



## **NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE HERITAGE GROVE SPECIFIC PLAN**

**Date:** February 9, 2022

**To:** Office of Planning and Research, Responsible and Trustee Agencies, Other Public Agencies and Other Interested Parties

**Subject:** Notice of Preparation of Draft Environmental Impact Report for the Heritage Grove Specific Plan

**Lead Agency:** City of Clovis

**Project Title:** Heritage Grove Specific Plan

**Project Applicant:** Heritage Development Company

**Contact:** George Gonzalez, MPA, Senior Planner  
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**Comment Period:** February 9, 2022 to March 10, 2022

### **PURPOSE OF NOTICE**

The City of Clovis (City) is the lead agency responsible for preparation of an Environmental Impact Report (EIR) for the Heritage Grove Specific Plan (proposed project or proposed Specific Plan). 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 Specific Plan 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 9, 2022. 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 10, 2022.

Please send your written comments to Mr. Gonzalez 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 4:00 p.m.; or
- Online at: <https://cityofclovis.com/planning-and-development/planning/ceqa/>

## PROJECT DESCRIPTION

Heritage Development Company (Project Applicant) has requested to urbanize approximately 881 acres 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 Figure 1, is located within the Northwest Urban Center area identified in the City's General Plan, now referred to as Heritage Grove.

The proposed Specific Plan would be developed in three phases.

- **Phase 1.** Phase 1 would include the construction of residential, retail, commercial, park, and public facility uses within the Specific Plan Area between Shepherd Avenue and E. Perrin Avenue. At complete buildout, Phase 1 would include the development of a maximum of 5,100 single- and multi-family residential units, 568,981 square-feet of retail uses, and 487,501 square-feet of commercial uses built over approximately 399 acres.
- **Phase 2.** Phase 2 would include the construction of residential, retail, commercial, and park uses within the Specific Plan Area between E. Perrin Avenue and E. Behymer Avenue. At complete buildout, Phase 2 would include the development of a maximum of 2,194 single- and multi-family residential units, 74,931 square-feet of retail uses and 304,441 square-feet of commercial uses built over approximately 310 acres.

- **Phase 3.** Phase 3 would include the construction of residential, public facility and park uses within the Specific Plan Area north of E. Behymer Avenue. At complete buildout, Phase 3 would include the development of a maximum of 1,241 single- and multi-family residential units built over approximately 172 acres.

In addition, development of the proposed Specific Plan would include infrastructure improvements including roadways and utilities, to the extent that they are known. Additional details for all proposed Specific Plan 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 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
- Rezoning
- 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 Specific Plan, after having first established the environmental setting, or baseline, for the environmental analysis. The proposed Specific Plan 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

There are contaminated sites within the Specific Plan Area that are identified as cleanup sites consistent with Government Code Section 65962.5.

### **PUBLIC SCOPING MEETING**

The City will hold a public scoping meeting to inform interested parties about the proposed Specific Plan, 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, February 23, 2022  
Time: 6:00 p.m. to 7:30 p.m.

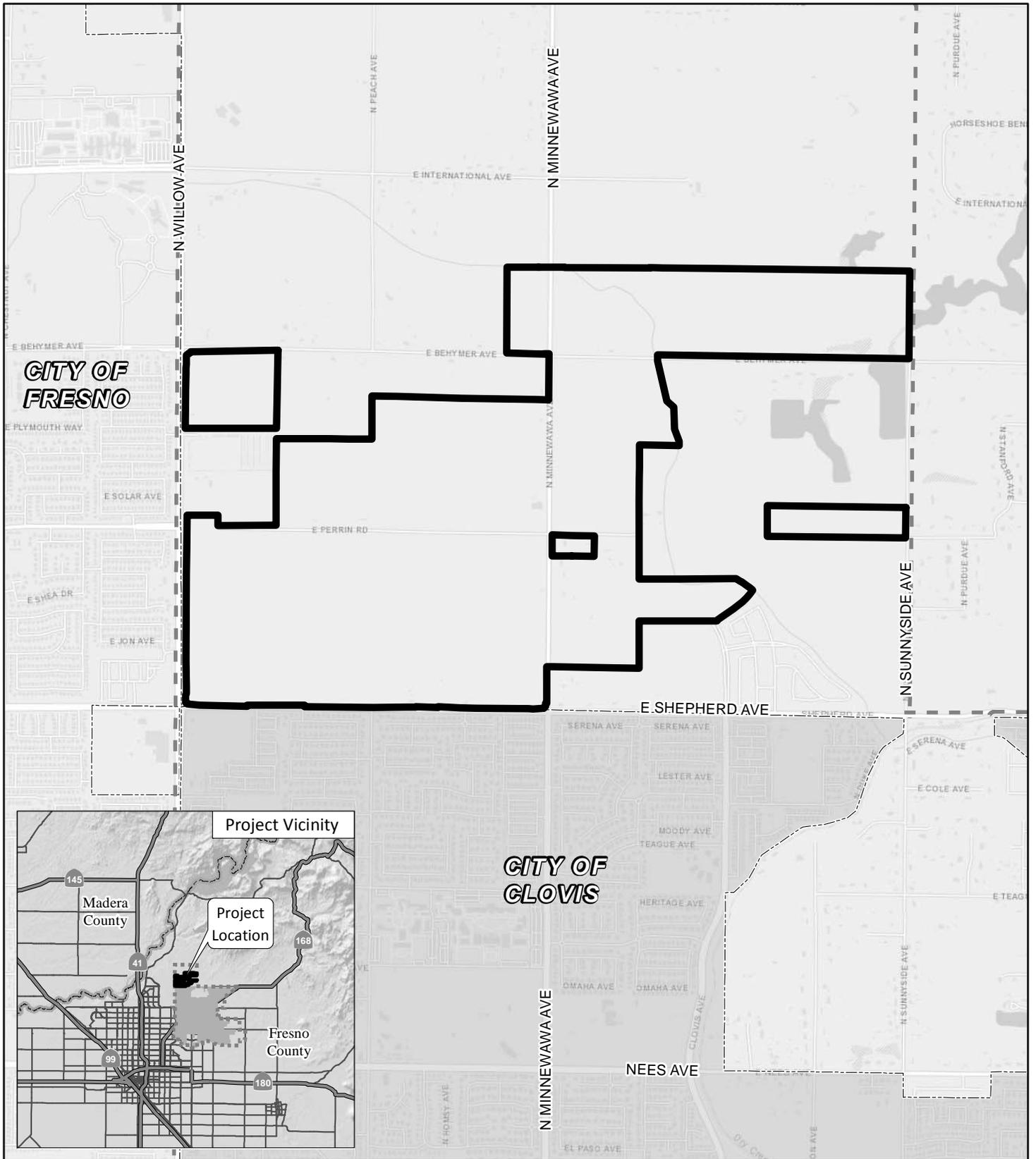


FIGURE 1

LSA



SOURCE: Esri Streetmap (2021)

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