

1.0 LAND USE AND HOUSING

This chapter examines the land use and development patterns in Clovis, and examines land use plans including special planning areas, specific plans and master plans that guide development areas throughout the City. This chapter also provides an overview of the City's housing plans, and programs, and summarizes current planning projects. Information related to population and demographic profiles and housing profiles and statistics are included in detail in Chapter 3.0 (Economic, Real Estate Market, and Fiscal Conditions) of this Report. This chapter includes the following sections:

1.1 Land Use

1.2 Housing Plans and Projects

FINDINGS, ISSUES AND OPPORTUNITIES

The City of Clovis has developed a comprehensive approach to land use and housing to guide its ongoing growth while preserving quality of life for its residents. Clovis has grown into a city of over 120,000 residents across nearly 27 square miles.

Land Use Planning. The majority of assessed land acreage (43 percent) within the Clovis City limits is single family residential uses. Other major land uses within the City include commercial (9.8 percent), and government (13.3 percent). Within the unincorporated portions of the Clovis SOI (Sphere of Influence), 45.0 percent of land is assessed as residential uses, and 34.4 percent of land is assessed as agricultural. Outside the City limits and SOI, Clovis is primarily surrounded by agricultural land in the northern and eastern portions of the City.

The City has a number of special planning areas including Urban Centers, Specific Plans, Master Plans, Focus Areas, and Improvement Areas which help refine land uses in specific areas throughout Clovis.

Urban Centers and Special Areas. Clovis utilizes “Urban Centers” to direct and guide new growth, emphasizing connected neighborhoods and a variety of housing options. The City’s three Major Urban Centers include:

- **Southeast Urban Center (Loma Vista):** Encompassing 3,300 acres, featuring diverse residential densities, community centers, and integrated open spaces.
- **Northwest Urban Center (Heritage Grove):** Supports varied housing types and promotes compact, pedestrian-friendly development.
- **Northeast Urban Center:** Planned to accommodate significant future residential growth.

Key development tools that implement the City’s General Plan include:

- **Specific Plans** (e.g., Loma Vista, Shaw Avenue, Central Clovis) to guide detailed area development.
- **Master Plans** (e.g., Heritage Grove Design Guidelines, Home Place, Loma Vista Community Centers) focusing on community cohesion around amenities and mixed-use concepts.
- **Focus Areas** targeting strategic reinvestment and mixed-use potential.

Housing. Clovis has recently adopted its Housing Element (reflecting the 2023-2031 housing cycle) that prioritizes meeting housing needs as established by the Fresno Council of Governments (FCOG) Regional Housing Needs Allocation (RHNA). Clovis’ Housing Element guides policies to expand affordable, market-rate, and mixed-use housing options, while reducing development constraints.

Opportunities and Challenges. Growth facilitated by the City’s General Plan offers opportunities for creating vibrant communities, addressing housing shortages and providing public facilities to serve the community. Key challenges include balancing growth with preserving agricultural lands and ensuring adequate infrastructure while maintaining neighborhood character and the high quality of life for City residents. Continued coordination with regional agencies and community engagement remain critical to achieving these goals.

1.1 LAND USE

This section describes land use and development patterns in the City of Clovis and identifies the local regulatory framework associated with land use. Existing land use conditions, including land uses by General Plan designation and assessed land uses are described.

KEY TERMS

City Limits: The city limits include the area within a City’s corporate boundary over which the City exercises land use authority and provides public services.

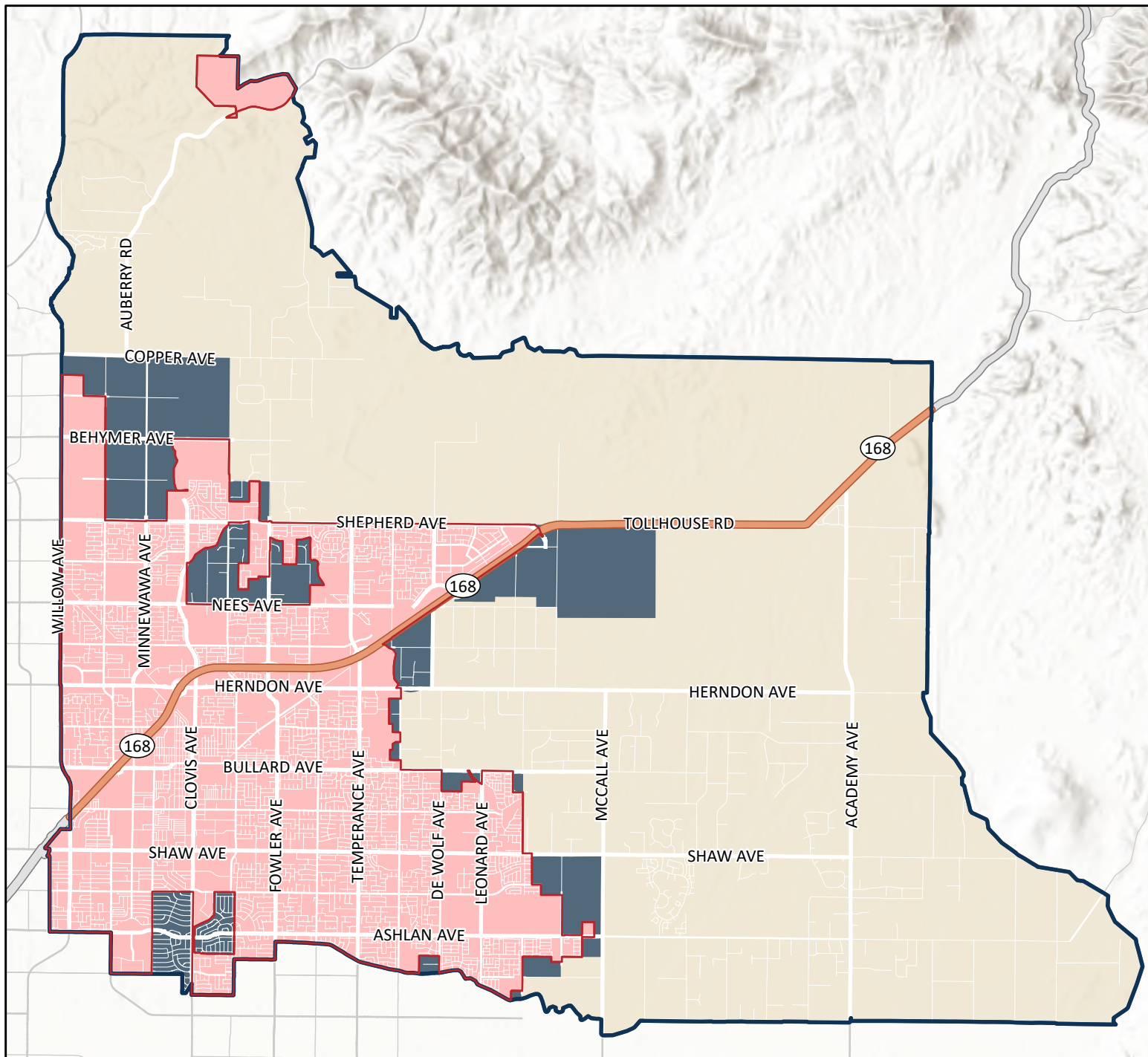
Sphere of Influence: A Sphere of Influence (SOI) is the probable physical boundary and service area of a local agency, as adopted by a Local Agency Formation Commission (LAFCO). An SOI includes both incorporated and unincorporated areas within which a city or special district will have primary responsibility for the provision of public facilities and services.

Planning Area: For the purposes of the Clovis General Plan Update, the “planning area” is defined as all lands within the City Limits and SOI, as well as additional surrounding lands that may impact the City or provide additional future opportunities for comprehensive planning.

Figure 1.1-1 shows the General Plan’s Planning Areas.

FIGURE 1.1-1.
**PLANNING
AREAS**

- City of Clovis
- Sphere of Influence
- Planning Area



LOCAL REGULATORY FRAMEWORK

The regulatory framework discussion describes local regulations that guide land use decisions. Adopted plans that pertain to the City are also described.

City of Clovis General Plan

As noted above, general plans are prepared under a mandate from the State of California, which requires each city and county to prepare and adopt a comprehensive, long-term general plan for its jurisdiction and any adjacent related lands. State law requires general plans to address seven mandated components: circulation, conservation, housing, land use, noise, open space, and safety. In addition to those components required by State law, the Clovis General Plan also contains optional elements, including Environmental Safety, Economic Development, Public Facilities and Services, and Air Quality.

The City of Clovis General Plan includes an introduction and eight separate chapters that establish goals and policies for each given set of topics. The chapters cover all the topics required by CGC § 65302, as well as topics of particular interest to Clovis. The General Plan structure is summarized as follows:

- **Land Use Element:** establishes the general distribution, location, and extent of future land uses and provides standards for the intensity and density of the built environment. It establishes policies to guide land use, development, and redevelopment.
- **Economic Development Element:** links land use and development to economic growth, jobs and income, and municipal revenues and expenditures.
- **Circulation Element:** determines the transportation system necessary to accommodate the planned land use and development.
- **Public Facilities and Services Element:** defines the nature and types of public facilities, services, and activities necessary to maintain a high quality of life in Clovis.
- **Environmental Safety Element:** focuses on the protection of the community from environmental and man-made hazards.
- **Open Space and Conservation Element:** seeks to protect and preserve open space, productive agricultural areas, and environmental resources. This element also establishes goals for the maintenance and provision of new and existing parks.
- **Air Quality Element:** addresses the role of local land use planning in improving regional air quality.
- **Housing Element:** serves as the City's principal guide for housing programs and strategies to address housing needs. State law (CGC § 65580-65589.8) requires that every city and county in California adopt a Housing Element as a part of its General Plan. The Housing Element must be updated every eight years and is subject to detailed statutory requirements and mandatory review by the California Department of Housing and Community Development (HCD).

GENERAL PLAN LAND USE MAP

The General Plan Land Use Map portrays the ultimate uses of land in the City of Clovis through land use designations. Figure 1.1-4 depicts the existing Clovis General Plan land use designations for the Planning Area identified under the current General Plan.

Specific Plans

The City of Clovis uses Specific Plans to guide development within several areas of the City as shown in Figure 1.1-5. Specific Plans establish the planning concept, design and development guidelines, administrative procedures, and implementation measures necessary to achieve the orderly and compatible development of a designated area while maintaining consistency with and implementing the goals and policies of the General Plan. The City of Clovis has three Specific Plans: the Loma Vista, Shaw Avenue, and Central Clovis Specific Plans are discussed in further detail later in this section.

Master Plans

The City of Clovis Master Planned Communities are distinct areas that are unified around a central amenity, such as a mixed-use urban village, community center, recreational feature, and/or lake. The City of Clovis has several Master Plans guiding development within specific areas including: Home Place Master Plan, Loma Vista Community Center North and South, Heritage Grove, and Focus Area 5 Master Plan. Master Plans are discussed in further detail later in this section.

City of Clovis Municipal Code, Title 9 – Development Code

The City’s Development Code implements the policies of the Clovis General Plan and applicable specific plans by classifying and regulating the uses of land and structures within the City of Clovis. The Development Code is adopted to protect and to promote the public health, safety, comfort, convenience, prosperity, and general welfare of residents and businesses in the City.¹

Fresno County General Plan

The Fresno County General Plan is a policy guide for physical and economic growth of the County. Unincorporated land located within the City’s SOI is currently under the jurisdiction of the County. The City’s SOI area includes a number of areas designated for Agriculture, Residential, Commercial, and Special Purpose uses.

Fresno County Ordinance Code - Division VI, Zoning Ordinance

On February 20, 2024 the Fresno County Board of Supervisors approved the Comprehensive Zoning Ordinance Update. Through Ordinance No. T-099-385, the updated Zoning Ordinance takes effect thirty (30) days from its February 20, 2024 passage.²

The purpose of the Zoning Ordinance is to classify and regulate development standards, the use of buildings, structures, and land located in the unincorporated area of the County of Fresno in a manner consistent with the Fresno County General Plan. The Zoning Ordinance incorporates regulations

¹ CITY OF CLOVIS MUNICIPAL CODE, TITLE 9 – DEVELOPMENT CODE. AVAILABLE AT: [HTTPS://WWW.CODEPUBLISHING.COM/CA/CLOVIS/#/CLOVIS09/CLOVIS09.HTML](https://www.codepublishing.com/CA/Clovis/#/Clovis09/Clovis09.html). ACCESSED JANUARY 2024.

² ZONING ORDINANCE OF THE COUNTY OF FRESNO – LAND USE AND PLANNING. AVAILABLE AT: [HTTPS://WWW.FRESNOCOUNTYCA.GOV/DEPARTMENTS/PUBLIC-WORKS-AND-PLANNING/DIVISIONS-OF-PUBLIC-WORKS-AND-PLANNING/DEVELOPMENT-SERVICES-DIVISION/ZONING-ORDINANCE](https://www.fresnocountyca.gov/departments/public-works-and-planning/divisions-of-public-works-and-planning/development-services-division/zoning-ordinance). ACCESSED MAY 2024.

implementing the Fresno County General Plan and all its elements, including the Fresno County Open Space Plan.³

FRESNO COUNTY ZONING MAP

Figure 1.1-12 identifies county zoning districts in the Planning Area and SOI at the parcel level. The County of Fresno Zoning Map designates all lands within the unincorporated County and all lands outside the Clovis City limits would fall under a Fresno County Zoning Designation.

Fresno Council of Governments

The Fresno Council of Governments (FCOG) is an association of local governments from cities within Fresno County. The member agencies include Cities of Clovis, Coalinga, Firebaugh, Fowler, Fresno, Huron, Kerman, Kingsburg, Mendota, Orange Cove, Parlier, Reedley, San Joaquin, Sanger, Selma, and County of Fresno.⁴

REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY

FCOG is responsible for the preparation of, and updates to, the Regional Transportation Plan/Sustainable Communities Strategy (RTP/SCS) for the region. The RTP/SCS provides a 25-year transportation vision and strategies for air emissions reduction. The 2022 RTP/SCS was adopted by the FCOG Policy Board on July 28, 2022.⁵

The 2022 RTP/SCS is a long-range plan for transportation improvements in the region. The RTP/SCS identifies existing and future transportation related needs, while considering all modes of travel, analyzing alternative solutions, and identifying anticipated available funding for the over 3,000 projects and multiple programs. The plan is based on projections for growth in population, housing, and jobs. FCOG determines the regional growth projections by evaluating baseline data (existing housing units and employees, jobs/housing ratio, and percent of regional growth share for housing units and employees), historic reference data (based upon five- and ten-year residential building permit averages and historic county-level employment statistics), capacity data (General Plan data for each jurisdiction), and current RTP data about assumptions used in the most recent RTP/SCS. FCOG staff then meets with each jurisdiction to discuss and incorporate more subjective considerations about planned growth for each area. Finally, FCOG makes a regional growth forecast for new homes and new jobs, based upon an economic analysis provided by a recognized expert in order to estimate regional growth potential, based on market analysis and related economic data. This growth forecast is then incorporated into the RTP/SCS.

REGIONAL HOUSING NEEDS PLAN

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The fair share is known as the Regional Housing Needs Allocation (RHNA). FCOG is the lead agency for developing the RHNA that includes Fresno County and the City of Clovis. FCOG's Policy Board adopted the 6th Cycle Final RHNA Plan for the Fresno County region, following a public hearing, in November 2022; as such, local jurisdictions in Fresno County must update the Housing Element of their

³ ZONING ORDINANCE OF THE COUNTY OF FRESNO — LAND USE AND PLANNING. LAST DATE AMENDED, JUNE 12, 2018. AVAILABLE AT: [HTTPS://WWW.FRESNOCOUNTYCA.GOV/DEPARTMENTS/PUBLIC-WORKS-AND-PLANNING/DIVISIONS-OF-PUBLIC-WORKS-AND-PLANNING/DEVELOPMENT-SERVICES-DIVISION/ZONING-ORDINANCE](https://www.fresnocountyca.gov/departments/public-works-and-planning/divisions-of-public-works-and-planning/development-services-division/zoning-ordinance). ACCESSED JANUARY 2024.

⁴ FRESNO COUNCIL OF GOVERNMENTS, ABOUT FRESNO COG. AVAILABLE AT: [HTTPS://FRESNOCOG.ORG/ABOUT-COG/](https://fresnocog.org/about-cog/). ACCESSED JANUARY 2024.

⁵ FRESNO COUNCIL OF GOVERNMENTS, PLAN FRESNO, 2022 REGIONAL TRANSPORTATION PLAN/SUSTAINABLE COMMUNITIES STRATEGY. AVAILABLE AT: [HTTPS://WWW.PLANFRESNO.COM/SUSTAINABLE-COMMUNITIES-STRATEGIES-FALL-OUTREACH/](https://www.planfresno.com/sustainable-communities-strategies-fall-outreach/). ACCESSED JANUARY 2024.

general plan to accommodate its RHNA numbers. The 6th Cycle RHNA covers the housing projection period from 2023-2031.⁶

Fresno Local Agency Formation Commission

The Fresno LAFCo is responsible for coordinating orderly reorganization to local jurisdictional boundaries, including annexations. Any annexation to the City is subject to LAFCo approval, and LAFCo will review proposed annexations for consistency with LAFCo’s Annexation Policies and Procedures.

Fresno LAFCo has adopted Policies and Procedures for Annexation and Detachment to and from all agencies within their jurisdiction. Fresno LAFCo policy (102-01) states that “within the sphere of influence each agency should implement an orderly, phased annexation program. A proposal should not be approved solely because the area falls within the sphere of influence of an agency.” The City of Clovis follows the Policies and Procedures for Annexation and Detachment when annexing land into the City. LAFCo recommends that each local agency fulfill this policy through the exercise of one or more of the following basic principles and actions:⁷

1. The annexation program is consistent with LAFCo’s Sphere of Influence (SOI) for the City.

Suggested actions:

- City and county shall reach agreement on development standards and planning and zoning requirements within the sphere to ensure that development within the sphere occurs in a manner that reflects the concerns of the affected city and is accomplished in a manner that promotes the logical and orderly development of areas within the sphere (CGC § 56425).
- City responds to a request to extend service outside of its city limits and SOI in consultation with CGC § 56133 and Fresno LAFCo policy.

2. The annexation program clearly implements the city’s general plan.

Suggested actions:

- City annexation applications shall describe how the proposal implements the City’s General Plan and support these statements with information from other official sources, such as the annual budget, capital improvement plan, and so forth.
- A rezoning ordinance shall not be encumbered with extraneous conditions that preclude the ordinance’s effective date by the time of LAFCo hearing on the annexation.

3. The annexation program emphasizes the use of cities’ resolution of application versus property owner/registered voter petitions.

Suggested action:

- For the City to consider opposing property owner petition-initiated reorganizations as these would not have proceeded through the process of City development review and approval, which is an important step in the management of a city’s general plan.

