

**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 # 2022020221**

**Project Title:** H-Land Specific Plan  
**Lead Agency:** City of Clovis **Contact Person:** Lily Cha-Haydostian  
**Mailing Address:** 1033 Fifth Street **Phone:** (559) 324-2335  
**City:** Clovis **Zip:** 93612 **County:** Fresno

**Project Location:** County: Fresno City/Nearest Community: Clovis  
**Cross Streets:** North Willow Avenue; East Shepherd Avenue; East Behymer Avenue **Zip Code:** 93619  
**Lat./Long.:** 36 ° 52 ' 26.7 " N/ 119 ° 43 ' 00.4 " W **Total Acres:** 891  
**Assessor's Parcel No.:** \_\_\_\_\_ **Section:** \_\_\_\_\_ **Twp:** \_\_\_\_\_ **Range:** \_\_\_\_\_ **Base:** \_\_\_\_\_  
**Within 2 Miles:** State Highway No. \_\_\_\_\_ Waterways \_\_\_\_\_  
Airports \_\_\_\_\_ Railways \_\_\_\_\_ Schools Clovis Unified School District

**Document Type**  
**CEQA**  NOP  Draft EIR **NEPA**  NOI **Other**  Joint Document  
 Early Cons  Supplement /Subsequent EIR  EA  Final Document  
 Neg Dec (Prior SCH No.):  Draft EIS  Other:  
 Mit Neg Dec Other: Recirculated Draft PEIR  FONSI

**Local Action Type**  
 General Plan Update  Specific Plan  Rezone  Annexation  
 General Plan Amendment  Master Plan  Prezone  Redevelopment  
 General Plan Element  Planned Development  Use Permit  Coastal Permit  
 Community Plan  Site Plan  Land Division (Subdivision, etc.)  Other:

**Development Type**  
 Residential: Units: 5,851 Acres: \_\_\_\_\_  Water Facilities: Type: \_\_\_\_\_ MGD: \_\_\_\_\_  
 Office: Sq. ft. \_\_\_\_\_ Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  Transportation: Type: \_\_\_\_\_  
 Commercial: Sq. ft. 584,650 Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  Mining: Mineral: \_\_\_\_\_  
 Industrial: Sq. ft. \_\_\_\_\_ Acres: \_\_\_\_\_ Employees: \_\_\_\_\_  Power: Type: \_\_\_\_\_ MW: \_\_\_\_\_  
 Educational: \_\_\_\_\_  Waste Treatment: Type: \_\_\_\_\_ MGD \_\_\_\_\_  
 Recreational: \_\_\_\_\_  Hazardous Waste: Type: \_\_\_\_\_  
 Other: Retail; 864,090

**Project Issues That May Have A Significant Or Potentially Significant Impact:**  
 Aesthetic/Visual  Fiscal  Recreation/Parks  Vegetation  
 Agricultural Land  Floodplain/Flooding  Schools/Universities  Water Quality  
 Air Quality  Forest Land/Fire Hazard  Septic Systems  Water Supply/Groundwater  
 Archaeological/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 Effect  
 Economic/Jobs  Public Services/Facilities  Traffic/Circulation  Other: Energy

**PRESENT LAND USE/ZONING/GENERAL PLAN USE DESIGNATION:**  
Fresno County: Exclusive Agricultural Zoning District (AE-20) of Fresno County.  
City of Clovis GP: Mixed Use Village, Mixed Use Business Campus, Medium High Density Residential, Medium Density Residential, Low Density Residential, Very Low Density Residential, Neighborhood Commercial, Public/Quasi-Public Facilities, and Park.

NOTE: The State Clearinghouse will assign identification numbers for all new projects. If an SCH number already exists for a project (e.g., Notice of Preparation or previous draft document) please fill in.

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**PROJECT DESCRIPTION:**

Heritage Development Company (Project Applicant) has requested to develop approximately 900 acres of agricultural land with portions currently outside the City limits, but within the City's Sphere of Influence (SOI). The area proposed for development (referred to as the Specific Plan Area) is located within the Northwest Urban Center, known as Heritage Grove.

An NOP was previously issued on February 9, 2022, for an EIR analyzing the Heritage Grove Specific Plan, but the project was modified to include a residential tract map and site plan; therefore, the need for a hybrid EIR is proposed. This NOP is being issued to provide the public with notice that a hybrid EIR is being prepared for the proposed project.

