

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
(559) 324-2310
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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.