



NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE H-LAND SPECIFIC PLAN

Date: February 18, 2026

To: State Clearinghouse, Responsible and Trustee Agencies, Other Public Agencies, and Other Interested Parties

Subject: Notice of Preparation of Draft Environmental Impact Report for the H-Land Specific Plan

Lead Agency: City of Clovis

Project Title: H-Land Specific Plan

Project Applicant: Heritage Development Company

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Comment Period: February 18, 2026 to March 19, 2026

PURPOSE OF NOTICE

The City of Clovis (City) is the lead agency responsible for the preparation of an Environmental Impact Report (EIR) for the H-Land Specific Plan (proposed project). The proposed project will be analyzed using a hybrid EIR that covers both potential programmatic and project-level impacts that may result from construction and operation of the proposed project. Pursuant to provisions of the California Environmental Quality Act (CEQA), the City has prepared this Notice of Preparation (NOP) for the proposed project. Once a decision is made to prepare an EIR, the lead agency must prepare a NOP to inform all responsible and trustee agencies that an EIR will be prepared (CEQA Guidelines Section 15082). The purpose of this NOP is to provide agencies, interested parties, and organizations with sufficient information describing the proposed project and its potential environmental effects to enable meaningful input related to the scope and content of information to be included in the EIR.

PUBLIC REVIEW PERIOD

As required by Section 15082 of the CEQA Guidelines, this NOP has been prepared and distributed to solicit comments from interested parties and potential responsible and trustee agencies and other public agencies so that project-related concerns relevant to each agency's statutory responsibilities in connection with the proposed project can be addressed in the EIR, as well as any related issues from interested parties other than potential responsible and trustee agencies, including other agencies and affected members of the public. The EIR will be the environmental document of reference for responsible and trustee agencies when considering subsequent discretionary approvals.

This NOP is being circulated for public review and comment for a period of 30 days beginning February 18, 2026. The City requests that any potential responsible or trustee agencies responding to this NOP reply in a manner consistent with Section 15082(b) of the CEQA Guidelines, which requires submittal of any comments in response to this notice no later than 30 days after receipt of the NOP. Comments in response to this NOP will be accepted through 5:00 p.m., March 19, 2026.

Please send your written comments to Ms. Cha-Haydostian and include your name, address, phone number, and/or email address so that we may contact you for clarification, if necessary.

Copies of the Notice of Preparation may be reviewed at the following locations:

- Clovis Regional Library, 1155 5th Street, Clovis, during library hours;
- City of Clovis, Planning and Development Department, 1033 Fifth Street, Clovis, between 8:00 a.m. and 4:30 p.m.; or
- Online at: https://www.clovisca.gov/services/planning_development/planning/ceqa.php

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), as shown in Figures 1 and 2, is located within the Northwest Urban Center, known as Heritage Grove. The proposed project would be analyzed using a hybrid EIR that covers both potential programmatic and project-level impacts. The programmatic evaluation provides a comprehensive analysis to streamline CEQA compliance for subsequent discretionary actions within the Specific Plan Area, allowing the City to rely on this EIR for future project-level reviews. The project-level analysis in this EIR is intended to evaluate the environmental impacts associated with the Tract Maps and Site Plan for planning area (PA) 31a proposed as part of the project.

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, as shown in Figure 3. 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 in 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. Figure 4 shows the tentative tract map for the Specific Plan Area, and Figure 5 shows the Site Plan for PA 31a. 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

ALTERNATIVES TO BE ANALYZED IN THE EIR

In accordance with Section 15126.6 of the CEQA Guidelines, the EIR will assess a range of reasonable alternatives to the proposed project. The range of alternatives to be addressed will include alternatives that are specifically required by CEQA (e.g., the No Project Alternative), as well as other alternatives intended to reduce or eliminate potentially significant impacts, as identified through the coordinated consultation and planning process.