⁶ FRESNO COUNCIL OF GOVERNMENTS, FRESNO COUNTY REGIONAL HOUSING NEEDS ALLOCATION PLAN. AVAILABLE AT: [HTTPS://WWW.FRESNOCOG.ORG/PROJECT/FRESNO-COUNTY-REGIONAL-HOUSING-NEEDS-ALLOCATION-PLAN/](https://www.fresnocog.org/project/fresno-county-regional-housing-needs-allocation-plan/). ACCESSED JANUARY 2024.

⁷ FRESNO LAFCO ANNEXATION PROGRAM GUIDELINES. AVAILABLE AT: [HTTPS://WWW.FRESNOLAFCO.ORG/FILES/83EC3CF92/ATTACHMENT+-+MAP.PDF#:~:text=It%20is%20Fresno%20LAFCo%20policy%20%28102-01%29%20that%20,](https://www.fresnolaftco.org/files/83ec3cf92/attachment+-+MAP.PDF#:~:text=It%20is%20Fresno%20LAFCo%20policy%20%28102-01%29%20that%20,) ACCESSED JANUARY 2024.

4. The annexation program supports orderly growth by identifying areas to be annexed, general time frames for growth, and a plan for extension of services to these areas.

Suggested actions:

- Capital improvement plan and/or facilities plans include all lands within the SOI;
- Development impact fees that fund the extension of services are established and maintained;
- Impacts to service delivery are assessed in the City's EIR or project-specific CEQA documents and appropriately-scaled mitigation is approved and implemented.
- The City coordinates its public policy documents in support of the annexation program.

5. The annexation program anticipates changes of organization of existing service districts and service areas in the SOI or adjacent to the SOI.

Suggested action:

- The Program should describe the transition of services that will occur when the city annexes/detaches (CID, NCFPD, FCFPD, KRCD, etc.)⁸; inversely, the document describes the status of or continuation of services when annexations do not result in detachment (FID, FMFCD, etc.)⁹.

6. The annexation program anticipates the location of Disadvantaged Unincorporated Communities within a City's sphere of influence.

Suggested action:

- Cities should become proficient in implementing their responsibilities under Senate Bill 244, should review Fresno LAFCo DUC policy and review Senate Bill 244 Technical Advisory.¹⁰

7. The annexation program informs citizens in annexation areas of their rights, benefits, and changes that will occur on annexation.

Suggested actions:

- City to establish and maintain on its website a description of the information above, how citizens can engage the process, how the City engages citizens and stakeholders and other information related to annexation. This information should include a description of the SOI, protest processes, and how LAFCo is involved.
- For those portions of a City's SOI that contain many rural residential parcels that are planned for urban uses, the city is strongly encouraged to develop a long-term plan to annex and serve these areas.

8. The annexation program will be coordinated with LAFCo's Municipal Services Review (MSR) for the City.

Suggested action:

- City applications should include an assessment of current MSR determinations and recommendations.

9. The annexation program is managed by an assigned and responsible City staff member.

Suggested action:

⁸ CID = Consolidated Irrigation District; NCFPD = North Central Fire Protection District; FCFPD = Fresno County Fire Protection District; and KRCD = Kern River Conservation District.

⁹ FID = Fresno Irrigation District; and FMFCD = Fresno Metropolitan Flood Control District.

¹⁰ DUC = Disadvantaged Unincorporated Communities.

- City identifies a staff member to serve as a genuine point of contact with LAFCo, that is, a staff member responsible and accountable for managing applications, knowledgeable of the project and of LAFCo's process, and empowered to facilitate the city's annexation program.

10. City entitlement analysis is integrated with LAFCo policies.

Suggested action:

- Local agencies, including Fresno County, are strongly advised to include Fresno LAFCo in their initial request for comments.
- When initial planning applications that will eventually require annexation are submitted to cities, they are encouraged to submit a pre-application to LAFCo, so that LAFCo can track the project at its beginning and provide comments that would facilitate annexation in time for these to be considered in a timely and efficient manner.
- To provide city staff with LAFCo's comments that ultimately should be considered once the project is through the city.

Airport Land Use Commission Law (Public Utilities Code Section 21670 et seq.)

The Airport Land Use Commission Law, passed in 1967, authorized the creation of Airport Land Use Commissions (ALUC) in California. Per the Public Utilities Code, the purpose of an ALUC is to protect *public health, safety, and welfare by encouraging orderly expansion of airports and the adoption of land use measures that minimizes exposure to excessive noise and safety hazards within areas around public airports to the extent that these areas are not already devoted to incompatible uses* (Public Utilities Code Section 21670). Furthermore, each ALUC must prepare an Airport Land Use Compatibility Plan (ALUCP). Each ALUCP, which must be based on a twenty-year planning horizon, should focus on broadly defined noise and safety impacts.

The ALUC of Fresno County is tasked with the compatibility planning for land uses surrounding nine private, public, and military airports throughout Fresno County. The purpose is to protect public health, safety, and welfare through compatible development with airports and minimize the public's exposure to noise and safety hazards. This is achieved through the implementation of policies in Compatibility Plans for each of the airports. The Fresno County Airport Land Use Compatibility Plan (ALUCP) was adopted by the ALUC of Fresno County in 2018 and was later amended in December 2021 and October 2023.¹¹ The Fresno County ALUC covers all civilian and military airports located in Fresno County. Parts of southwestern Clovis are within Safety Compatibility Zones for Fresno Yosemite International Airport, and parts of the City are also within areas where heights of structures are limited pursuant to FAA Part 77 Regulations protecting airspace near the airport.

The ALUC addresses three critical land use-planning concerns:

1. Compatibility of surrounding land uses with respect to airport noise levels;
2. Compatibility of surrounding land uses in terms of exposure of persons on the ground to crash hazards associated with aircraft; and
3. The need for appropriate height restrictions to protect the airspace used by aircraft.

The ALUC Airport Safety Map and Land Use Compatibility Guidelines for Safety, contained within the Airport Master Plan, regulate land uses and structure heights that may constitute a hazard to air navigation.

Additional information related to aircraft hazards is included in Chapter 6.0 (Hazards, Safety and Noise) of this Existing Conditions Report.

¹¹ Coffman Associates, Fresno County Airport Land Use Compatible Plan Fresno County, California, 2023. Available at: <https://www.dropbox.com/sc/fi/clh8iltq4f3eb10gyp93i/Fresno-Updated-ALUCP-Amended-Oct-2023.pdf?rlkey=e4ao8oy6ifk2btgzci95szb0u&e=1&dl=0>. Accessed April 8, 2025.

EXISTING SETTING

Since its inception, the City has generally developed outward from its central business district. The original core of Clovis began to take shape in the 1890s with the construction of a rail line and the development of a major lumber mill. Early growth took place along Shaw and Tollhouse avenues, which together form the route of State Highway 168. During the 1960s, the City grew in a southwest direction primarily toward the amenities and jobs located in the City of Fresno. In the 1970s growth continued in a southwesterly direction. Beginning in the 1980s and continuing through the 1990s, growth switched direction and the City began expanding north and east from the original City center. From the 1950s through the present (2025), the City has emerged as a dynamic community with a population of over 120,000 residents and a land area of nearly 27 square miles. The City is served by California State Highways 168, 41, 99, and 180. Development tends to cluster near these and local transportation routes.

LAND USE PATTERNS

When discussing land use, it is important to distinguish between planned land uses and existing land uses. The General Plan land use designations identify the long-term planned use of land but may not present a complete picture of existing land uses currently occupying Clovis. The Fresno County Assessor's office maintains a database of existing (assessed) land uses on individual parcels, including information on dwelling units and related improvements and use types. This information is used as the basis for property tax assessments and is summarized in Table 1.1-1 and depicted on Figure 1.1-2.

TABLE 1.1-1: ASSESSED LAND USES – CLOVIS

<i>ASSESSED USE TYPE</i>	<i>CITY (ACRES)</i>	<i>SOI (ACRES)</i>	<i>PLANNING AREA (ACRES)</i>	<i>TOTAL (ACRES)</i>
AGRICULTURAL	515.8	1,751.6	14,511.0	16,778.5
COMMERCIAL	1,752.0	14.1	343.2	2,109.4
GOVERNMENT/EXEMPT	2,367.1	82.0	2,542.3	4,991.4
INDUSTRIAL	319.1	0.0	38.1	357.2
MULT-RESIDENTIAL	647.8	--	--	647.8
OPEN SPACE	72.9	38.1	6,690.5	6,801.4
RESIDENTIAL	7,608.7	2,285.6	13,670.1	23,564.3
RESIDENTIAL (CONDO)	48.2	--	--	48.2
TENTATIVE MAP	83.1	0.0	--	83.1
UTILITIES	20.0	1.8	11.3	33.1
OTHER ROW/COMMON AREA	260.2	1.6	342.3	604.1
NOT ASSESSED	339.2	567.4	1,394.7	2,301.4
UNPARCELIZED	3,785.9	342.1	1,203.7	5,331.8
TOTAL	17,820.2	5,084.4	40,747.3	63,651.8

SOURCE: FRESNO COUNTY ASSESSOR'S OFFICE, 2024; DE NOVO PLANNING GROUP, 2025.

Existing assessed uses refer to the existing built environment and site uses, which may be different from the land use or zoning designations applied to land for planning purposes. Existing uses are based on data provided by the County Assessor. As shown in Table 1.1-1 and Figure 1.1-2 the majority of assessed land acreage (42.6 percent) within the City of Clovis City limits is single family residential uses. Other major land uses within the City include commercial (9.8 percent), and government (13.3 percent). Within the unincorporated portions within the Clovis SOI, 45.0 percent of land is residential and 34.4 percent of lands is assessed as agricultural.

1.0 LAND USE AND HOUSING

As Illustrated in Figure 1.1-3 and Table 1.1-2, 75.1 percent of vacant lots within Clovis were assessed as residential. Within City Boundaries, the majority of assessed vacant lots have land uses of Commercial (56.0 percent) and Residential (32.3 percent). Within the SOI, vacant assessed uses are mostly Residential (90 percent). Within the Planning Area the majority of assessed vacant lots are Residential (91.4 percent).

TABLE 1.1-2 ASSESSED USES VACANT LOTS

<i>VACANT ASSESSED LAND USES</i>	<i>CITY (ACRES)</i>	<i>SOI (ACRES)</i>	<i>OTHER PLANNING AREA (ACRES)</i>	<i>TOTAL (ACRES)</i>
VACANT LOT	633.0	53.5	1,601.8	2,288.3
AGRICULTURAL	--	5.0	93.4	98.5
COMMERCIAL	354.4	0.3	27.0	381.8
INDUSTRIAL	43.5	0.0	--	43.5
MULT-RESIDENTIAL	28.3	--	--	28.3
OPEN SPACE	--	--	16.0	16.0
RESIDENTIAL	206.7	48.1	1,465.4	1,720.3
TOTAL	1,265.9	106.9	3,203.6	4,576.7

SOURCES: CITY OF CLOVIS; FRESNO COUNTY GIS; FRESNO COUNTY ASSESSOR'S OFFICE, 2024.

FIGURE 1.1-2.
ASSESSED USES

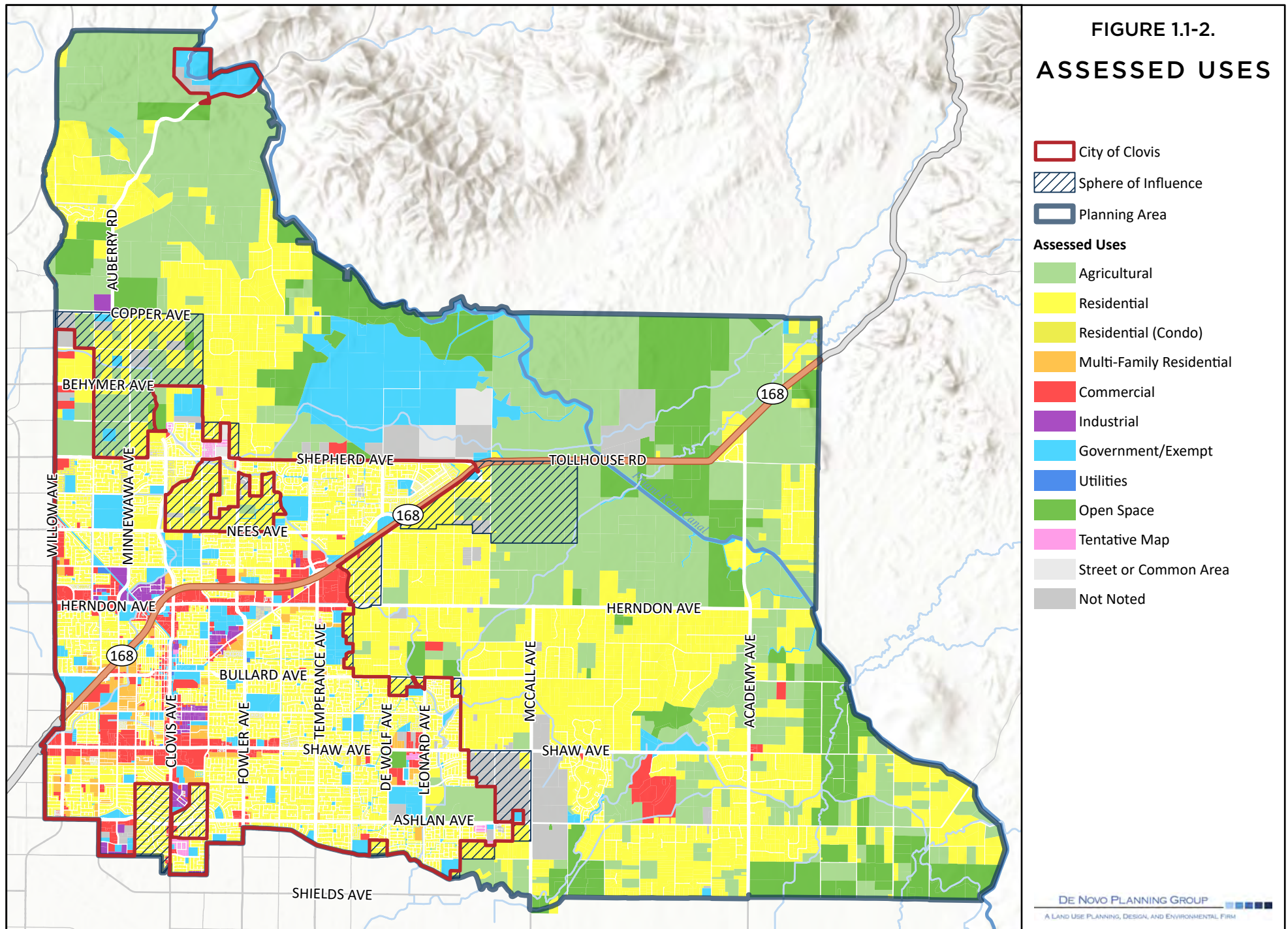
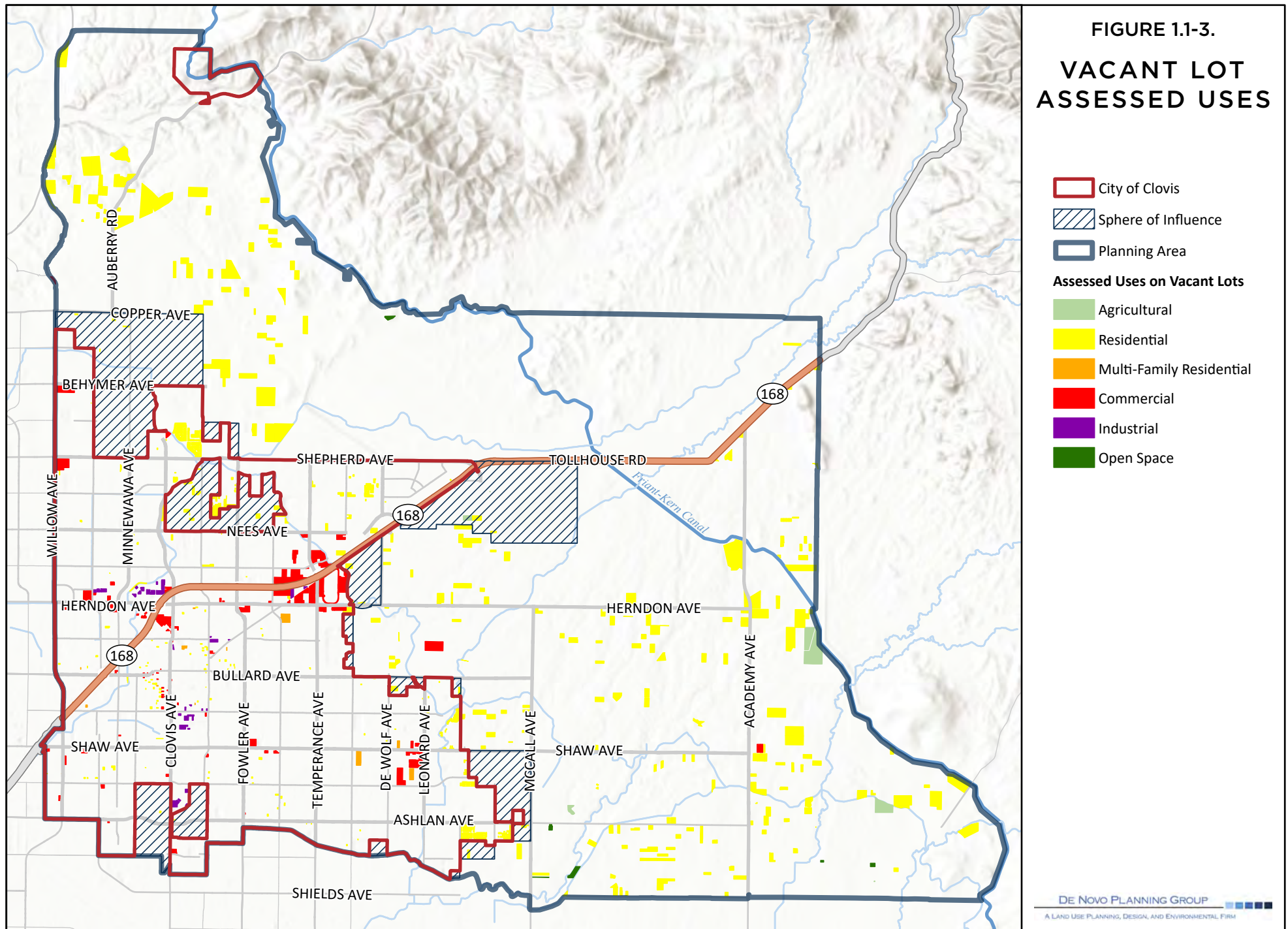


FIGURE 1.1-3.
VACANT LOT
ASSESSED USES



General Plan

LAND USE MAP

Figure 1.1-4 (General Plan Land Use Map) illustrates the City's current General Plan land use designations and their respective distributions throughout the City. Table 1.1-2 summarizes the City's General Plan land use designations and acreage. As shown in Table 1.1-3 and Figure 1.1-4 the predominant land uses within the City limits are low density residential followed by medium density residential, and commercial land uses. A brief description of each City General Plan Land Use Designation is provided below.

