

Notice of Availability
Vista Ranch
Revised Draft Environmental Impact Report

DATE: JULY 17, 2026

LEAD AGENCY

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EIR CONSULTANT

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PROJECT TITLE: Vista Ranch Project

PROJECT LOCATION:

The Vista Ranch Project (Project) is located directly north of the City of Clovis (City) limit line, in unincorporated Fresno County. 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. 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.

PROJECT DESCRIPTION:

The proposed project would expand the City's 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 buildout period of approximately 10 years. The SOI Expansion and Master Plan are analyzed at a program-level; however, the Vista Ranch Development is 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. A detailed project description is provided in the Revised Draft Environmental Impact Report (Revised Draft EIR).

SIGNIFICANT ENVIRONMENTAL EFFECTS:

The Revised Draft EIR has identified the following environmental issue areas as having significant and unavoidable impacts: Greenhouse Gas Emissions and Transportation. All other environmental issues were determined to have no impact, less than significant impacts, or less than significant impacts with mitigation measures incorporated into the Project.

PUBLIC REVIEW PERIOD:

A 45-day public review period for the Revised Draft EIR will commence on July 17, 2026 and end on August 31, 2026. Any written comments on the Revised Draft EIR must be received via email at mckenciep@clovisca.gov or at the above address by 5:00 p.m. on August 31, 2026. Copies of the Revised Draft EIR are available for review at the Attn: McKencie Perez, MPA, City Planner at the City of Clovis | Planning Division, 1033 Fifth Street, Clovis, CA 93612. The Revised Draft EIR may also be reviewed at the County of Fresno Library, Clovis Branch at 1155 Fifth Street, Clovis, CA 93612 and on the City's website: https://www.clovisca.gov/services/planning_development/planning/ceqa.php.

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.