POTENTIAL ENVIRONMENTAL EFFECTS

An Initial Study is typically prepared during the environmental scoping process to determine whether a project warrants the preparation of an EIR. Pursuant to CEQA Guidelines Section 15060(d), the lead agency can determine that an EIR will be clearly required for a project and may skip further initial review and begin work directly on the EIR. The City has determined that there is substantial evidence that the proposed project could result in significant environmental impacts

and/or have a significant impact on the quality of the human environment, thereby necessitating the preparation of an EIR.

The EIR will evaluate the potential environmental impacts of the proposed project, after having first established the environmental setting, or baseline, for the environmental analysis. The proposed project would be analyzed using a hybrid EIR that covers both potential programmatic and project-level impacts. The proposed project, both at the programmatic level and project level, will be analyzed in the EIR relative to both short-term construction and long-term operations in the environmental topics listed below. In each instance, the significance of potential impacts, cumulative impacts, and appropriate mitigation measures associated with the proposed project would be thoroughly discussed in the EIR.

The EIR will be comprehensive and will evaluate each of the environmental issue topics required by CEQA. The individual environmental topics include:

- Aesthetics
- Agriculture 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
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Tribal Cultural Resources
- Utilities and Service Systems
- Wildfire

PUBLIC SCOPING MEETING

The City will hold a public scoping meeting to inform interested parties about the proposed project, and to provide agencies and the public with an opportunity to provide comments on the scope and content of the EIR. The meeting time and location is as follows:

City of Clovis Council Chamber
1033 Fifth Street
Clovis, CA 93612
Date: Wednesday, March 11, 2026
Time: 4:00 PM