TABLE 1.1-3: EXISTING GENERAL PLAN LAND USE DESIGNATIONS

ROW LABELS	CITY (ACRES)	SOI (ACRES)	OTHER PLANNING AREA (ACRES)	TOTAL (ACRES)
AGRICULTURE (1 DU/20 AC)	0.1	44.3	5,418.1	5,462.5
GENERAL COMMERCIAL	838.2	10.9	30.3	879.5
HIGH DENSITY RESIDENTIAL (20.1-25.0 DU/AC)	350.6	140.6	227.2	718.4
INDUSTRIAL	542.2	0.0	--	542.2
LOW DENSITY RESIDENTIAL (2.1-4.0 DU/AC)	4,766.9	520.8	766.0	6,053.7
MEDIUM DENSITY RESIDENTIAL (4.1-7.0 DU/AC)	2,296.6	1,175.3	1,112.0	4,583.9
MEDIUM HIGH DENSITY RESIDENTIAL (7.1-20.0 DU/AC)	1,009.6	342.5	598.4	1,950.6
MIXED USE BUSINESS CAMPUS	481.8	536.4	--	1,018.2
MIXED USE VILLAGE	593.1	237.6	197.0	1,027.7
NEIGHBORHOOD COMMERCIAL	20.5	19.3	--	39.8
OFFICE	283.1	0.0	--	283.1
OPEN SPACE	180.6	76.4	4,011.1	4,268.0
PARK	247.3	202.0	83.4	532.7
PLANNED RURAL COMMUNITY	--	--	280.2	280.2
PUBLIC/QUASI-PUBLIC FACILITIES	529.5	3.8	10.9	544.2
RURAL RESIDENTIAL (1 DU/1 AC)	50.7	901.5	10,007.3	10,959.5
SCHOOL	679.1	26.2	334.9	1,040.3
SPECIAL COMMERCIAL	--	--	169.6	169.6
UNPARCELIZED	3,786.9	633.8	1,384.3	5,805.1
VERY HIGH DENSITY RESIDENTIAL (25.1-43.0 DU/AC)	27.6	11.1	90.5	129.2
VERY LOW DENSITY RESIDENTIAL (0.6-2.0 DU/AC)	405.3	154.4	0.0	559.7
WATER	730.6	47.4	385.2	1,163.2
TOTAL	17,820.3	5,084.4	25,106.5	48,011.1

SOURCES: GIS LAND USE DATA FILE 2024; DE NOVO PLANNING GROUP, 2025.

Residential Land Uses

Agricultural (AG): This designation provides for the conservation of productive agricultural lands. The permitted maximum density is 1 dwelling unit per 20 acres. Typical land uses include: single family residences, agricultural uses such as community gardens, open space, and agricultural land uses including the sale and animal keeping activities.

Rural Residential: This designation accommodates very low density residential uses and small scale agricultural operations. Rural residential uses may be dispersed uniformly across the land or be sited so to leave more acreage for orchards, pastures, or other agricultural or open space activities. The maximum density is 1 dwelling unit per two acres. Typical land uses include: single family residences, farmworker housing, parks, and public schools.

Very Low Density (VL): This designation accommodates large lot single family residences and appurtenant structures within a semi-rural environment. The permitted density range is 0.6-2.0 dwelling unit per acre. Typical land uses include: single family residences, manufactured housing, schools, trails, and open space.

Low Density (L): This designation accommodates conventional single family detached houses. The permitted density range is 2.1-4.0 dwelling units per acre. Typical land uses include: single family residences, manufactured housing, schools, trails, and open space.

Medium Density Residential (M): This classification is designed to accommodate a variety of residential products including, but not limited to, detached and attached single family homes, patio homes, or zero lot line homes. The permitted density range is 4.1 to 7.0 dwelling units per acre. Typical land uses include: single family residences, manufactured housing, schools, trails, and open space.

Medium High Density (MH): This classification is designed to accommodate a variety of residential products including small lot single family detached homes, townhouses, duplexes, and apartments. The permitted density range is 7.1-20.0 dwelling units per acre. Typical land uses include: single family residences, multifamily residences, manufactured housing, schools, trails, and open space.

High Density (HD): This designation is intended to provide for small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 4 or more units. The permitted density range is 20.1 to 30.0 dwelling units per acre. Typical land uses include: single family residences, multifamily residences, manufactured housing, schools, trails, and open space.

Very High Density (VHD): This designation is intended to provide for small lot single family detached homes, townhouses, apartments, stacked flats, and other building types with 10 or more units. The permitted density range is 25.1-43.0 dwelling units per acre. Typical land uses include: multifamily residences, manufactured housing, schools, trails, and open space.

Commercial and Employment

Office (O): This designation provides for a full range of uses including professional offices, corporate headquarters, research and development, medical facilities, hotels, and limited related retail uses. The maximum floor area ratio permitted is 3.0.

Industrial (I): This designation provides for both Light/Heavy Industrial, business park, and research and development uses. The maximum floor area ratio permitted is 2.0.

Neighborhood Commercial (NC): This designation provides for neighborhood-scale shopping facilities conveniently located near residential areas. These developments are typically anchored by supermarkets and drugstores. A wide range of other uses including banks, restaurants, service businesses and other related activities are generally found in these planned centers. The maximum floor area ratio is 0.50.

General Commercial (GC): This designation provides for community- or regional-scale centers that may be anchored by large format stores as well as a variety of retail outlets and restaurant and entertainment uses. Hotels and motels are also appropriate. The maximum floor area ratio is 1.50.

Special Use

Mixed Use Village (MU-V): This designation provides for a vertical or horizontal mix of commercial, office, and/or residential uses on the same parcel. Retail is preferred on the ground floor. Office uses and attached single family and multiple family housing should be above the ground floor when in a mixed-use building. The permitted density range is 15.1-43 dwelling units per acre. The maximum floor area ratio is 4.0.

Mixed Use/Business Campus (MU-BC): This designation provides for a higher intensity mix of employment generating businesses drawing from land uses permitted in the Office and Industrial designations. Live/work is also permitted. Commercial uses are generally prohibited except as uses clearly ancillary to the employment-generating office and industrial uses. The permitted density range is 15.1–25.0 dwelling units per acre. The maximum floor area ratio is 4.0.

Open Space (OS): This designation provides for active and passive open space opportunities along multi-use corridors, canals, large easements, and commercial recreational uses.

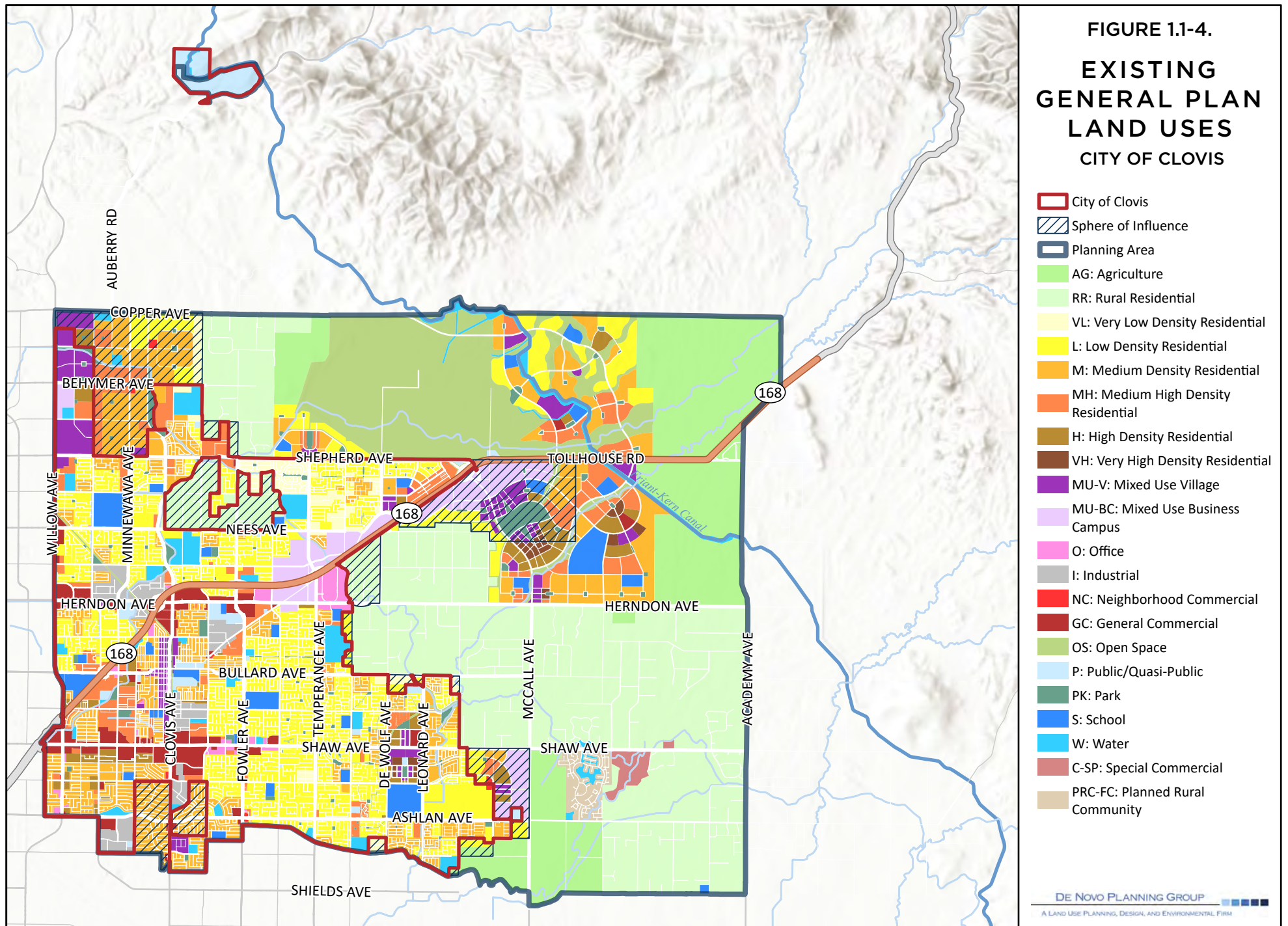
Public/Quasi-Public Facilities (P): This designation provides for public and quasi-public uses such as city hall facilities, maintenance yards, cemeteries, churches, meeting halls and the rodeo grounds. The maximum floor area ratio 1.0.

Park (P): This designation provides for existing and proposed park sites.

School (S): This designation provides for existing or proposed school sites. Public and private schools are a permitted use in all single family residential areas. More specific sites may be identified through the master planning of each Urban Center.

Water (W): This designation provides for existing and planned water retention and other flood control facilities.

FIGURE 1.1-4.
EXISTING
GENERAL PLAN
LAND USES
CITY OF CLOVIS



Special Planning Areas

Some areas of the City’s Planning Area merit additional flexibility and direction regarding urban form and design, finely-tuned site planning, the development of mixed uses, and coordinated land use planning for areas that are under multiple ownerships. The City has several different types of Special Planning Areas as illustrated in Figure 1.1-5 and described below:

Urban Centers are areas designated for outward growth by the City and are highlighted to ensure that planned and future growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan. The 2014 General Plan Update includes three Urban Centers: the Southeast Urban Center (Loma Vista), Northwest Urban Center, and Northeast Urban Center. The General Plan provides specific guidance for development within each urban center which are ultimately implemented by Specific and Master Plans.

Specific Plans establishes the planning concept, design and development guidelines, administrative procedures, and implementation measures necessary to achieve the orderly and compatible development of a designated area while maintaining consistency with and implementing the goals and policies of the General Plan. Clovis uses Specific Plans to guide development within and outside Urban Centers as shown in Figure 1.1-5. The Southeast Urban Center’s development is implemented by the Loma Vista Specific Plan. Both the Central Clovis and Shaw Avenue Specific Plans are located in Central Clovis, outside of Urban Centers.

Master Planned Communities identify distinct areas that are unified around a central amenity, such as a golf course, mixed-use urban village, community center, recreational feature, and/or lake. Within the Loma Vista Specific Plan Area, there are three Master Planned Communities: Home Place Master Plan, Loma Vista Community Centers North and South, and the future Eastern Village Master Plan. The Northwest Urban Center’s land use is implemented by the Heritage Grove Master Plan and Design Guidelines (Heritage Grove Master Plan).

Focus Areas may expand permissible land uses, introduce new policy requirements, augment development standards, or simply call attention to a complex property. There are 14 Focus Areas in Clovis, whose special standards are summarized in Table 1.1-15 and described in more detail later in this section.

URBAN CENTERS

With the 1993 General Plan, the City’s land use plan was reoriented around a new “Urban Center” concept, whereby most new growth would be directed to a series of three communities, termed “Urban Centers.” The Southeast, Northeast, and Northwest Urban Centers were each envisioned as a cluster of villages consisting of neighborhoods that are interconnected via multipurpose corridors. Neighborhoods within each urban village were planned with a mix of self-sustaining land uses, including higher density single-family and multifamily residential uses to accommodate a full range of housing needs and products. Prior to development within Urban Centers, the General Plan requires a comprehensive design document that provides guidance on development and infrastructure planning occurring within their boundary. Each Urban Center can be implemented by either a specific plan or a master development plan, either of which requires coordinated land use and infrastructure planning. Figure 1.1-5 identifies the three Urban Centers: Southeast Urban Center (Loma Vista), Northwest Urban Center, and Northeast Urban Center.

Southeast Urban Center (Loma Vista)

As shown in Figure 1.1-6, the Southeast Urban Center is located at the southeastern end of the City of Clovis. This area is often referred to as Loma Vista. Land Uses in the Southeast Urban Center (Loma Vista)

are implemented by the Loma Vista Specific Plan, Loma Vista Community Center North and South Master Plan, and Home Place Master Plan. The Southeast Urban Center encompasses approximately 3,307 acres and is bounded by Locan Avenue to the west, McCall Avenue to the east, portions of Bullard Avenue and Shaw Avenue to the north, and the Gould Canal to the south. Since the 2013 General Plan Update, most of this area has been fully incorporated in the City; however, a few areas within the Southeast Urban Center remain in the City's SOI.

LOMA VISTA SPECIFIC PLAN - SOUTHEAST URBAN CENTER

To implement the goals of the 1993 General Plan and the Southeast Urban Center, the Loma Vista Specific Plan was adopted in March 2003 and revised in 2015 by the Clovis City Council. The plan provides for a diversity of land uses, including a variety of residential neighborhoods with densities ranging from two-acre single-family lots to multifamily development at 43 dwelling units per acre. The Loma Vista Specific Plan promotes a high-quality residential community focused around two community centers, a business campus, and the Clovis Unified School District's Reagan Educational Center. These cores, called community centers, are intended to be exceptional places that are oriented and designed to enhance the pedestrian experience. Concentrated around these community centers are commercial, employment generating, and higher density residential uses. This focused land use pattern allows convenient access to facilities and services without the need to drive.

Recognizing the value of protecting local natural resources, the Loma Vista Specific Plan envisions higher-density residential areas linked by bicycle and walking paths to shared open spaces, all linked to vibrant, activity-filled urban streetscape areas. Central, block-long pedestrian ways were planned to feature mixed-use development serving retail, office and residential needs. Reducing dependence on the automobile, the urban center will signal a commitment to a future that continues to encourage a high quality of life. Overall, land uses within the Loma Vista Specific Plan are consistent with the General Plan, with the following exceptions to City Development Standards:

- Low Density Residential
 - Front yard setbacks may be reduced to 15 feet if garages are located in the rear 1/3 of the lot.
 - Rear yard and side yard setbacks may be reduced to five feet for detached garages located in the rear 1/3 of a lot.
 - Rear yard setbacks may be reduced to five feet on the lower floor and zero feet on the upper floor if garage access is taken from an alley.
 - Front yard setbacks for unenclosed front porches may be reduced to 10 feet.
- Medium Density Residential
 - Same as Low Density Residential except:
 - Secondary units, or granny flats, are permitted over detached garages that are located in the rear 1/3 of the lot.
 - The lot size may be reduced by 20 percent if garage access is taken from an alley and all four sides of a structure are architecturally detailed.
- Medium High Residential
 - Same as Medium Density Residential except:
 - Front yard setbacks may be reduced to 12 feet if garages are located in the rear 1/3 of the lot.
- High Density Residential
 - Front yard setbacks for unenclosed front porches may be reduced to 10 feet.
- Community Center

- The maximum height is four stories or 50 feet.
- There are no requirements for maximum lot coverage.
- Master Planned Community
 - A Master Plan is required prior to development within Master Planned Communities such as the Loma Vista Community Center North and South Master Plan, Home Place Master Planned Community and the Eastern Village Master Plan.

MASTER PLANS

To help further implement the goals and policies of the Loma Vista Specific Plan, the City developed two Master Plans: Community Centers North and South Master Plan and the Home Place Master Plan as shown in Figure 1.1-5 and 1.1-6.

LOMA VISTA COMMUNITY CENTER NORTH AND SOUTH MASTER PLAN - SOUTHEAST URBAN CENTER

The Loma Vista Community Centers North and South Master Plan document was adopted by the Clovis City Council on May 4, 2009, and amended in February 2019. The Loma Vista Community Centers North and South are envisioned to be dynamic pedestrian-oriented districts with an intimately scaled mix of uses. The urban design features amenities such as outdoor dining, public art, and enhanced sidewalks, along with ample open spaces like pocket parks, plazas, and paseos. Streets will be calmed allowing for convenient and safe pedestrian linkages.

The Loma Vista Community Centers North and South are designed to be the social, retail, service and entertainment hubs within the Loma Vista Specific Plan area. Permitted land uses in these Master Planned Areas are a mix of commercial, office, service, entertainment, civic and residential uses. Community Center South was planned to feature a “Village Green” concept with live work and/or mixed-use development surrounding a central park featuring an outdoor amphitheater and community event space. Community Center North was planned to boast a mixed use “main-street” and 24-acre commercial plaza with the Jefferson Trail open space corridor providing a pedestrian path and visual amenity. The Community Centers will be connected by a vehicular and pedestrian underpass at Shaw Avenue. Architecturally, the Community Center’s Craftsman architectural theme, complemented by a careful blend of Monterey, Tudor Cottage and Mission Revival styles provide richness and variety for residential neighborhoods, the downtown Main Street, the mixed-use, Village Green, and the neighborhood commercial center.

According to the Housing Element, the Community Centers North and South are planned to accommodate an additional 4,700 dwelling units with 1,600 dwelling units planned in areas designated for mixed-use and commercial zoning. Community Center North is envisioned to contain up to 1,304 residential units and approximately 675,942 square feet of retail, commercial, office space and restaurants. The Community Center South is the heart of the Loma Vista Specific Plan area, with up to 3,443 residential units and approximately 1,370,720 square feet of non-residential uses envisioned. It is intended to be anchored by and integrated with the Reagan Educational Center to the South.

Table 1.1-4 shows the assessed Land Uses the Loma Vista Community Centers North and South Master Plan. Most of assessed land use within the Loma Vista Community Centers North and South is Commercial (33.0 percent) followed by Multifamily Residential (16.5 percent) then Open Space (14.9 percent).

