi/>

If you wish to be placed on the mailing list or need additional information, please contact McKencie Perez, MPA, Deputy City Planner at 559.324.2310 or mckenciep@clovisca.gov.

Potential Environmental Effects

The Revised Draft EIR will evaluate if there are potentially significant environmental impacts associated with approval and implementation of the proposed project. Consistent with the CEQA Guidelines (Appendix G), the Revised Draft EIR will analyze the reasonably foreseeable direct, indirect, and cumulative effects of the proposed project on focused resources, including but not limited to:

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

Effects Found not to be Significant

Unless specific comments are received during the NOP public comment period that indicate a potential for the proposed project to result in a significant impact, the following issues will be addressed in the Effects Found not to be Significant section of the Revised Draft EIR.

- **Mineral Resources**—The project site is designated MRZ-3, which is a classification for areas are those containing aggregate deposits, the significance of which cannot be evaluated from available data. There are no active or inactive mines located within the project site. Additionally, the City’s General Plan EIR concluded that adoption of the General Plan, which contemplated urbanization of the agricultural lands within the General Plan study area, would have no impact on any known mineral resources, active or inactive mines, nor any mineral resource sectors.³ Therefore, the proposed project would have no impact on mineral resources or mineral resource recovery sites.

³ City of Clovis. 2014. General Plan and Development Code Update Draft EIR. Website: <https://cityofclovis.com/wp-content/uploads/2018/10/Chapter-05-11-Mineral-Resources.pdf>. Accessed February 13, 2025.