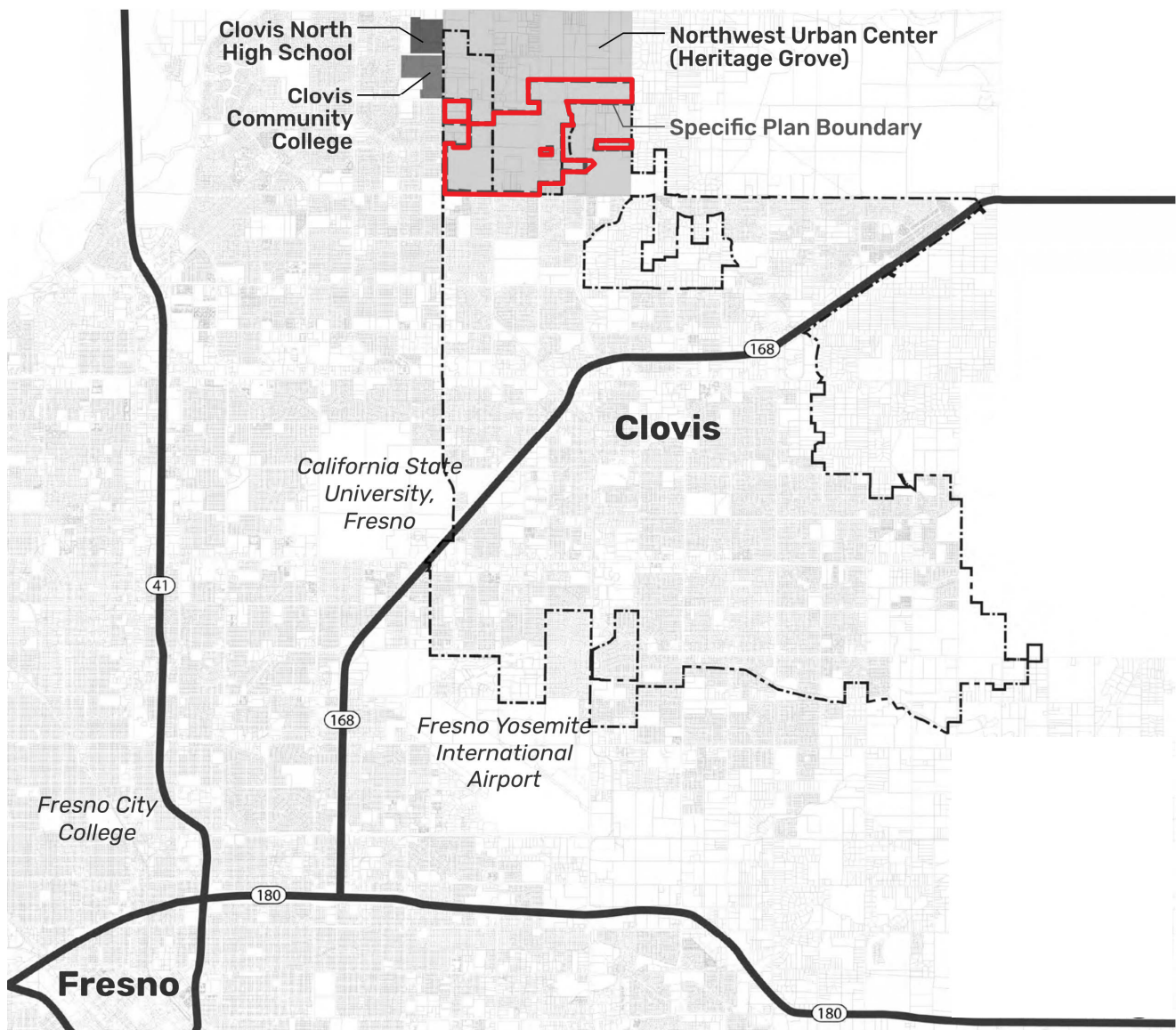


FIGURE 1

LSA



- Specific Plan Area
- Freeway
- Parcels
- City Boundary

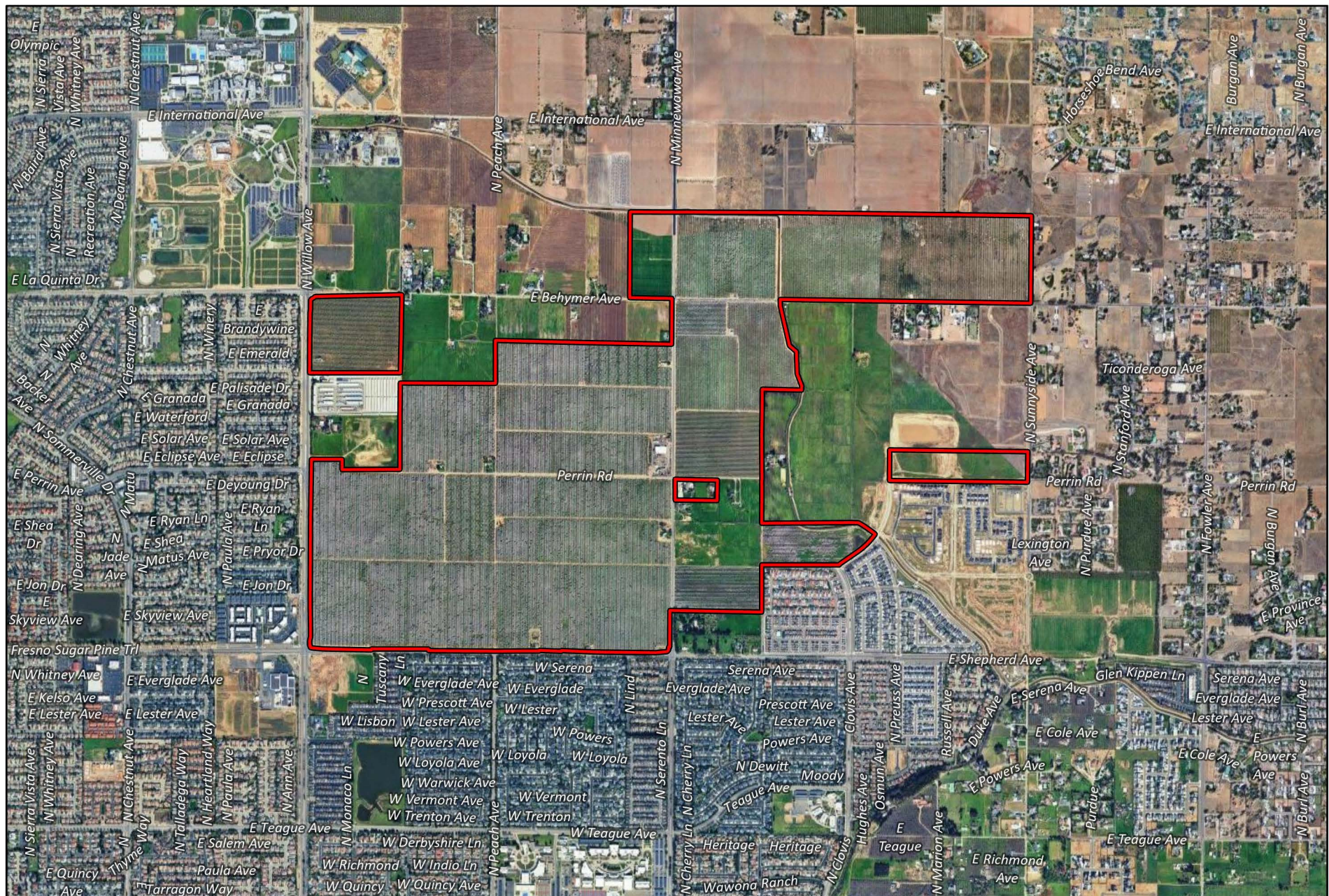
* Plan is current as of August 2025

NO SCALE

SOURCE: City of Clovis

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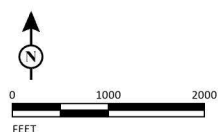
H-Land Specific PlanEIR
Regional Vicinity Map



LSA

 Specific Plan Area

FIGURE 2



SOURCE: Google (2025)
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H-Land Specific Plan EIR
 Project Vicinity Map