TABLE 1.1-4 LOMA VISTA COMMUNITY CENTER NORTH AND SOUTH MASTER PLAN ASSESSED LAND USES

<i>ASSESSED LAND USES</i>	<i>ACRES</i>
COMMERCIAL	78.0
GOVERNMENT/EXEMPT	18.4
MULTIFAMILY-RESIDENTIAL	39.0
OPEN SPACE	35.3
RESIDENTIAL	23.5
ROW/COMMON AREA	12.8
TENTATIVE MAP	9.4
UNKNOWN	20.0
UTILITIES	0.0
TOTAL	236.3

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025

HOME PLACE MASTER PLAN - SOUTHEAST URBAN CENTER

The Home Place Master Plan was adopted by the Clovis City Council on September 19, 2022. The project area was initially named the Gettysburg/Ashlan Master Plan Community in the Loma Vista Specific Plan but was renamed. At the time of adoption, the Home Place Master Planning Area consisted of tree and row crops adjacent to single family residential subdivisions and the Clovis Unified School District's Reagan Education Center. The Home Place Planning Area includes the "Historic Home Place Site" encompassing approximately 24.9 acres near the center of the Master Plan. It has been retained by the McFarlane Family to function as a living museum that honors Clovis' agricultural history. The Historic Home Place Site includes an existing citrus orchard and agriculturally focused education facilities that complement the existing farming operation and are planned support complementary recreational activities such as farmers markets, music performances, and artisans demonstrating skills.

The Home Place Master Plan establishes Land Uses for the Home Place Master Plan Overlay District in conjunction with the rezoning of the properties within the 310.3-acre project site. The Master Plan will accommodate approximately 1,174 single-family units, 132 multifamily units (22 6-Plexes), 5 acres of neighborhood commercial, the 24.9-acre existing Historic Home Place Site, and related parks and open space. The project area will be comprised of multiple zoning districts, including Single-Family Planned Residential Development (R-1-PRD), Multi-Family High Density (R-3), Neighborhood Commercial (C-1), and Commercial Recreation (C-R).

Table 1.1-5 shows the assessed Land Uses in the Home Place Master Planning Area. The majority of the Home Place Master Planning Area was assessed as Agricultural (84.0 percent) followed by Residential (15.4 percent).

TABLE 1.1-5 HOME PLACE MASTER PLAN ASSESSED LAND USES

<i>ASSESSED LAND USES</i>	<i>HOME PLACE MASTER PLAN (ACRES)</i>
AGRICULTURAL	253.0
GOVERNMENT/EXEMPT	2.3
RESIDENTIAL	46.4
TOTAL	301.7

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.

ASSESSED LAND USES - SOUTHEAST URBAN CENTER

As shown in Figure 1.1-6 and Table 1.1-6, the Southeast Urban Center/Loma Vista Specific Plan Area Assessed Land Uses are mostly Residential (51.2 percent), Unknown (16.4 percent), and Government/Exempt (12.6 percent). As discussed previously, Commercial and Multifamily-Family Residential Land uses within the Southeast Urban Center (Loma Vista) are concentrated in the Community Centers North and South Master Planning Area. The Home Place Master Plan area was mostly assessed as Agricultural Land Uses. Additionally there are a number of parcels in the Southeast Urban Center assessed as Government/Exempt which includes the Reagan Education Center comprised of Reagan Elementary School, Reyburn Intermediate School, and Clovis East High School, and corresponding facilities such as sports facilities and parking lots.

TABLE 1.1-6 ASSESSED LAND USES: SOUTHEAST URBAN CENTER (LOMA VISTA)

<i>ASSESSED LAND USES</i>	<i>COMMUNITY CENTERS NORTH AND SOUTH</i>	<i>HOME PLACE MASTER PLAN</i>	<i>AREAS NOT WITHIN MASTER PLANNING AREAS</i>	<i>TOTAL (ACRES)</i>
AGRICULTURAL	--	253.0	29.6	282.6
COMMERCIAL	78.0	--	14.1	92.0
GOVERNMENT/EXEMPT	18.4	2.3	324.5	345.2
MULTIFAMILY-RESIDENTIAL	39.0	--	22.5	61.4
OPEN SPACE	35.3	--	--	35.3
RESIDENTIAL	23.5	46.4	1,333.0	1,402.8
ROW/Common Area	12.8	--	35.1	48.0
TENTATIVE MAP	9.4	--	12.8	22.2
UNKNOWN	20.0	--	430.1	450.1
GRAND TOTAL	236.4	301.7	2201.7	2,739.7

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025

LOMA VISTA SPECIFIC PLAN INFRASTRUCTURE - SOUTHEAST URBAN CENTER

According to the Housing Element, all sites within the Loma Vista Specific Plan are served or are planned to be served by City of Clovis sewer and water systems constructed pursuant to the adopted sewer and water master plans. Storm drainage service is provided and/or planned by Fresno Metropolitan Flood Control District (FMFCD) facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible.

Sewer: sewer trunk lines necessary to accommodate sites in Loma Vista are ongoing and completion is dependent upon development in the area.

Water: water lines necessary to accommodate sites in Loma Vista are ongoing and completion is dependent upon development in the area.

Storm Drain: Storm drainage service is provided in Loma Vista with a combination of permanent pipe and basin facilities and interim basins. Interim basins are provided where permanent facilities are not available at the time that development is proposed and construction of those permanent facilities is beyond the scope of the development project and completion is dependent upon development in the area.

Northwest Urban Center

As shown in Figure 1.1-7, the Northwest Urban Center is located north of Shepherd Avenue, east of Willow Avenue, and west of Sunnyside Avenue. The Northwest Urban Center is one of three Urban Centers identified in the Land Use Element of the Clovis General Plan to manage outward growth and ensure coordinated land use and infrastructure planning to support high quality development. Focus Areas 8, 9, 10, 11, and 12 discussed later in this section are located within the Northwest Urban Center.

The current General Plan provides fairly specific land use planning for the Northwest Urban Center, with policies that require a comprehensive design document to provide additional development and land use guidance. The current General Plan also envisions that the comprehensive design document for the Northwest Urban Center will:

- Use San Joaquin Valley-appropriate plantings.
- Capitalize on views of Owens Mountain and the Sierra Nevada.
- Achieve compact development patterns that integrate a variety of housing types, sizes, and densities at the neighborhood and community level.
- Eliminate as feasible the use of sound walls separating neighborhoods from roads.
- Develop a well-connected grid system of roads.
- Prohibit retail land uses within a quarter mile of any Clovis Unified School District campus.

HERITAGE GROVE CITY CENTER VILLAGES MASTER PLAN - NORTHWEST URBAN CENTER

The Heritage Grove City Center Villages Master Plan, covering approximately 208 acres, was approved in May 2019. After adoption of the Master Plan, the Heritage Grove City Center Villages was incorporated into the City through the Willow-Shepherd Northeast Annexation in 2023. According to the Housing Element, the Willow-Shepherd Northeast Prezone and Annexation includes approximately 550 acres located just east of Willow Avenue, north of Shepherd Avenue, south of International Avenue, and west of Peach Avenue. Annexation and Prezoning of this area were initiated in 2022 in order to make sites available within city

limits prior to the start of the development of Sixth Cycle Housing Element. This master plan area primarily features large agricultural parcels with sparsely distributed single-family residences.

Table 1.1-7 shows the assessed land uses for the Heritage Grove City Center Villages Master Planning Area. The majority of the Heritage Grove City Center Villages Master Plan Area was assessed as Agricultural (40.1 percent) and Residential (38.4 percent).

TABLE 1.1-7 ASSESSED LAND USES HERITAGE GROVE CENTER VILLAGES MASTER PLANNING AREA

ASSESSED LAND USES	HERITAGE GROVE MASTER PLAN (ACRES)
AGRICULTURAL	999.5
COMMERCIAL	56.8
GOVERNMENT/EXEMPT	162.5
OPEN SPACE	75.3
RESIDENTIAL	957.1
ROW/COMMON AREA	21.0
TENTATIVE MAP	4.2
UNKNOWN	203.7
UTILITIES	6.9
TOTAL	2,487.1

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025

INFRASTRUCTURE AVAILABILITY - NORTHWEST URBAN CENTER

According to the Housing Element, all designated sites within the Heritage Grove City Center Villages Master Plan area are included as part of the Willow-Shepherd Northeast Prezone and Annexation. This area will be served by the City of Clovis sewer and water systems constructed pursuant to adopted sewer and water master plans. Storm drainage service will be provided by FMFCD facilities constructed pursuant to adopted FMFCD Storm Drainage Master Plans. When permanent storm drainage pipes and/or basins are not available or are beyond the scope of an individual development project, interim (temporary) basins are frequently used to accommodate development until connection to permanent facilities is feasible. All development in Clovis is subject to the routine application and design process with PG&E and coordination with the other utility providers in conjunction with project design and construction.

Sewer: Sewer lines necessary to accommodate development of the master plan are in progress. Force Mains are located along Shepherd Ave and are not fully constructed. Gravity lines are located within De Wolf Ave. Internal lines will be installed concurrent with development within the master plan area.

Water: The major water line serving this area is existing in the Willow Avenue alignment, Shepherd Avenue alignment, and internal lines will be installed with development within the master plan. A secondary source of water is needed prior to construction, and will be provided to this area from a water well to be completed by the City by 2026. The well is in the City's Community Investment Program (CIP) and design is underway.

Storm drain: Storm drain facilities will be required to be installed with development and connect to the Phase 1 development of the Heritage Grove H-Land Specific Plan. Permanent facilities for this site are located to the south. Interim basins can be installed if the permanent facilities are not available when development occurs.

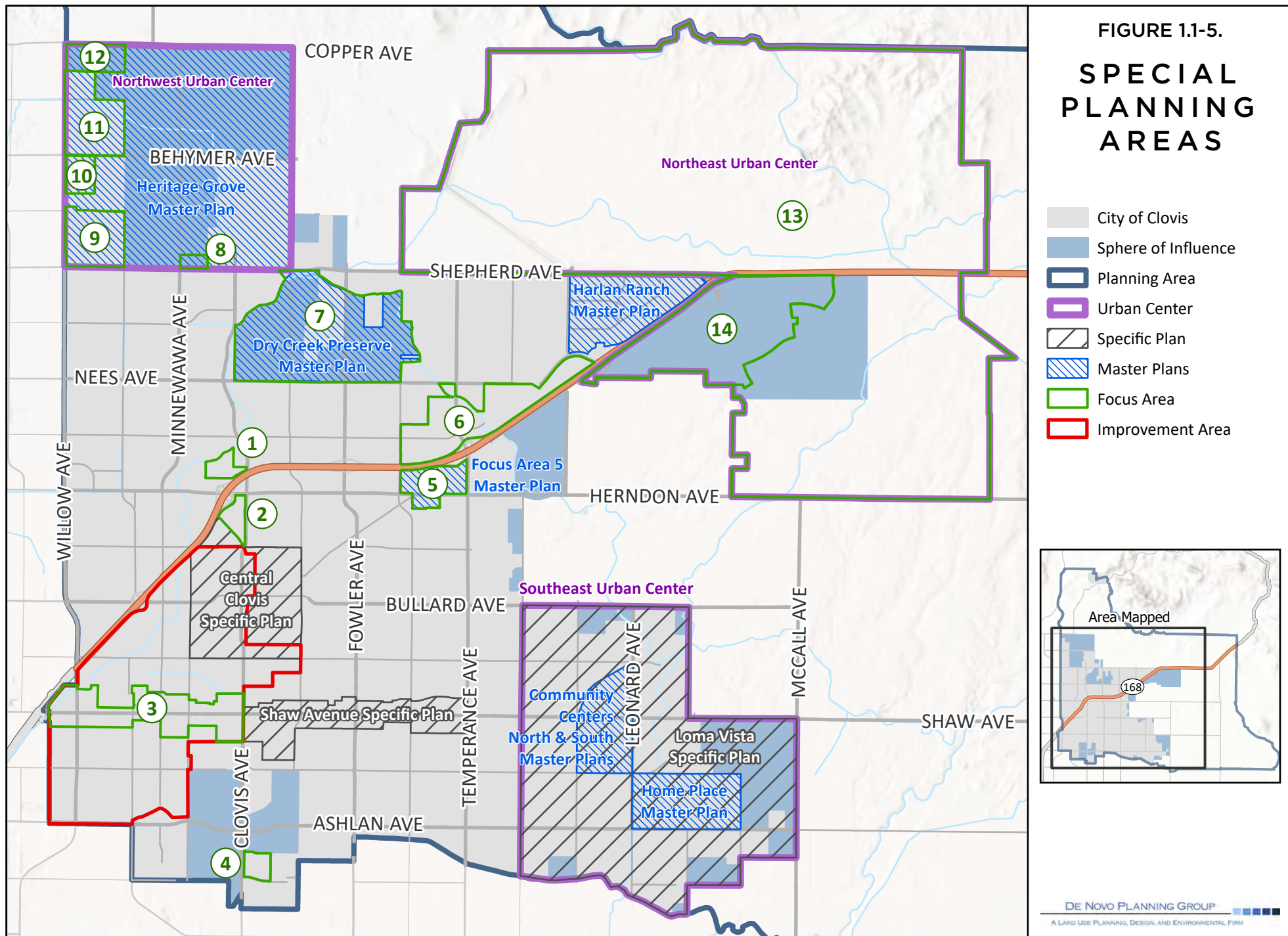
ASSESSED LAND USES - NORTHWEST URBAN CENTER

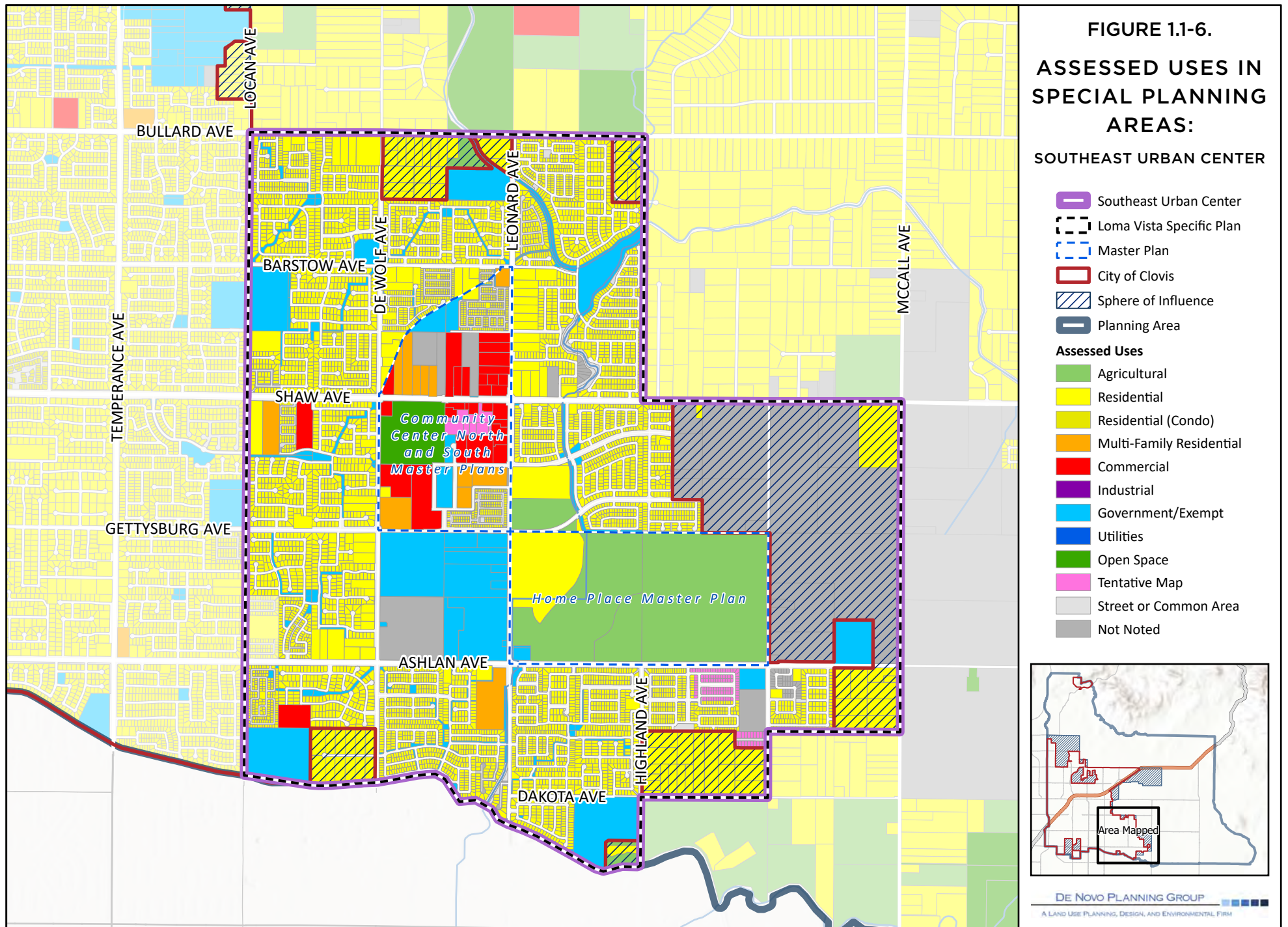
As shown in Table 1.1-8 and illustrated in Figure 1.1-7, assessed land uses for the Northwest Urban Center are mostly Agricultural (40.1 percent) and Residential (38.4 percent). There are small pockets of assessed commercial uses along North Minnewawa Avenue.