The proposed project would divide the Specific Plan Area into 38 PAs with residential, mixed-use, and neighborhood commercial development, along with parks and public facilities. The full build-out of the Specific Plan Area would construct approximately 5,851 residential dwelling units (DUs), one elementary school with approximately 750 students, approximately 864,090 square feet of retail, approximately 584,650 square feet of commercial/office space, one 150-room hotel, several parks with sport amenities, and public/quasi-public uses. The proposed project would be analyzed as a hybrid EIR that covers both potential programmatic and project-level impacts. The programmatic-level impacts would analyze the development of 2,323 residential DUs, 534,650 square feet of retail space, 564,090 square feet of commercial/office space, 150-room hotel, an elementary school, and 18.27 acres of parks and public/quasi-public uses. The project-level impacts would analyze the development of 3,528 residential DUs, 23.61 acres of parks and public/quasi-public uses, and the development of PA 31a, which includes 300,000 square feet of retail space and 50,000 square feet of commercial/office space. The proposed project would generally be developed in three phases, although construction on individual PAs would begin when allowed by market conditions.

In addition, development of the proposed project would include infrastructure improvements including roadways and utilities, to the extent that they are known. Additional details for all proposed project components, including the location of land uses within the Specific Plan Area would be developed and refined as part of the preparation of the Specific Plan, during review of the Specific Plan application, and during the evaluation process that will occur simultaneously with the preparation of the EIR.

The proposed project would include the following discretionary actions and approvals to support the future construction of a mixed-use urban development in the Specific Plan Area:

- Specific Plan
- General Plan Amendment
- Annexation
- Pre-zoning
- Tentative Tract Map
- Planned Development Permit
- Site Plan Review
- Residential Site Plan Review

**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."

- |   |  |
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| <input checked="" type="checkbox"/> Air Resources Board                       | <input checked="" type="checkbox"/> Office of Historic Preservation                    |
| <input type="checkbox"/> Boating & Waterways, Department of                   | <input type="checkbox"/> Office of Public School Construction                          |
| <input type="checkbox"/> California Emergency Management Agency               | <input checked="" type="checkbox"/> Parks & Recreation, Department of                  |
| <input type="checkbox"/> California Highway Patrol                            | <input checked="" type="checkbox"/> Pesticide Regulation, Department of                |
| <input checked="" type="checkbox"/> Caltrans District # 6                     | <input type="checkbox"/> Public Utilities Commission                                   |
| <input type="checkbox"/> Caltrans Division of Aeronautics                     | <input checked="" type="checkbox"/> Regional WQCB # 5                                  |
| <input type="checkbox"/> Caltrans Planning                                    | <input type="checkbox"/> Resources Agency  |
| <input type="checkbox"/> Central Valley Flood Protection Board                | <input type="checkbox"/> Resources Recycling & Recovery, Department of                 |
| <input type="checkbox"/> Coachella Valley Mountains Conservancy               | <input type="checkbox"/> S.F. Bay Conservation & Development Commission                |
| <input type="checkbox"/> Coastal Commission                                   | <input type="checkbox"/> San Gabriel & Lower Los Angeles River & Mountains Conservancy |
| <input type="checkbox"/> Colorado River Board                                 | <input type="checkbox"/> San Joaquin River Conservancy                                 |
| <input checked="" type="checkbox"/> Conservation, Department of               | <input type="checkbox"/> Santa Monica Mountains Conservancy                            |
| <input type="checkbox"/> Corrections, Department of                           | <input type="checkbox"/> State Lands Commission  |
| <input type="checkbox"/> Delta Protection Commission                          | <input type="checkbox"/> SWRCB: Clean Water Grants                                     |
| <input type="checkbox"/> Education, Department of                             | <input checked="" type="checkbox"/> SWRCB: Water Quality                               |
| <input type="checkbox"/> Energy Commission                                    | <input type="checkbox"/> SWRCB: Water Rights   |
| <input checked="" type="checkbox"/> Fish & Wildlife Region # 4                | <input type="checkbox"/> Tahoe Regional Planning Agency                                |
| <input checked="" type="checkbox"/> Food & Agriculture, Department of         | <input checked="" type="checkbox"/> Toxic Substances Control, Department of            |
| <input checked="" type="checkbox"/> Forestry & Fire Protection, Department of | <input checked="" type="checkbox"/> Water Resources, Department of                     |
| <input type="checkbox"/> General Services, Department of                      |  |
| <input type="checkbox"/> Health Services, Department of                       | Other: _____   |
| <input checked="" type="checkbox"/> Housing & Community Development           | Other: _____   |
| <input checked="" type="checkbox"/> Native American Heritage Commission       |  |

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

Starting Date: February 18, 2026 Ending Date: March 19, 2026

**Lead Agency (Complete if Applicable)**

Consulting Firm: <u>LSA Associates, Inc.</u>	Applicant: <u>Heritage Development Company</u>
Address: <u>2565 Alluvial Avenue, Suite 172</u>	Address: <u>8570 S. Cedar Avenue</u>
City/State/ZIP: <u>Clovis, CA 93611</u>	City/State/ZIP: <u>Fresno CA 93725</u>
Contact: <u>Kyle Simpson</u>	Contact: <u>Arakel Arisian</u>
Phone: <u>(559) 490-1212</u>	Phone: <u>559-260-2070</u>

Signature of Lead Agency Representative:  Date: 2/12/2026

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.