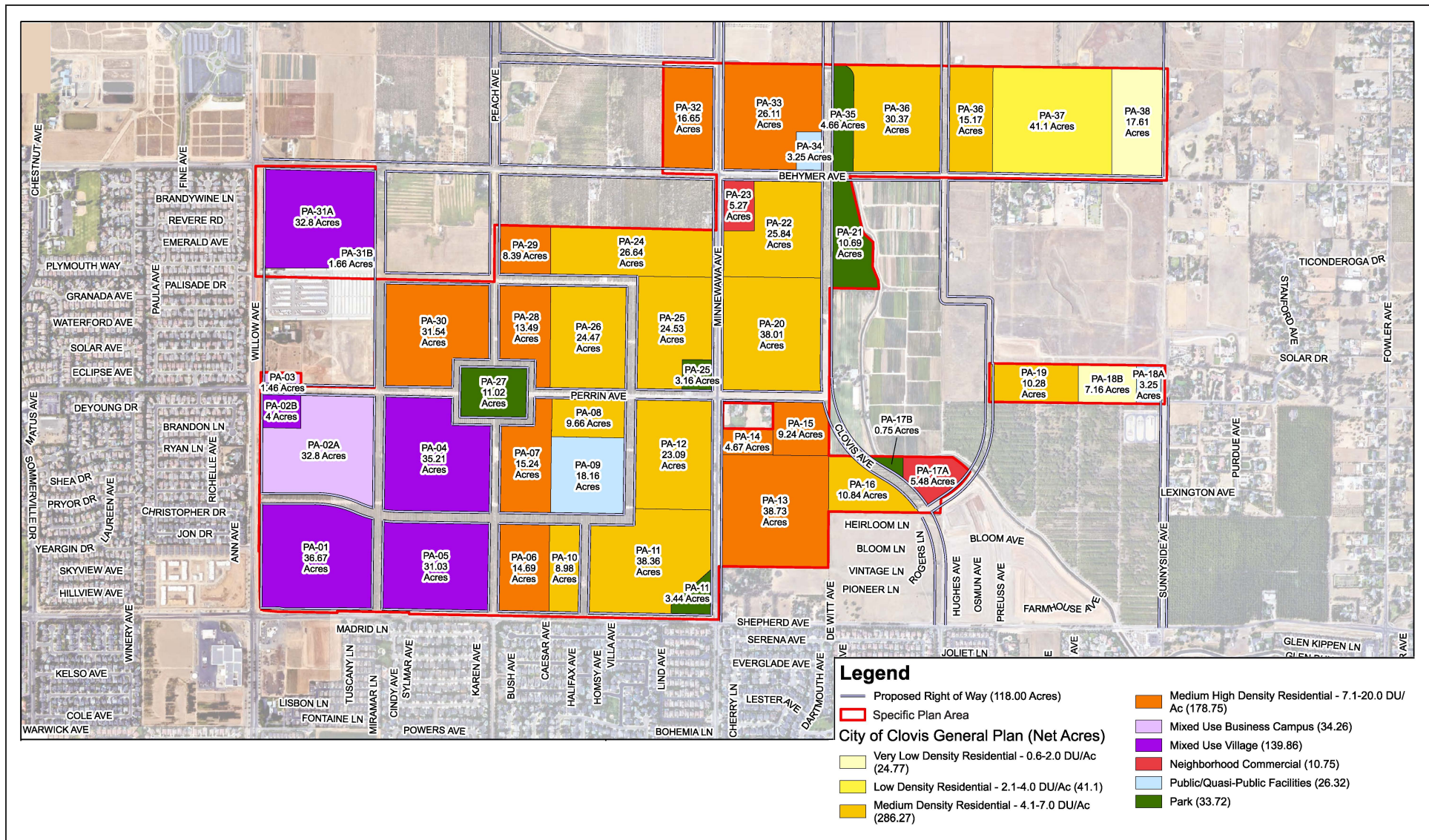
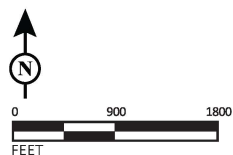


FIGURE 3

LSA

Specific Plan Area



SOURCES: Yamabe & Horn Engineering, Inc.

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H-Land Specific Plan EIR
Planning Areas