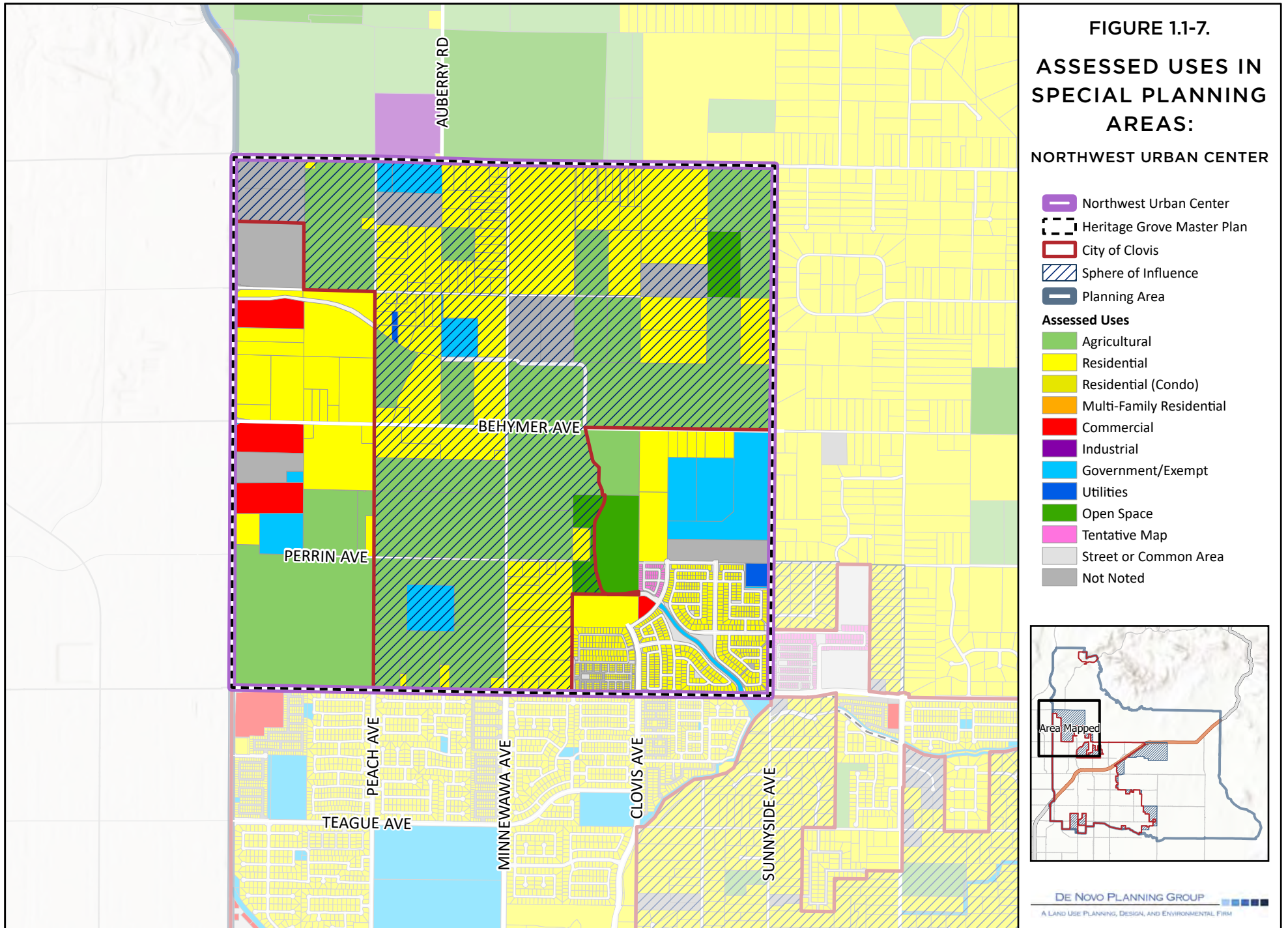
TABLE 1.1-8 ASSESSED LAND USES: NORTHWEST URBAN CENTER

<i>ASSESSED LAND USES</i>	<i>NORTHWEST URBAN CENTER (ACRES)</i>
AGRICULTURAL	999.5
COMMERCIAL	56.8
GOVERNMENT/EXEMPT	162.5
OPEN SPACE	75.3
RESIDENTIAL	957.1
ROW/COMMON AREA	21.0
TENTATIVE MAP	4.2
UNKNOWN	203.7
UTILITIES	6.9
TOTAL	2,487.1

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.







Northeast Urban Center

As shown in Figure 1.1-8, the Northeast Urban Center is located outside of the Northeastern boundary of the City of Clovis. Development in the Northeast Urban Center has not yet commenced.. The mix of housing being planned in the urban centers is much more diverse than existing patterns of development, with some areas planned at higher residential densities than anywhere else in Clovis. Focus Areas 13 and 14 are located in the Northeast Urban Center.

The General Plan provides fairly specific land use planning for the Northeast Urban Center, with policies that require a comprehensive design document to provide additional development and land use guidance. The General Plan envisions that the comprehensive design document (such as a master plan or specific plan) for the Northeast Urban Center will:

- Create a series of urban villages that are distinct but that, taken together, contribute to a common public identity for the Northeast Urban Center
- Develop major arterials that are not on a grid pattern; rather, the major arterials flow with the land and capitalize on vistas of the Sierra Nevada and pristine local viewsheds
- Provide other streets in a well-connected grid system
- Connect neighborhoods, community centers, parks, schools, and commercial districts with a robust non-vehicular circulation system

As of May 2025, no specific or master plan has been adopted for the Northeast Urban Center.

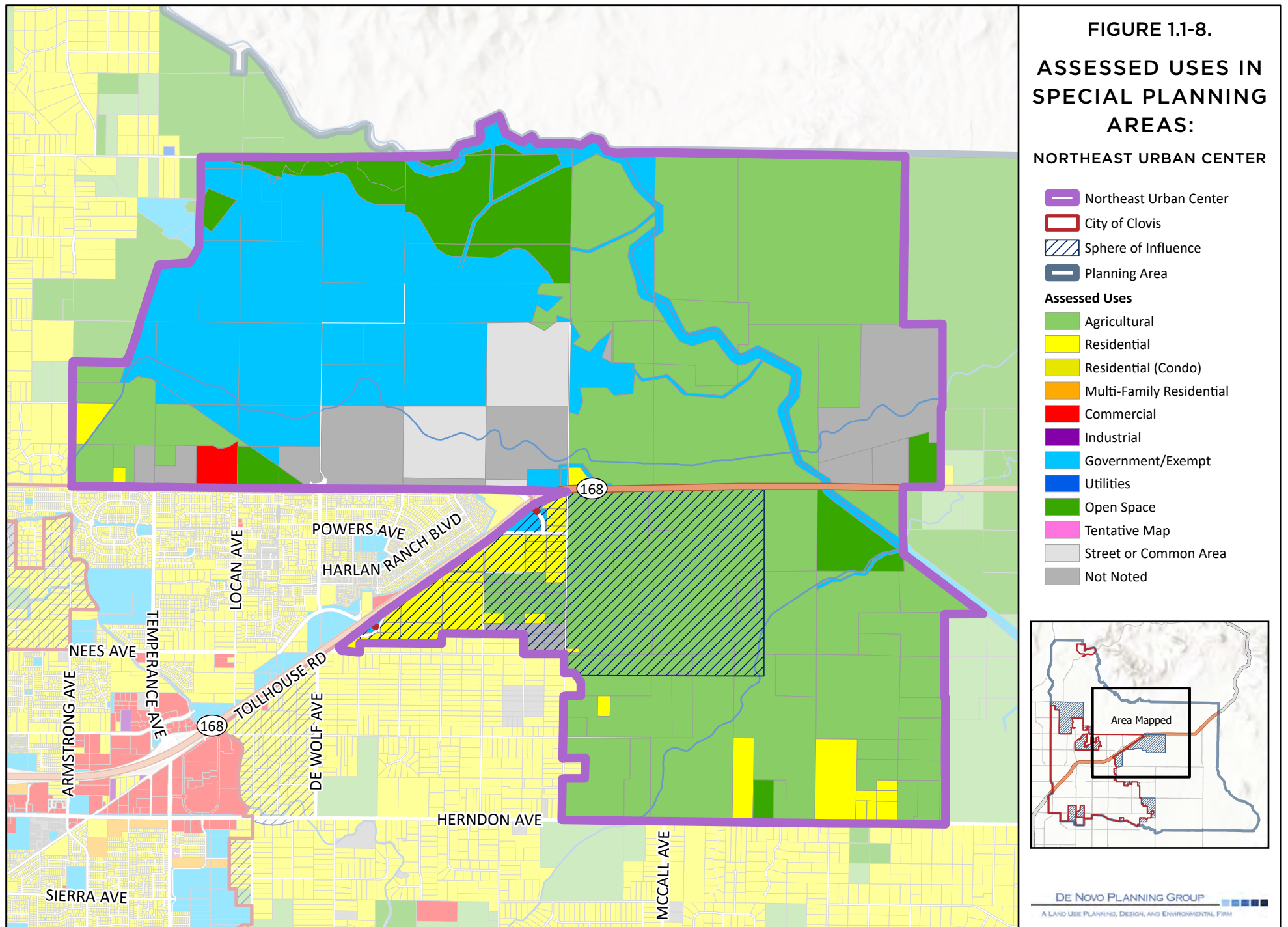
ASSESSED LAND USES - NORTHEAST URBAN CENTER

As shown in Figure 1.1-8 and Table 1.1-9, the assessed land uses in the Northeast Urban Center are mostly Agricultural (53.1 percent) and Government/Exempt (23.1 percent). There is a small pocket of assessed Residential land uses located in south of Tollhouse Road and west of North Temperance Avenue.

TABLE 1.1-9 LAND USES: NORTHEAST URBAN CENTER

<i>ASSESSED LAND USE</i>	<i>NORTHEAST URBAN CENTER (ACRES)</i>
<i>AGRICULTURAL</i>	<i>5,025.7</i>
<i>COMMERCIAL</i>	<i>37.9</i>
<i>GOVERNMENT/EXEMPT</i>	<i>2,177.9</i>
<i>MULTIFAMILY-RESIDENTIAL</i>	<i>--</i>
<i>OPEN SPACE</i>	<i>674.2</i>
<i>RESIDENTIAL</i>	<i>450.1</i>
<i>ROW/COMMON AREA</i>	<i>309.4</i>
<i>TENTATIVE MAP</i>	<i>--</i>
<i>UNKNOWN</i>	<i>772.4</i>
<i>UTILITIES</i>	<i>0.0</i>
<i>TOTAL</i>	<i>9,447.5</i>

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.



Sources: City of Clovis; Fresno County GIS; Fresno County Assessor. Map date: May 6, 2025.



*SPECIFIC PLANS OUTSIDE OF URBAN CENTERS***Shaw Avenue Specific Plan**

The Shaw Avenue Specific Plan was adopted by the Clovis City Council on December 5, 1994. The intent of the Shaw Avenue Specific Plan is to provide a guide to determine future development of Shaw Avenue from Clovis to Temperance Avenues, as shown in Figure 1.1-9. The Plan calls for intensive commercial uses along the western areas of the Shaw Avenue Corridor with a mix of neighborhood commercial, office, and residential uses comprising the majority of land uses within the Planning Area. Key features of this area include notable commercial centers such as the Sierra Vista Regional Shopping Center, Mountain View Shopping Center, Clovis Country Shopping Center, and Sierra Pavilions Shopping Center. Additionally, the Shaw Avenue Planning Area includes Jefferson Elementary School, which has been constructed since adoption of the Shaw Avenue Specific Plan. The eastern end of the Plan Area includes residential uses..

As shown in Table 1.1-10, the Assessed land uses for the Shaw Avenue Specific Planning Area is primarily Commercial (55 percent), and Residential uses (33 percent).

TABLE 1.1-10: ASSESSED LAND USES - SHAW AVENUE SPECIFIC PLANNING AREA

<i>ASSESSED LAND USE</i>	<i>SHAW AVENUE SPECIFIC PLAN (ACRES)</i>
COMMERCIAL	176.8
GOVERNMENT/EXEMPT	24.1
INDUSTRIAL	1.1
MULT-RESIDENTIAL	35.5
RESIDENTIAL	59.5
RESIDENTIAL (CONDO)	12.2
ROW/COMMON AREA	12.6
TENTATIVE MAP	1.5
UNKNOWN	0.5
TOTAL	323.8

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.

Central Clovis Specific Plan and Master Plan Community Zoning

The Central Clovis Specific Plan (CCSP) was initially adopted in 1983 and was comprehensively updated in 2016. The CCSP encompasses the original one square mile incorporated in 1912 as the City of Clovis. The site is both physically and symbolically considered to be the heart of the present-day Clovis community and is recognized throughout the region as “Old Town Clovis,” as shown in Figure 1.1-9. Clovis is historically known as the “Gateway to the Sierras” symbolized by the iconic sign hanging over Clovis Avenue in Old Town, which has long been a beloved community landmark despite its grammatical quirk. To help establish a sense of place in Old Town Clovis, this plan creates distinct visual cues that set Old Town Clovis apart from other portions of the City.

This Plan officially adopted the Central Clovis Master Planned Community (CCMPC) overlay district and the corresponding development standards. The CCSP further established 12 sub-districts with unique characteristics, known as “Planning Areas (PA)”. Areas not included in a PA are governed by the General Plan and Zoning Code standards.

Table 1.1-11 shows the Assessed land uses for the Central Clovis Planning Area. The majority of the Central Clovis Specific Planning Area was assessed as Residential (44.2 percent), Government/Exempt (20.1 percent), and Commercial (19.7 percent).

TABLE 1.1-11: ASSESSED LAND USES -CENTRAL CLOVIS SPECIFIC PLAN PLANNING AREA

<i>ASSESSED LAND USE</i>	<i>CENTRAL CLOVIS PLANNING AREA (ACRES)</i>
COMMERCIAL	100.0
GOVERNMENT/EXEMPT	102.6
INDUSTRIAL	25.0
MULT-RESIDENTIAL	47.4
RESIDENTIAL	225.0
RESIDENTIAL (CONDO)	0.2
TENTATIVE MAP	4.2
UNKNOWN	0.5
UTILITIES	3.7
TOTAL	508.7

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.

MASTER PLANS OUTSIDE OF URBAN CENTERS OR SPECIFIC PLANS

Harlan Ranch Master Plan

The Harlan Ranch Master Planned Community is located in the northeastern part of the Fresno/Clovis metropolitan area within the City of Clovis limits, as shown in Figure 1.1-10. This master planned community is composed of variety of residential neighborhoods, public and private recreational facilities, and a local-serving commercial corner with an intimate “Main Street” component. In 2005, the Harlan Ranch Master Plan Area was zoned entirely AE-20 Exclusive Agriculture. The Harlan Ranch Master Plan transitioned areas designated as low density residential in the 2014 General Plan Update to a mix high density residential, open space, and public facilities concentrated along Harlan Ranch Boulevard. Within Harlan Ranch there is a Live/Work area designed as an intimate shopping and dining destination. Additionally, the Harlan Ranch Master Plan includes another community space centered around a community recreational facility and a planned elementary school with sport field facilities. Table 1.1-12 and Figure 1.1-10 shows the majority of the Harlan Ranch Planning Area is assessed as residential (78 percent).

TABLE 1.1-12: ASSESSED LAND USES - HARLAN RANCH PLANNING AREA

<i>ASSESSED LAND USE</i>	<i>HARLAN RANCH MASTER PLAN (ACRES)</i>
GOVERNMENT/EXEMPT	28.1
RESIDENTIAL	231.8
ROW/COMMON AREA	36.1
UNKNOWN	1.1
TOTAL	297.1

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.

Dry Creek Preserve Master Plan

The Dry Creek Preserve Masterplan was established to maintain a pastoral-appearing, less intensively developed neighborhood with evident viable agriculture, equestrian, and other livestock use, long views, and other rural attributes. This Master Plan maintains the Rural Residential designation, which allows single-family residences to be placed on very large parcels, where desired. The Dry Creek Preserve Master Planning Area has three major goals:

- 1) To guide future preservation of the much-desired rural character, appearance, land uses, and diverse wildlife of this neighborhood, while
- 2) Prescribing general design parameters and standards to allow rural compatible development to proceed.

Additionally, in accordance with the City of Clovis General Plan and Herndon-Shepherd Specific Plan, the Dry Creek Preserve Master Plan seeks to provide:

- Continued support for large residential and/or agricultural parcels and protection of the owners' property rights and land uses needed to manage those larger properties.
- Development minimum lot sizes to ensure compatibility and logical transitions between future developments and the area's preferred farm-like character.
- A distinctly rural neighborhood character and appearance.
- A clear neighborhood identity or "Brand" for the area.

As shown in Figure 1.1-10 and Table 1.1-13, the majority of the Dry Creek Preserve Planning area is assessed as Residential (87.6 percent).

TABLE 1.1-13: ASSESSED LAND USES - DRY CREEK ASSESSED PRESERVE PLANNING AREA

<i>ASSESSED LAND USE</i>	<i>DRY CREEK PRESERVE MASTER PLAN (ACRES)</i>
AGRICULTURAL	36.7
GOVERNMENT/EXEMPT	6.8
RESIDENTIAL	621.5
ROW/COMMON AREA	0.1
UNKNOWN	44.4
TOTAL	709.6

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.

