

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, 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 Avenue and North Sunnyside Avenue Zip Code: 93619

Longitude/Latitude (degrees, minutes and seconds): 30 ° 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 EIRNEPA: ☐ NOIOther: ☐ 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 _____☒ Commercial: Sq.ft. _____ Acres 16 Employees _____☐ Industrial: Sq.ft. _____ Acres _____ Employees _____☒ Educational: new elementary school on 19-acre site☒ Recreational: 59 acres of parks, trails, and open space☐ Water Facilities: Type _____ MGD _____☐ Transportation: Type _____☐ Mining: Mineral _____☐ Power: Type _____ MW _____☐ Waste Treatment: Type _____ MGD _____☐ Hazardous Waste: Type _____☒ 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: Agriculture; County Zoning: agricultural; City GPLU: residential, open space, schools, mixed-use

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

See attachment.

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".

☐ Air Resources Board	☐ Office of Historic Preservation
☐ Boating & Waterways, Department of	☐ Office of Public School Construction
☐ California Emergency Management Agency	☐ Parks & Recreation, Department of
☐ California Highway Patrol	☐ Pesticide Regulation, Department of
☒ Caltrans District # <u>6</u>	☐ Public Utilities Commission
☐ Caltrans Division of Aeronautics	☒ Regional WQCB # <u>5</u>
☐ Caltrans Planning	☐ Resources Agency
☒ Central Valley Flood Protection Board	☐ Resources Recycling and Recovery, Department of
☐ Coachella Valley Mtns. Conservancy	☐ S.F. Bay Conservation & Development Comm.
☐ Coastal Commission	☐ San Gabriel & Lower L.A. Rivers & Mtns. Conservancy
☐ Colorado River Board	☐ San Joaquin River Conservancy
☐ Conservation, Department of	☐ Santa Monica Mtns. Conservancy
☐ Corrections, Department of	☐ State Lands Commission
☐ Delta Protection Commission	☐ SWRCB: Clean Water Grants
☐ Education, Department of	☐ SWRCB: Water Quality
☐ Energy Commission	☐ SWRCB: Water Rights
☒ Fish & Game Region # <u>4</u>	☐ Tahoe Regional Planning Agency
☐ Food & Agriculture, Department of	☐ Toxic Substances Control, Department of
☐ Forestry and Fire Protection, Department of	☐ Water Resources, Department of
☐ General Services, Department of	
☐ Health Services, Department of	☒ Other: <u>Fresno LAFCo; Fresno Metropolitan Flood Control District; CDFW Region 4</u>
☐ Housing & Community Development	☒ Other: <u>San Joaquin Valley Air Pollution Control District; Fresno Dept of Public Health</u>
☐ Native American Heritage Commission	

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

Starting Date July 17, 2026 Ending Date August 31, 2026

Lead Agency (Complete if applicable):

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>209.400.5606</u>	

Signature of Lead Agency Representative:  Date: 07/06/26

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 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.