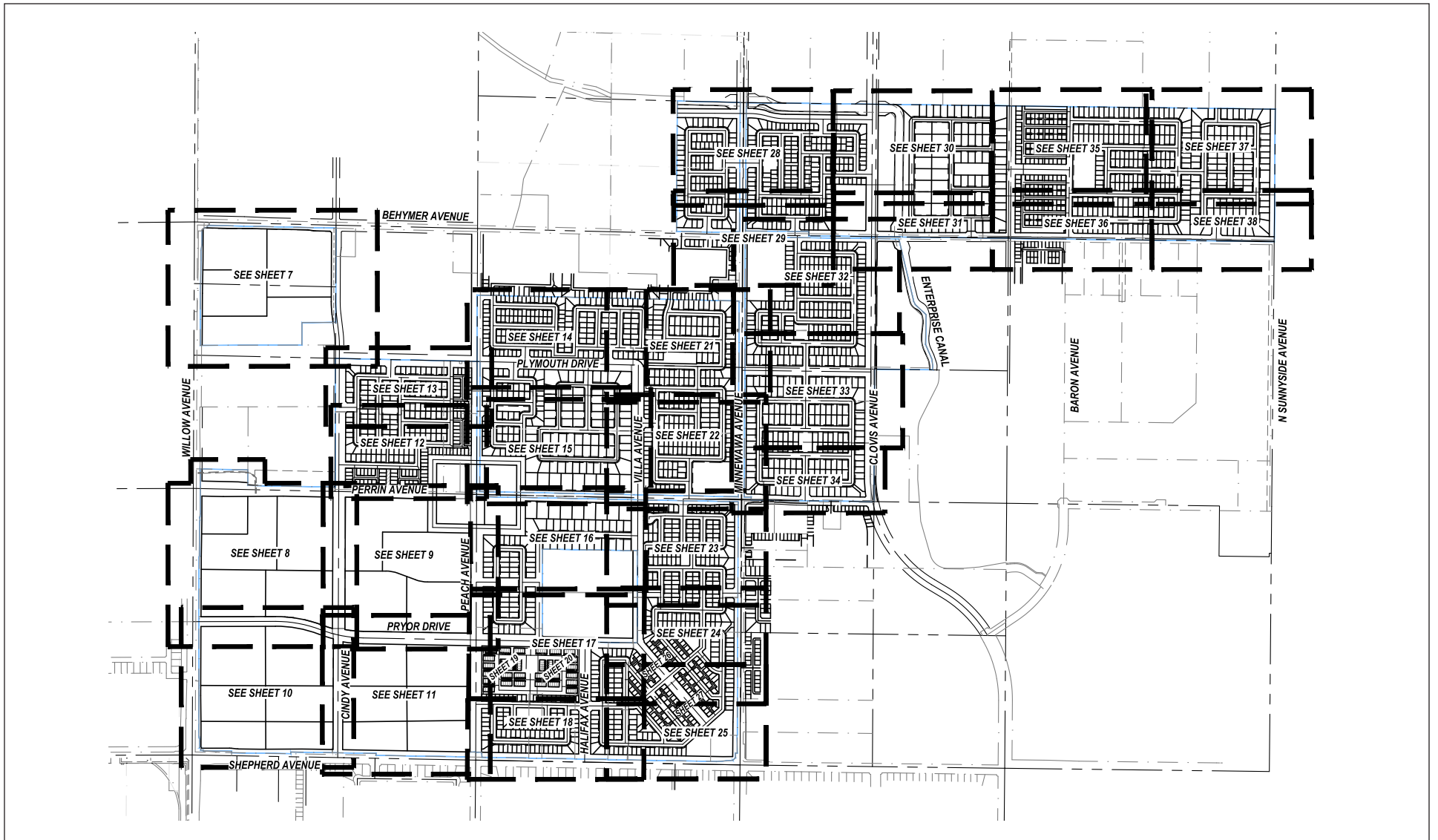
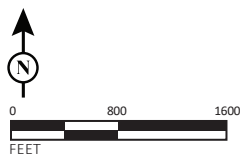