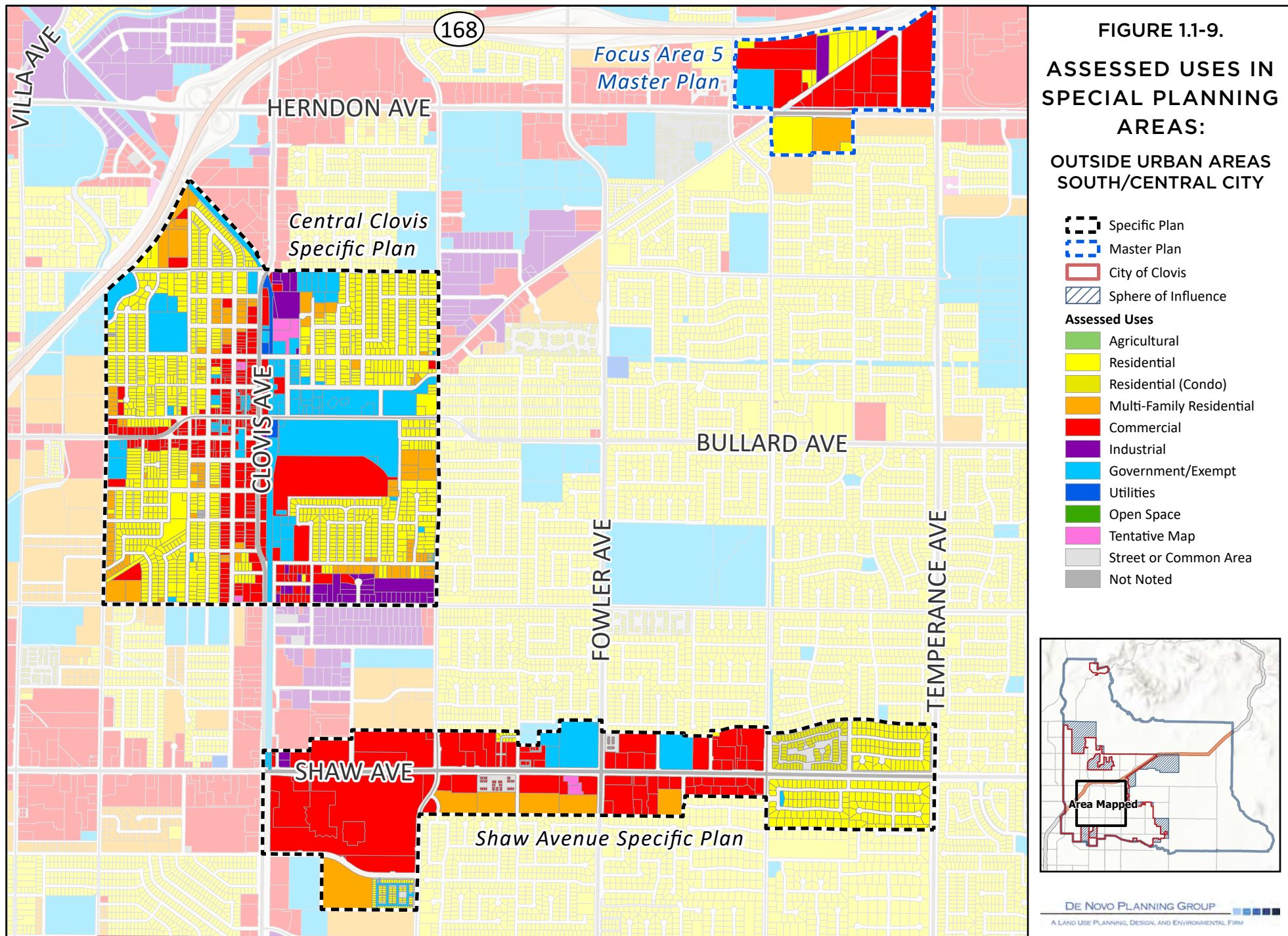
Focus Area 5 Master Plan

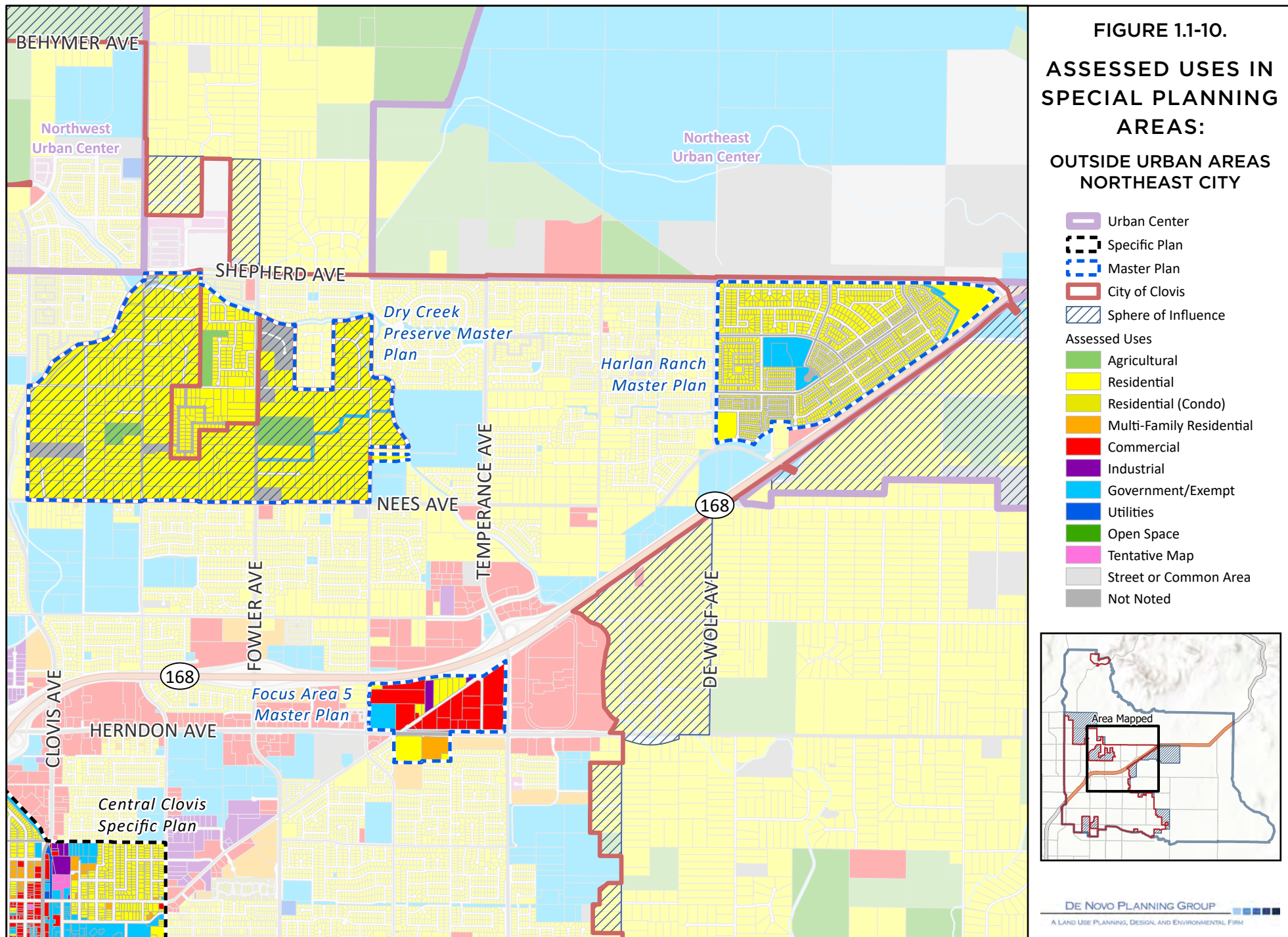
As shown in Figure 1.1-10 and Table 1.1-14, the primary assessed land uses for the Focus Area 5 Master Plan Area are Commercial (60.7 percent) and Residential (20.0 percent).

TABLE 1.1-14: ASSESSED LAND USES - FOCUS AREA 5 MASTER PLAN

<i>ASSESSED LAND USE</i>	<i>FOCUS AREA 5 MASTER PLAN (ACRES)</i>
COMMERCIAL	61.8
GOVERNMENT/EXEMPT	8.5
INDUSTRIAL	3.6
MULTIFAMILY-RESIDENTIAL	7.5
RESIDENTIAL	20.4
TOTAL	101.8

SOURCE: CITY OF CLOVIS, FRESNO COUNTY GIS, FRESNO COUNTY ASSESSOR, 2025.





FOCUS AREAS

In the 2014 General Plan Update, Focus Areas are used to augment the General Plan land use definition for specific sites. A Focus Area assignment complements a property's General Plan land use designation and may expand permissible uses, introduce new policy requirements, augment development standards, or simply call attention to a complex property. As illustrated in Figure 1.1-5 and Figures 1.1-11a-e, there are 14 Focus Areas included in the 2014 General Plan Update. Table 1.1-15 summarizes additional land uses and other specific instructions for those General Plan Areas.

1.0 LAND USE AND HOUSING

TABLE 1.1-15: SUMMARY OF FOCUS AREAS

<i>FOCUS AREA</i>	<i>PRIMARY LAND USES</i>	<i>ADDITIONAL USES ALLOWED</i>	<i>DESIGN FEATURES AND OTHER DIRECTIONS</i>
1	INDUSTRIAL	OFFICE MEDIUM HIGH DENSITY RESIDENTIAL (LIMITED TO 20% OF THE FOCUS AREA ACREAGE)	DRY CREEK TRAIL - REQUIRE PED/BICYCLE CONNECTIONS TO TRAIL - PRESERVE THE VIEW CORRIDOR ALONG TRAIL - ENHANCED LANDSCAPING ALONG TRAIL - ORIENT BUILDING VIEWS TO THE TRAIL
2	GENERAL COMMERCIAL	HIGH DENSITY RESIDENTIAL LIVE/WORK MIXED-USE	RESIDENTIAL - ONLY PERMITTED AS A PART OF A VERTICALLY-MIXED USE BUILDING ABOVE FIRST/GROUND FLOOR - SHALL NOT BE WITHIN 100 FEET OF CLOVIS AVENUE OR HERNDON AVENUE - SHOULD NOT BE WITHIN 500 FEET OF THE FREEWAY (EXCLUDES OFFRAMPS)
3	GENERAL COMMERCIAL	HIGH DENSITY RESIDENTIAL LIVE/WORK MIXED-USE	- SUBJECT TO THE SHAW CORRIDOR OVERLAY ZONE AND COMMERCIAL CORRIDORS PATTERN BOOK - SHAW AVENUE SPECIFIC PLAN
4	BUSINESS PARK COMMERCIAL SPECIALTY RETAIL OFFICE	MEDIUM HIGH DENSITY RESIDENTIAL (LIMITED TO 60% OF THE FOCUS AREA ACREAGE)	- PRESERVATION OF EXISTING TOWER AS A HISTORIC MONUMENT (FUNCTIONAL IF POSSIBLE) - SPECIAL CONSIDERATION AS GATEWAY TO CLOVIS - PEDESTRIAN FRIENDLY SITE PLAN - REQUIRE PEDESTRIAN/BICYCLE CONNECTIONS TO THE CLOVIS OLD TOWN TRAIL
5	BUSINESS PARK COMMERCIAL OFFICE	MEDIUM HIGH DENSITY RESIDENTIAL (LIMITED TO 25% OF THE FOCUS AREA ACREAGE)	
6	RESEARCH AND TECHNOLOGY BUSINESS PARK PHASE 3	LIVE/WORK EXISTING RESIDENTIAL USES	EXISTING RESIDENTIAL USES AS OF 2014 SHALL CONTINUE TO BE PERMITTED USES. LIVE/WORK USES ARE PERMITTED SOUTH OF NEES AVENUE ON LOCAN AVENUE. NO OTHER NEW RESIDENTIAL IS PERMITTED.
7	RESIDENTIAL	NEIGHBORHOOD COMMERCIAL	- DRY CREEK MASTER PLAN - FUTURE DEVELOPMENT SHALL RESPECT THE RURAL RESIDENTIAL CHARACTER OF THE FOCUS AREA
8	COMMERCIAL	HIGH DENSITY RESIDENTIAL, SENIOR HOUSING. MIXED USE, OFFICE	- HERITAGE GROVE MASTER PLAN AREA - RETAIL SPACE SHALL NOT EXCEED 130,000 SQUARE FEET (NON-RETAIL COMMERCIAL SPACE IS UNRESTRICTED)
9	COMMERCIAL	OFFICE AND RESIDENTIAL	- HERITAGE GROVE MASTER PLAN AREA - RETAIL SPACE SHALL NOT EXCEED 400,000 SQUARE FEET (NON-RETAIL COMMERCIAL SPACE IS UNRESTRICTED)
10	OFFICE	MEDIUM DENSITY RESIDENTIAL (LIMITED TO 25% OF THE FOCUS AREA ACREAGE)	- HERITAGE GROVE MASTER PLAN AREA
11	OFFICE BUSINESS INCUBATOR	- MEDIUM DENSITY RESIDENTIAL (10 NET ACRES MAX)	- HERITAGE GROVE MASTER PLAN AREA

1.0 LAND USE AND HOUSING

<i>FOCUS AREA</i>	<i>PRIMARY LAND USES</i>	<i>ADDITIONAL USES ALLOWED</i>	<i>DESIGN FEATURES AND OTHER DIRECTIONS</i>
			- DEVELOPMENT AND SITE DESIGN MUST CONSIDER THE COMMON BOUNDARY WITH ADJACENT EDUCATIONAL CAMPUSES (WILLOW INTERNATIONAL COMMUNITY COLLEGE AND CLOVIS UNIFIED FACILITIES), CHURCH CAMPUS, AND ORIENTATION TO CANAL, TRAILS, AND OPEN SPACE - RETAIL SPACE SHALL NOT EXCEED 150,000 SQUARE FEET (NON-RETAIL COMMERCIAL SPACE IS UNRESTRICTED) - PROPOSED LAND USES MUST CONSIDER POTENTIAL FOR COLLEGE-RELATED ECONOMIC DEVELOPMENT
12	COMMERCIAL	- OFFICE - RESIDENTIAL	- HERITAGE GROVE MASTER PLAN AREA - SITE DESIGN MUST CONSIDER THE FOCUS AREA AS A GATEWAY TO CLOVIS AND COMMON BOUNDARY WITH CLOVIS UNIFIED FACILITIES (REAGAN EDUCATION CENTER)
13	URBAN CENTER	AS INDICATED BY GENERAL PLAN	- MASTER PLAN REQUIRED - DEVELOPMENT SHOULD GIVE SPECIAL CONSIDERATION TO BUFFERING OF RESIDENTIAL ADJACENT TO THE FOCUS AREA AND DESIGN FEATURES FOR THE FOCUS AREA AS A GATEWAY TO CLOVIS
14	OFFICE LIGHT INDUSTRIAL	FREEWAY COMMERCIAL	BOUNDARY OF FOCUS AREA CAN BE ADJUSTED AS PART OF THE MASTER PLAN FOR FOCUS AREA 13, BUT THE COMMERCIAL SPACE SHALL NOT EXCEED 375,000 SQUARE FEET IN AREAS DESIGNATED AS MIXED USE/BUSINESS CAMPUS

SOURCE: CLOVIS GENERAL PLAN, LAND USE ELEMENT TABLE LU-4 MIXED-USE FOCUS AREAS AND SPECIFIC PLANS, 2013.

Focus Area 1

As shown in Figure 1.1-11a, Focus Area 1 is located directly north of the intersection of the Sierra Highway and Herndon Avenue. Table 1.1-16 shows the General Plan Land Use Designation of Focus Area 1 is mostly industrial land uses with smaller portions of office uses. Additional land uses allowed in Focus Area 1 include Office and Medium High Density Residential of up to 20 percent of the Focus Area acreage. Key features in this area include the Dry Creek Trail. This area was included in the Herndon-Shepard Specific Plan which will be retired by the end of 2025.

TABLE 1.1-16: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 1

<i>GENERAL PLAN LAND USE DESIGNATION</i>	<i>ACRES</i>
INDUSTRIAL	27.66
OFFICE	2.51
TOTAL	30.16

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 2

As shown in Figure 1.1-11a, Focus Area 2 is located south of the intersection of the Sierra Highway and Herndon Avenue. As shown in Table 1.1-17, the General Plan Use Designation for most of Focus Area 2 is General Commercial. Additional land uses allowed in this Focus Area include High-Density Residential and Mixed-Use buildings with a 4-story maximum height. This area is designated in the General Plan, as General Commercial. This Focus Area has specific instructions for residential development including:

- Only permitted as a part of a vertically-mixed use building above first/ground floor.
- Shall not be within 100 feet of Clovis Avenue or Herndon Avenue.
- Should not be within 500 feet of the freeway (excludes offramps).

Focus Area 2 is not located within any Clovis special planning areas such as Urban Centers, Specific Plan Areas, and Master Plan Areas.

TABLE 1.1-17: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 2

<i>GENERAL PLAN LAND USE DESIGNATION</i>	<i>ACRES</i>
GENERAL COMMERCIAL	36.31
OPEN SPACE	0.12
TOTAL	36.43

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 3

As shown in Figure 1.1-11b, Focus Area 3 is located on Shaw Avenue between the western city boundary and Clovis Avenue. As shown in Table 1.1-18, the General Plan land use designations for all of Focus Area 3 are General Commercial, and Medium and High Density Residential uses. Additional permitted land uses in Focus Area 3 include High Density Residential, Live/Work, and Mixed Use. This Focus Area is a part of the Shaw Avenue Specific Plan.

In the latest General Plan Update, the City of Clovis identified a two-and-a-half-mile stretch of Shaw Avenue as a Focus Area for long term planning and reinvestment. As one of the community's primary commercial corridors, Shaw Avenue links CSU Fresno and older, economically disadvantaged neighborhoods on the west to Loma Vista, the newly developing community on the east side of the City.¹² To help improve low commercial vacancy rates and promote more mixed use development, the Shaw Avenue Commercial Corridor Pattern Book¹³ was developed by the City of Clovis in 2014. This Pattern Book does not provide new regulations for land use requirements but simply offers ideas for property and business owners to improve the look and function of commercial properties, customized to fit the standards in the Shaw Avenue Specific Plan.

TABLE 1.1-18: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 3

GENERAL PLAN LAND USE DESIGNATION	ACRES
GENERAL COMMERCIAL	251.44
MEDIUM DENSITY RESIDENTIAL (4.1-7.0 DU/Ac)	10.68
MEDIUM HIGH DENSITY RESIDENTIAL (7.1-20.0 DU/Ac)	18.81
NEIGHBORHOOD COMMERCIAL	0.51
PUBLIC/QUASI-PUBLIC FACILITIES	1.96
WATER	6.35
TOTAL	289.78

SOURCE: CITY OF CLOVIS, 2025.

¹² CITY OF CLOVIS, SHAW AVE CORRIDOR, N.D. AVAILABLE AT:

WWW.CLOVISCA.GOV/SERVICES/PLANNING_DEVELOPMENT/PLANNING/SHAW_AVENUE_CORRIDOR.PHP ACCESSED APRIL 25, 2025.

¹³ CITY OF CLOVIS, PATTERN BOOK, AVAILABLE AT:

[HTTPS://CMS2.REVIZE.COM/REVIZE/CLOVIS/DOCUMENTS/SERVICES/PLANNING%20DEVELOPMENT/PLANNING/SHAW%20AVENUE%20CORRIDOR/COMMERCIAL-CORRIDOR-PATTERN-BOOK.PDF](https://cms2.revize.com/revize/clovis/documents/services/planning%20development/planning/shaw%20avenue%20corridor/commercial-corridor-pattern-book.pdf)

Focus Area 4

As shown in Figure 1.1-11b, Focus Area 4 is located along Clovis Avenue near the City boundary. As shown in Table 1.1-19, the General Plan Use Designation for Focus Area 4 is Mixed Use Village. Additional allowed uses in Focus Area 4 include Medium High Density Residential of up to 60 percent of the Focus Area acreage. Additionally, this Focus Area provides guidance to preserve an architectural tower feature as a historical monument, give special consideration as gateway to Clovis, and requires pedestrian and bicycled connection to the Old Town Trail. Focus Area 4 is not within Urban Centers, Specific Plan Areas, or Master Plan Areas.

TABLE 1.1-19: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 4

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE VILLAGE	36.31
TOTAL	36.31

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 5

As shown in Figure 1.1-11c, Focus Area 5 is located south of State Highway 168, between Sunnyside and Temperance Avenues. As shown in Table 1.1-20, the General Plan Land Use Designation in Focus Area 5 is Mixed Use Business Campus. Additional land uses allowed in Focus Area 5 Medium includes High Density Residential up to 25 percent of the Focus Area acreage. No Master Plan has been adopted for Focus Area 5.

TABLE 1.1-20: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 5

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE BUSINESS CAMPUS	101.24
TOTAL	101.24

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 6

As shown in Figure 1.1-11c, Focus Area 6 is located roughly in the area between North of the State Highway 168, Ness Avenue, and Armstrong Avenue. As shown in Table 1.1-21, the General Plan Land Use Designation in Focus Area 6 is Mixed Use Business Campus. This area is located in the Herndon Shepard Specific Plan Area. Focus Area 6 includes the California Health Sciences University College of Osteopathic Medicine. Additional land uses permitted in this Focus Area 6 include Live/Work and existing residential land uses. While no additional residential land uses are allowed within Focus Area 6, existing residential uses prior to 2014 continue to be permitted uses.

TABLE 1.1-21: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 6

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE BUSINESS CAMPUS	317.08
TOTAL	317.08

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 7

As shown in Figure 1.1-11c, Focus Area 7 consists of areas within the City boundary and SOI, and is included in the Herndon Shepherd Specific Plan Area (North of Ness Avenue, South of Shepherd Avenue, between Clovis and Armstrong Avenues) and most of the Dry Creek Preserve Master Planning Area. As shown in Table 1.1-22, the General Plan Land Use Designation in Focus Area 7 is mostly Rural Residential (86 percent) and Low Density Residential (9.7 percent). Focus Area 7's Rural and Low Density designations reflects the strong preference of current landowners who to maintain a rural lifestyle. Under the two-acre minimum parcel designation, many larger parcel owners submitted proposed parcel maps to the County, requesting

to divide their 20-acre properties into various configurations of two-acre or larger rural-residential parcels. The R-R designation attracted buyers who desired larger land parcels for a variety of reasons including but not limited to small farming operations, livestock, storage of large equipment, and home-based businesses. Additional land uses allowed in this Focus Area include Neighborhood Commercial. There are specific instructions for future development to respect the rural residential character, defined by the Dry Creek Master Plan, of Focus Area 7.

TABLE 1.1-22: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 7

GENERAL PLAN LAND USE DESIGNATION	ACRES
LOW DENSITY RESIDENTIAL (2.1-4.0 Du/Ac)	72.33
MEDIUM HIGH DENSITY RESIDENTIAL (7.1-20.0 Du/Ac)	0.28
PARK	3.05
RURAL RESIDENTIAL (1 Du/1 Ac)	639.16
SCHOOL	0.05
VERY LOW DENSITY RESIDENTIAL (0.6-2.0 Du/Ac)	28.01
WATER	0.61
TOTAL	743.50

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 8

As shown in Figure 1.1-d, Focus Area 8 is located at the intersection of Minnewawa and Shepherd Avenues within the Northwest Urban Center. As shown in Table 1.1-23, the General Plan Land Use Designation for Focus Area 8 is Mixed Use Village. Additional permitted land uses include High Density Residential, Senior Housing, Mixed Use, and Office. Retail space shall not exceed 130,000 square feet (non-retail commercial space is unrestricted). Focus Area 8 is located within the Northwest Urban Center and the Heritage Grove Master Plan Area. In the Heritage Grove Master Plan, Focus Area 8 is designated as Mixed-Use Village.

TABLE 1.1-23: GENERAL PLAN LAND USE DESIGNATION- FOCUS AREA 8

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE VILLAGE	17.48
TOTAL	17.48

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 9

As shown in Figure 1.1-11d, Focus Area 9 is located at the intersection of Willow and Shepherd Avenues. As shown in Table 1.1-24, the General Plan Designation in Focus Area 9 is Mixed Use Business Campus and Mixed Use Village. Additional land uses allowed in Focus Area 9 include Office and Residential. In Focus Area 9, retail space is not allowed to exceed 400,000 square feet. Focus Area 9 is located within the Northwest Urban Center and the Heritage Grove Master Plan Area. In the Heritage Grove Master Plan, Focus Area 9 is designated as Mixed-Use Village.

TABLE 1.1-24: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 9

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE BUSINESS CAMPUS	1.73
MIXED USE VILLAGE	156.59
TOTAL	158.32

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 10

As shown in Figure 1.1-10d, Focus Area 10 is located south of the intersection of Willow and Behymer Avenues. As shown in Table 1.1-25, the General Plan Land Use Designation in Focus Area 10 is Mixed Use Business Campus. Additional land uses permitted in Focus Area 10 include Medium Density Residential

(limited to 25% of the Focus Area acreage). Focus Area 10 is located within the Northwest Urban Center and the Heritage Grove Master Plan Area. According to the Heritage Grove Master Plan, Focus Area 10 is also designated as Mixed Use/Business Campus.

TABLE 1.1-25: GENERAL PLAN LAND USE DESIGNATION- FOCUS AREA 10

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE BUSINESS CAMPUS	54.19
TOTAL	54.19

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 11

As shown in Figure 1.1-11d, Focus Area 11 is located north of the intersection of Behymer and Willow Avenues. As shown in Table 1.1-26, the General Plan Designation for Focus Area 11 is Mixed Use Village Park and Water. Additional land uses allowed in Focus Area 11 include Medium Density Residential (Limited to 10 net acre maximum). Focus Area 11 is located within the Northwest Urban Center and the Heritage Grove Master Plan Area. In the Heritage Grove Master Plan, Focus Area 11 is designated as Mixed Use Village and Parks.

TABLE 1.1-26: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 11

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE VILLAGE	165.50
PARK	20.42
WATER	4.68
TOTAL	190.60

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 12

As shown in Figure 1.1-11d, Focus Area 12 is located at the intersection of Willow and Copper Avenues near the northern boundary of the Northwest Urban Center. As shown in Table 1.1-27, the General Plan Designation in Focus Area 12 is Mixed Use Village. Additional land uses permitted in Focus Area 12 include Office and Residential. Projects in this Focus Area must consider the Focus Areas as a gateway to Clovis sharing a common boundary with Clovis Unified Facilities. Focus Area 12 is located within the Northwest Urban Center and the Heritage Grove Master Plan Area. In the Heritage Grove Master Plan, Focus Area 12 is designated as Mixed Use Village.

TABLE 1.1-27: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 12

GENERAL PLAN LAND USE DESIGNATION	ACRES
MIXED USE VILLAGE	78.87
TOTAL	78.87

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 13

As shown in Figure 1.1-11e, Focus Area 13 is located in the Northeast Urban Center area, north of Shepherd Avenue and Highway 168. As shown in Table 1.1-28, the General Plan Land Use Designations for Focus Area 13 included a variety of residential uses (low, medium and High density residential) as well as commercial uses, mixed uses, open space, schools, and public facilities. Projects in Focus Area 13 should give special consideration to buffering of adjacent residential uses and incorporating design features that establish the Focus Area as a gateway to Clovis. Focus Area 13 is not within any Specific Plan area or Master Plan area; however, a Master Plan is required for this area.

TABLE 1.1-28: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 13

GENERAL PLAN LAND USE DESIGNATION	ACRES
GENERAL COMMERCIAL	30.34
HIGH DENSITY RESIDENTIAL (20.1-25.0 DU/Ac)	285.86
LOW DENSITY RESIDENTIAL (2.1-4.0 DU/Ac)	775.04
MEDIUM DENSITY RESIDENTIAL (4.1-7.0 DU/Ac)	1,211.70
MEDIUM HIGH DENSITY RESIDENTIAL (7.1-20.0 DU/Ac)	663.30
MIXED USE VILLAGE	219.67
OPEN SPACE	4,045.63
PARK	214.15
PUBLIC/QUASI-PUBLIC FACILITIES	10.90
SCHOOL	351.49
VERY HIGH DENSITY RESIDENTIAL (25.1-43.0 DU/Ac)	101.63
WATER	264.22
TOTAL	8,174.01

SOURCE: CITY OF CLOVIS, 2025.

Focus Area 14

As shown in Figure 1.1-11e, Focus Area 14 is located in the SOI, within the Northeast Urban Center, south of Shepherd Avenue and Highway 168. As shown in Table 1.1-29, the General Plan Land Use Designation in Focus Area 14 are primarily Mixed Use Business Campus (60.3 percent), Mixed Use Village (17.5 percent), and Low Density Residential (16.2 percent). Additional land uses permitted in this area include Freeway Commercial. As described in the Clovis General Plan Table LU-4, commercial development shall not exceed 375,000 square feet within areas designated as Mixed Use/Business Campus.

TABLE 1.1-29: GENERAL PLAN LAND USE DESIGNATION - FOCUS AREA 14

GENERAL PLAN LAND USE DESIGNATION	ACRES
LOW DENSITY RESIDENTIAL (2.1-4.0 DU/Ac)	96.59
MIXED USE BUSINESS CAMPUS	360.06
MIXED USE VILLAGE	104.38
OPEN SPACE	21.49
PARK	13.58
RURAL RESIDENTIAL (1 DU/1 Ac)	0.39
TOTAL	596.48

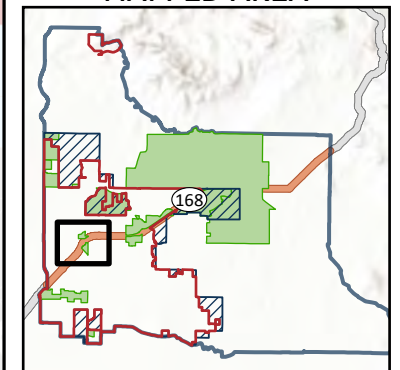
SOURCE: CITY OF CLOVIS, 2025.

FIGURE 1.1-11A EXISTING GENERAL PLAN LAND USES within FOCUS AREAS

MAP GRID: A
FOCUS AREAS: 1-2

-  City of Clovis
-  Sphere of Influence
-  Planning Area
-  Focus Area
-  Focus Area (Inset Map)

MAPPED AREA



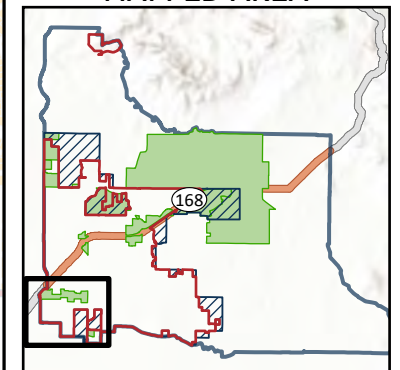
- | | | | | |
|---|---|--|---|--|
|  AG: Agriculture |  MH: Medium High Density Residential |  MU-V: Mixed Use Village |  NC: Neighborhood Commercial |  S: School |
|  RR: Rural Residential |  H: High Density Residential |  MU-BC: Mixed Use Business Campus |  GC: General Commercial |  W: Water |
|  VL: Very Low Density Residential |  VH: Very High Density Residential |  O: Office |  OS: Open Space |  C-SP: Special Commercial |
|  L: Low Density Residential |  I: Industrial |  P: Public/Quasi-Public |  PRC-FC: Planned Rural Community | |
|  M: Medium Density Residential | |  PK: Park | | |

FIGURE 1.1-11B EXISTING GENERAL PLAN LAND USES within FOCUS AREAS

MAP GRID: B
FOCUS AREAS: 3-4

-  City of Clovis
-  Sphere of Influence
-  Planning Area
-  Focus Area
-  Focus Area (Inset Map)

MAPPED AREA



- | | | | | |
|---|---|--|---|---|
|  AG: Agriculture |  MH: Medium High Density Residential |  MU-V: Mixed Use Village |  NC: Neighborhood Commercial |  S: School |
|  RR: Rural Residential |  H: High Density Residential |  MU-BC: Mixed Use Business Campus |  GC: General Commercial |  W: Water |
|  VL: Very Low Density Residential |  VH: Very High Density Residential |  O: Office |  OS: Open Space |  C-SP: Special Commercial |
|  L: Low Density Residential |  I: Industrial |  I: Industrial |  P: Public/Quasi-Public |  PRC-FC: Planned Rural Community |
|  M: Medium Density Residential | | |  PK: Park | |

FIGURE 1.1-11C EXISTING GENERAL PLAN LAND USES within FOCUS AREAS

MAP GRID: C
FOCUS AREAS: 5-7

- City of Clovis
- Sphere of Influence
- Planning Area
- Focus Area
- Focus Area (Inset Map)

MAPPED AREA

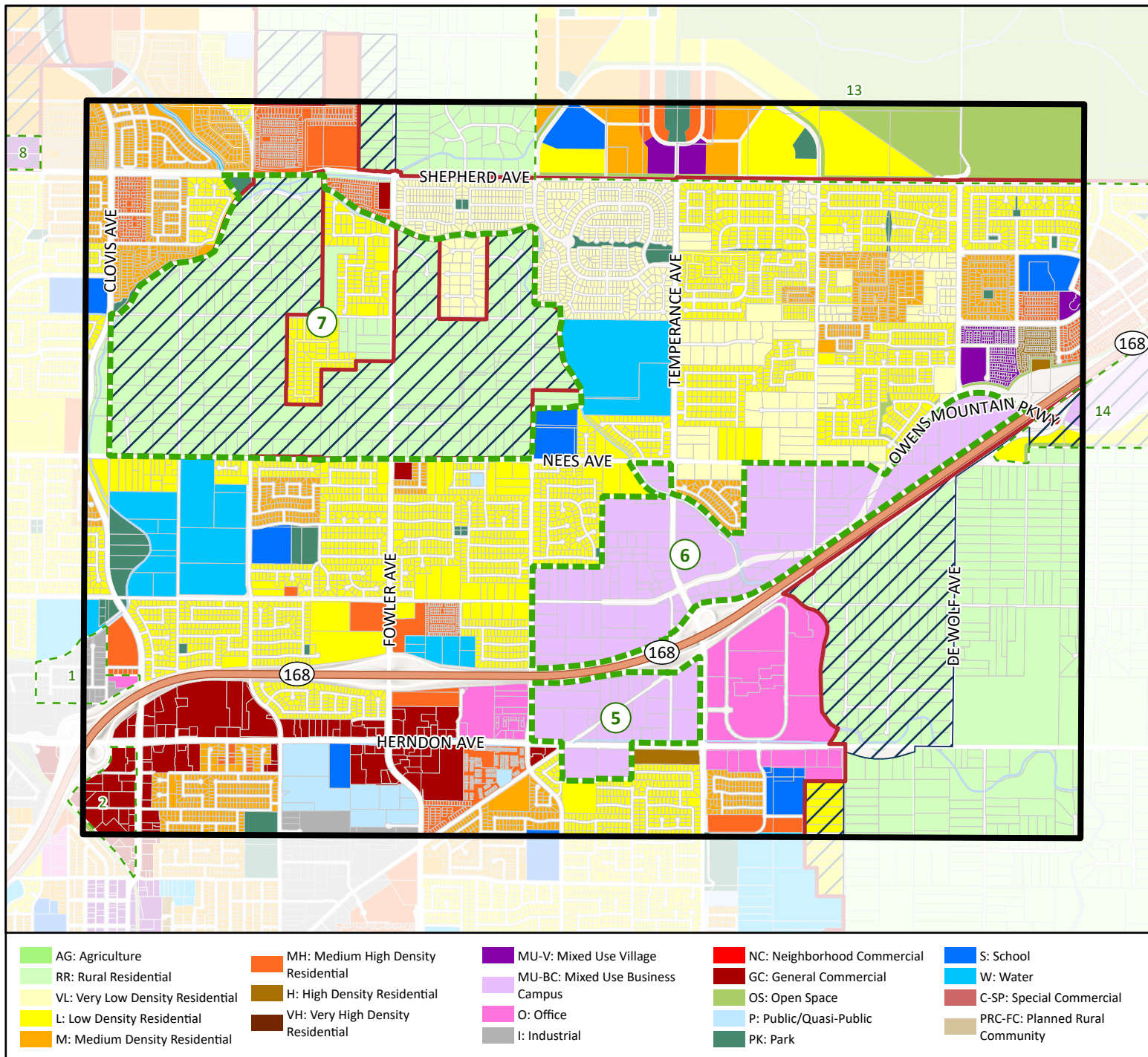
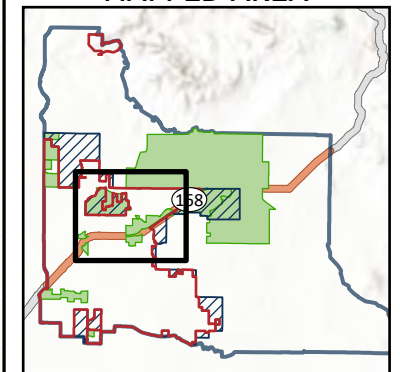
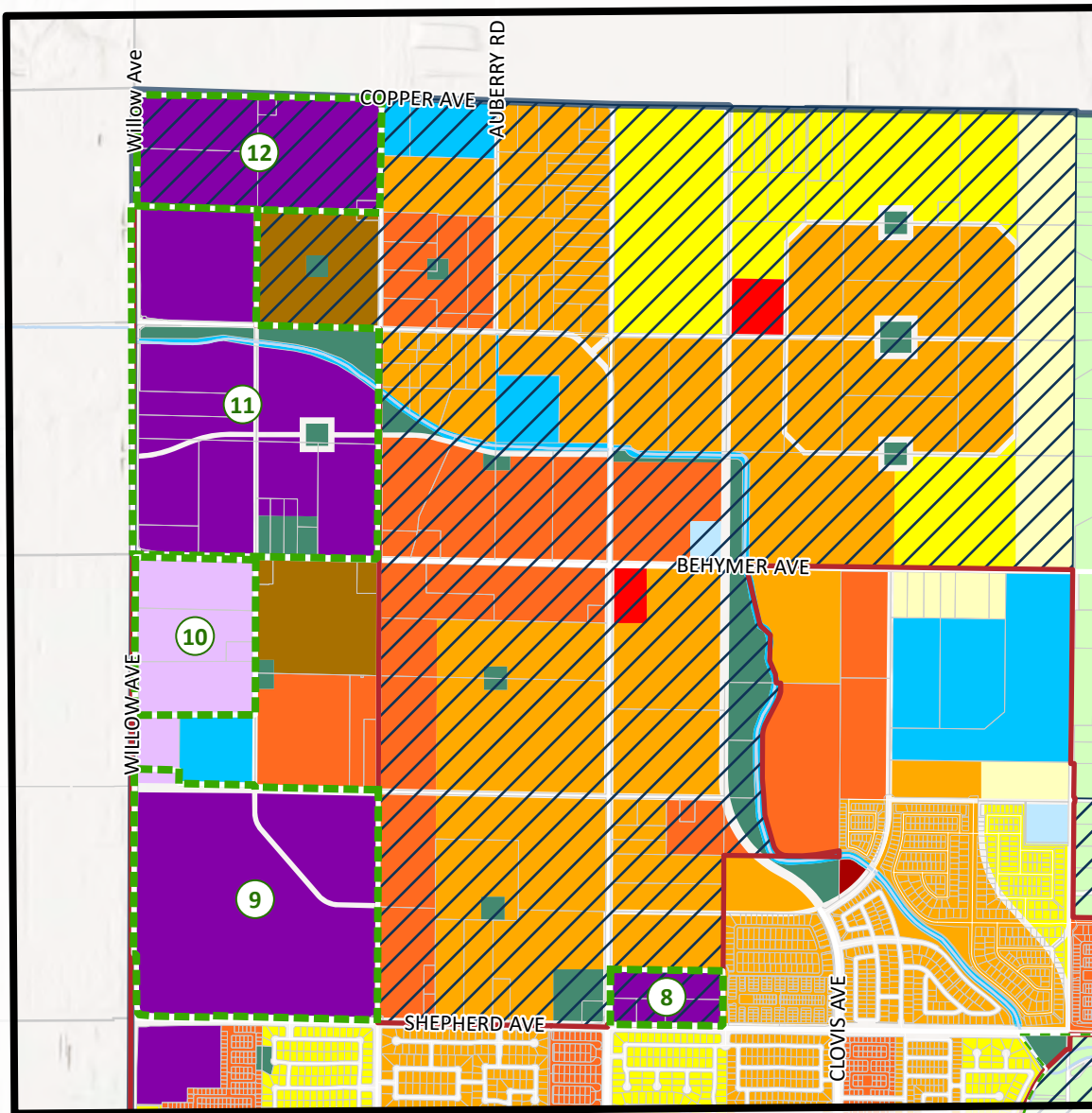
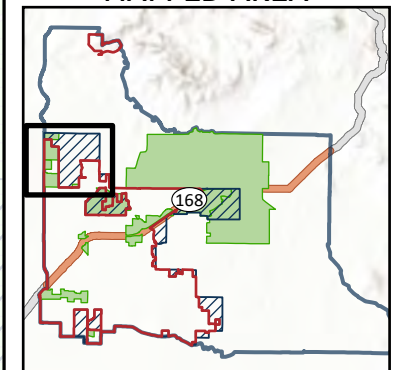


FIGURE 1.1-11D EXISTING GENERAL PLAN LAND USES within FOCUS AREAS

MAP GRID: D
FOCUS AREAS: 8-12

-  City of Clovis
-  Sphere of Influence
-  Planning Area
-  Focus Area
-  Focus Area (Inset Map)