FIGURE 4

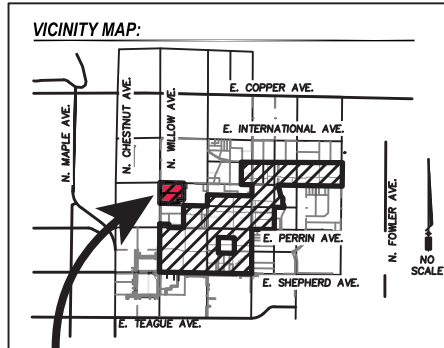
LSA



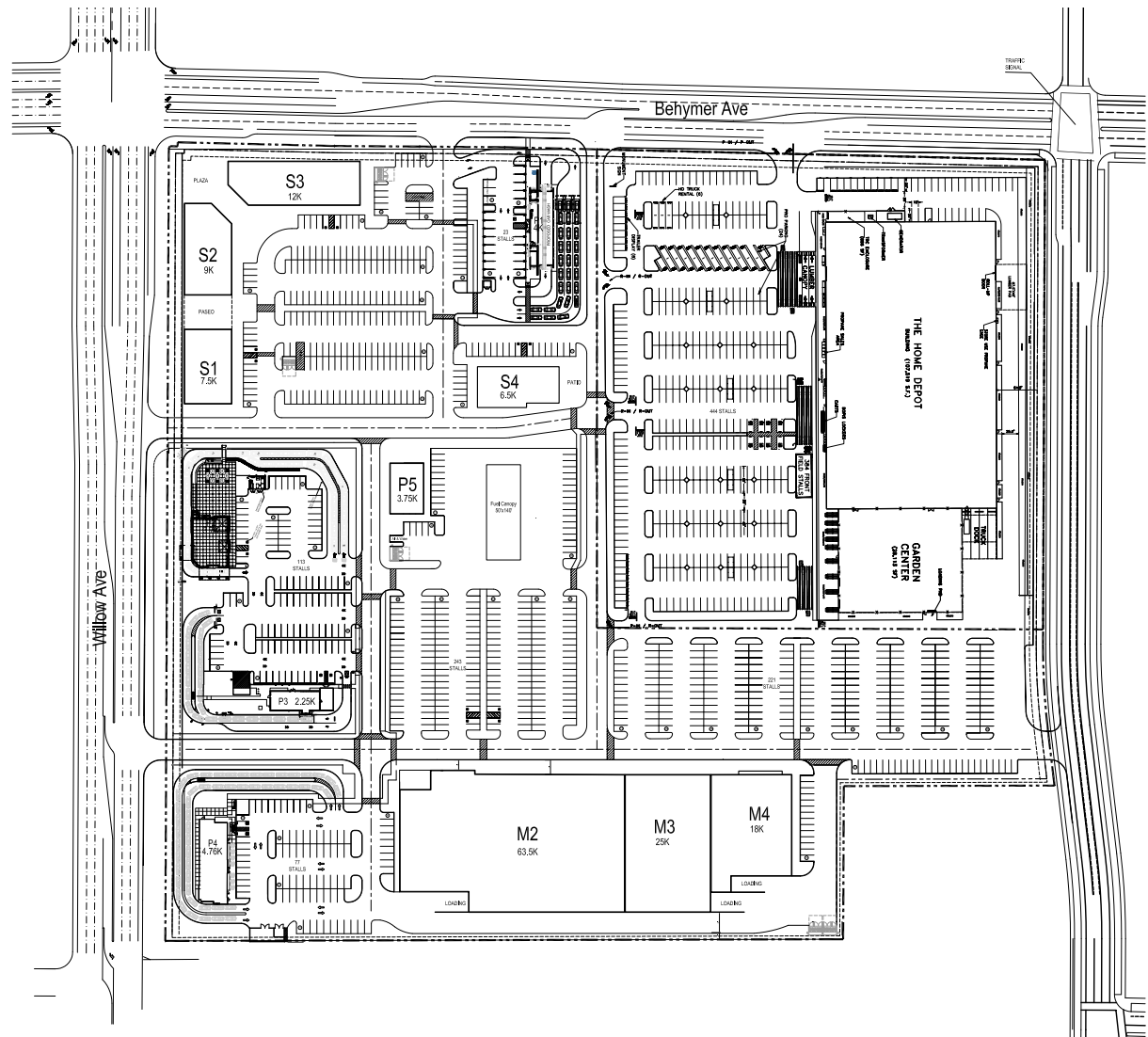
SOURCES: Yamabe & Horn Engineering, Inc.

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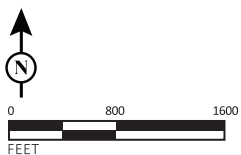
H-Land Specific Plan EIR
Vesting Tentative Tract Map



Location of Planning Area 31a
in relation to the Specific Plan Area.



LSA



SOURCES: AO Architecture Design Relationships

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FIGURE 5

H-Land Specific Plan EIR
Planning Area 31a Site Plan