MAPPED AREA



- | | | | | |
|---|---|--|---|---|
|  AG: Agriculture |  MH: Medium High Density Residential |  MU-V: Mixed Use Village |  NC: Neighborhood Commercial |  S: School |
|  RR: Rural Residential |  H: High Density Residential |  MU-BC: Mixed Use Business Campus |  GC: General Commercial |  W: Water |
|  VL: Very Low Density Residential |  VH: Very High Density Residential |  O: Office |  OS: Open Space |  C-SP: Special Commercial |
|  L: Low Density Residential |  M: Medium Density Residential |  I: Industrial |  P: Public/Quasi-Public |  PRC-FC: Planned Rural Community |
| | | |  PK: Park | |

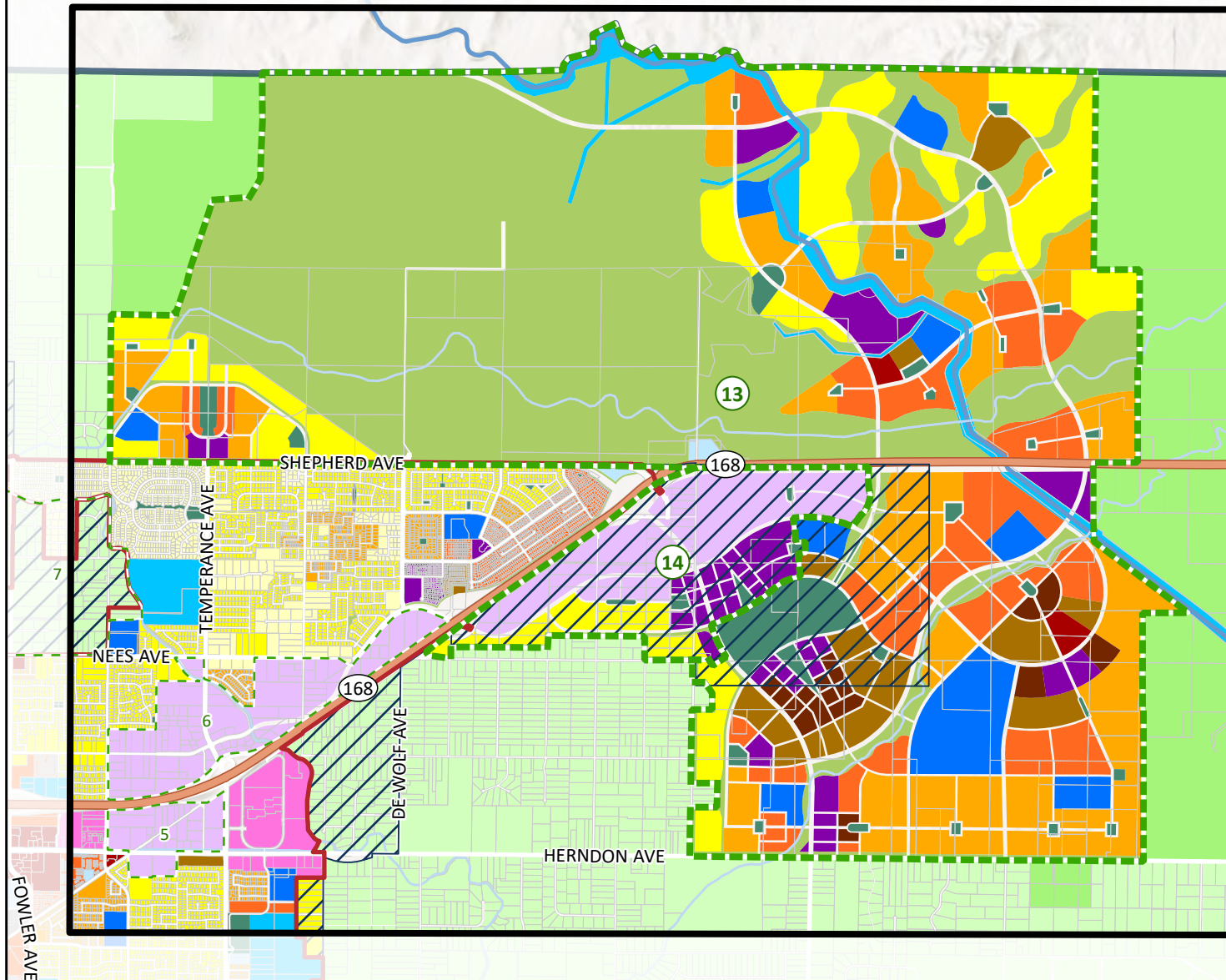
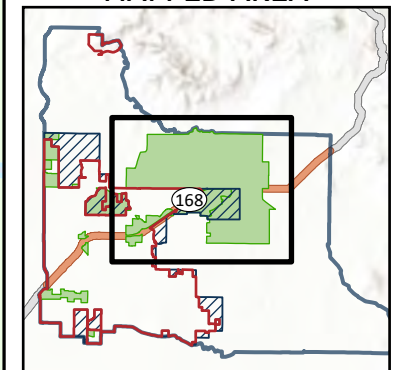
FIGURE 1.1-11E

EXISTING GENERAL PLAN LAND USES within FOCUS AREAS

MAP GRID: E
FOCUS AREAS: 13-14

-  City of Clovis
-  Sphere of Influence
-  Planning Area
-  Focus Area
-  Focus Area (Inset Map)

MAPPED AREA



- | | | | | |
|---|---|--|---|---|
|  AG: Agriculture |  MH: Medium High Density Residential |  MU-V: Mixed Use Village |  NC: Neighborhood Commercial |  S: School |
|  RR: Rural Residential |  H: High Density Residential |  MU-BC: Mixed Use Business Campus |  GC: General Commercial |  W: Water |
|  VL: Very Low Density Residential |  VH: Very High Density Residential |  O: Office |  OS: Open Space |  C-SP: Special Commercial |
|  L: Low Density Residential | |  I: Industrial |  P: Public/Quasi-Public |  PRC-FC: Planned Rural Community |
|  M: Medium Density Residential | | |  PK: Park | |

DE NOVO PLANNING GROUP
A LAND USE PLANNING, DESIGN, AND ENVIRONMENTAL FIRM

IMPROVEMENT AREAS

As shown in Figure 1.1-5, areas south of Highway 168 and west of Clovis Avenue, including the neighborhoods of Old Town Clovis, adjacent to Shaw Avenue, Barstow Avenue industrial area, Shaw Avenue West, and Old Helm Ranch, are designated as Improvement Areas in the 2014 General Plan. Current General Plan Land Use Policy 1.1 requires the City to establish and implement long term plans to address deficiencies in comparison to more recently developed areas.

As shown in Figure 1.1-5, a portion of Clovis' improvement area overlaps with the Central Clovis Specific Plan Area. Table 1.1-30 shows the assessed land uses for the Improvement Area. The primary assessed land uses within the Improvement Area include Residential (35 percent) and Commercial (30 percent).

TABLE 1.1-30: ASSESSED LAND USES WITHIN IMPROVEMENT AREA

ASSESSED LAND USE	WITHIN CENTRAL CLOVIS SPECIFIC PLAN (ACRES)	NOT WITHIN CENTRAL CLOVIS SPECIFIC PLAN (ACRES)	TOTAL (ACRES)	% OF AREA
COMMERCIAL	66.5	414.9	481.4	30%
GOVERNMENT/EXEMPT	40.5	95.7	136.2	8%
INDUSTRIAL	22.6	38.1	60.7	4%
MULTIFAMILY- RESIDENTIAL	24.8	311.2	336	21%
RESIDENTIAL	113.3	464.9	578.2	35%
TENTATIVE MAP	4.2	--	4.2	0%
NOT ASSESSED/UNKNOWN	0.5	2.5	3	0%
UTILITIES	3.6	1.1	4.7	0%
RESIDENTIAL (CONDO)	--	7.3	7.3	0%
ROW/COMMON AREA	--	20.1	20.1	1%
TOTAL	276.0	1,355.8	1631.8	100%

SOURCE: CITY OF CLOVIS, 2025.

Fresno County General Plan

The County of Fresno controls land use decisions within unincorporated areas of the County including the City of Clovis SOI and Planning Area. The County's General Plan establishes land uses for lands within all unincorporated areas of the County, including the City of Clovis SOI and Planning Area.

Fresno County Zoning

The County's Zoning designations for areas within the SOI and Planning Area are summarized in Table 1.1-31 and the County's Zoning designations for the unincorporated area around the City are shown on Figure 1.1-12. Table 1.1-31 shows that the majority of the Planning Area surrounding the City is zoned for agriculture uses.

TABLE 1.1-31: SURROUNDING LAND USES (FRESNO COUNTY GENERAL PLAN ZONING DESIGNATIONS)

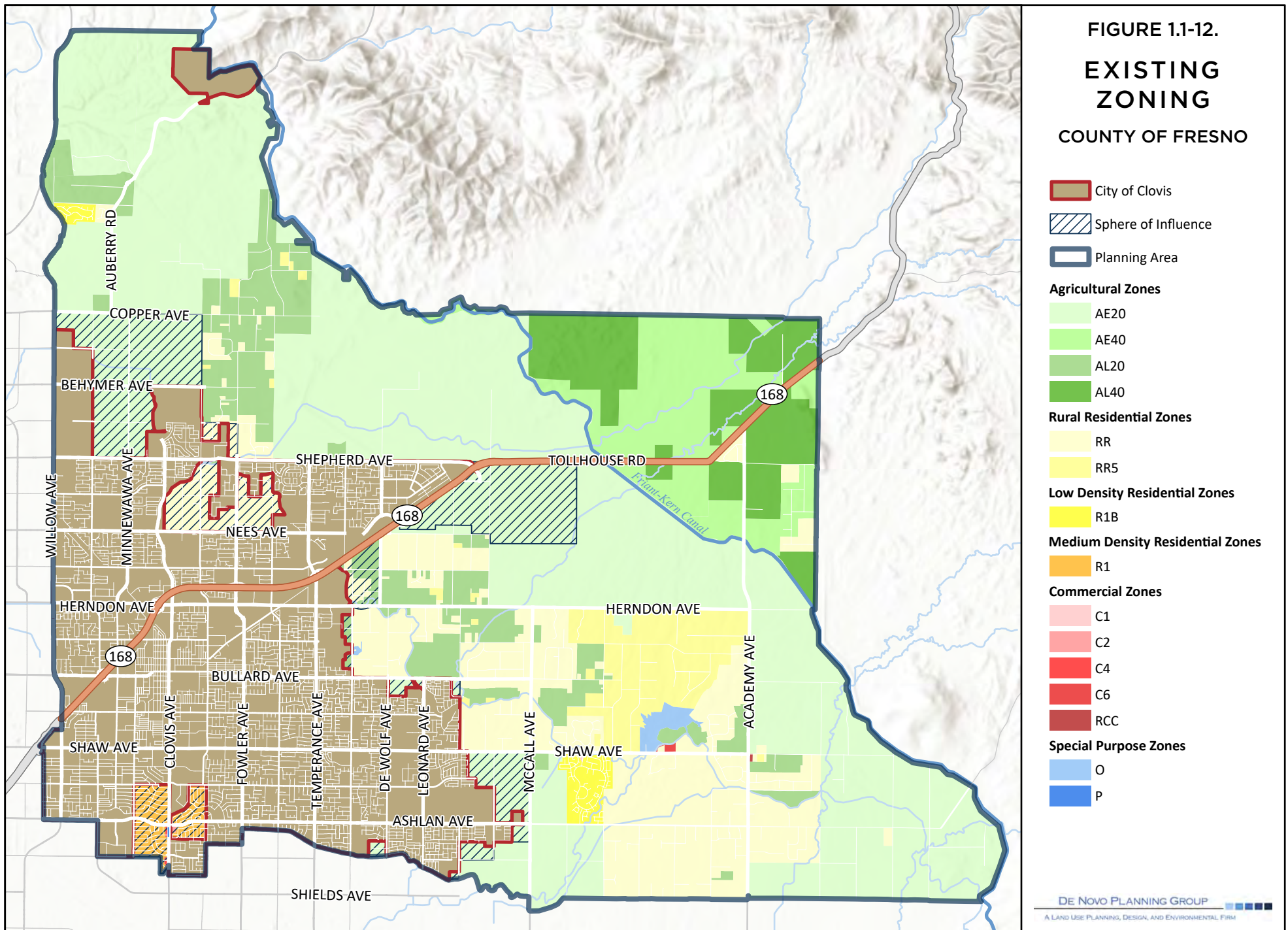
<i>FRESNO COUNTY GENERAL PLAN ZONING DESIGNATIONS</i>	<i>PLANNING AREA (ACRES)</i>	<i>SOI (ACRES)</i>	<i>GRAND TOTAL (ACRES)</i>
AGRICULTURE	30,922.0	3,771.3	34,693.3
AE20	20,626.6	3,538.1	24,164.7
AE40	3,230.7	--	3,230.7
AL20	4,031.8	233.2	4,265.0
AL40	3,032.9	--	3,032.9
COMMERCIAL	22.3	14.9	37.2
C1	4.2	0.4	4.7
C2	--	5.1	5.1
C4	--	7.7	7.7
C6	14.1	1.7	15.8
RCC	4.0	--	4.0
RES-LOW	461.3	--	461.3
R1B	461.3	--	461.3
RES-MEDIUM	--	493.5	493.5
R1	--	493.5	493.5
RES-RURAL	9,162.0	802.8	9,964.8
RR	7,132.5	802.8	7,935.3
RR5	2,029.4	0.0	2,029.4
SPECIAL ZONE	179.3	1.8	181.1
O	179.3	--	179.3
P	--	1.8	1.8
GRAND TOTAL	40,746.8	5,084.3	45,831.1

SOURCES: GIS LAND USE DATA FILE 2024; DE NOVO PLANNING GROUP, 2025.

FIGURE 1.1-12.

EXISTING ZONING

COUNTY OF FRESNO



1.2 HOUSING PLANS AND PROJECTS

This section provides a brief summary of the City’s housing plans and projects. For additional information related to housing statistics and demographics, see Chapter 3.0 of this Existing Conditions Report.

LOCAL REGULATORY FRAMEWORK

The regulatory framework discussion describes laws and regulations that guide land use decisions as they relate to the General Plan and housing requirements.

Regional Housing Needs Allocation (RHNA)

California General Plan law requires each city and county to have land zoned to accommodate a fair share of the regional housing need. The share is known as the Regional Housing Needs Allocation (RHNA) and is based on a Regional Housing Needs Plan (RHNP) developed by the councils of government. The Fresno Council of Governments (FCOG) is the lead agency for developing the RHNP for the Fresno County area. Clovis’ fair share of the adopted RHNA for the 2023-2031 housing cycle is summarized in Table 1.2-1.

The City is not required to ensure that adequate development to accommodate the RHNA occurs; however, the City must facilitate housing production by ensuring that land is available and that unnecessary development constraints have been removed. The City’s Housing Element, adopted in 2024, provides for the accommodation of the 2023-2031 RHNA that has been assigned to the City of Clovis.

TABLE 1.2-1: REGIONAL HOUSING NEEDS ALLOCATION 2023-2031

	LOWER-INCOME UNITS		MODERATE INCOME	ABOVE MODERATE INCOME	TOTAL
	VERY LOW	LOW			
2023-2031 RHNA	2,926	1,549	1,448	3,054	8,977
	4,475				
PLANNED AND APPROVED PROJECTS	0	279	727	1,196	2,202
RHN OVERLAY SITES	1,026		0	0	1,026
OTHER SITES OUTSIDE OF PLAN AREAS	146		487	1,153	1,786
CENTRAL CLOVIS SPECIFIC PLAN	14		105	29	148
LOMA VISTA SPECIFIC PLAN	1,208		588	953	2,749
HERITAGE GROVE CITY CENTER VILLAGES MASTER PLAN	783		822	728	2,197
HERITAGE GROVE DEVELOPMENT CO. SPECIFIC PLAN "URBAN CENTER"	1,154		336	1,167	2,218
HERITAGE GROVE DEVELOPMENT CO SPECIFIC PLAN-PHASES 1A AND 1B	0		0	1,167	1,167
OTHER NEAR TERM ANNEXATION PROJECTS	0		0	1,195	1,195
ADUS	40	40	40	13	133
TOTAL	4,690		3,105	7,026	14,821
SURPLUS/SHORTFALL	215		1,657	3,972	5,844

SOURCE: CITY OF CLOVIS, GENERAL PLAN, 2023-2031 HOUSING ELEMENT, TABLES 5-20

EXISTING SETTING

Regional Housing Needs Allocation (RHNA)

The final Regional Housing Needs Allocation (RHNA) plan for the sixth housing cycle, beginning June 30, 2023, and ending December 31, 2031, was adopted by the Fresno County Council of Governments (Fresno COG) on November 17, 2022. The Clovis General Plan Housing Element Update for the same period was adopted on November 4, 2024.

In accordance with State law, Fresno COG prepared a methodology to distribute the units assigned to the region across 16 jurisdictions, which considers all required factors and advances the statutory objectives. The methodology was developed under the leadership of the Fresno COG committee structure with technical guidance from a RHNA Subcommittee composed of 20 members and input from community members and stakeholders. The RHNA Plan identifies the number of units by income affordability level that must be planned for in each Fresno COG member jurisdiction's sixth cycle housing element. As shown in Table 1.2-2, Clovis' Regional Housing Needs Allocation is 8,977 total units during the current cycle under various income levels as detailed below.

TABLE 1.2-2: REGIONAL HOUSING NEEDS ALLOCATION 2023-2031 CYCLE RHNA

	VERY LOW		LOW		MODERATE		ABOVE MODERATE		TOTAL HOUSING UNITS
	%	HOUSING UNITS	%	HOUSING UNITS	%	HOUSING UNITS	%	HOUSING UNITS	
CLOVIS	32.6%	2,926	17.3%	1,549	16.1%	1,448	34.0%	3,054	8,977
COALINGA	27.7%	157	17.0%	96	15.7%	89	39.6%	224	566
FIREBAUGH*	23.0%	102	10.4%	46	14.9%	66	51.7%	229	443
FOWLER	27.7%	94	16.8%	57	13.9%	47	41.6%	141	339
FRESNO*	25.6%	9,440	16.0%	5,884	15.3%	5,638	43.1%	15,904	36,866
HURON*	14.1%	45	14.1%	45	17.2%	55	174	54.5%	319
KERMAN*	26.8%	285	12.6%	134	15.8%	168	44.8%	476	1,063
KINGSBURG	28.1%	248	18.3%	161	17.0%	150	36.6%	323	882
MENDOTA*	20.1%	129	10.6%	68	15.1%	97	54.2%	348	642
ORANGE COVE*	14.1%	66	10.4%	49	18.3%	86	57.1%	268	469
PARLIER*	20.1%	147	12.8%	94	14.7%	108	52.4%	384	733
REEDLEY*	27.5%	403	12.5%	183	14.4%	211	45.5%	666	1,463
SANGER*	27.6%	412	12.9%	193	16.4%	245	43.1%	644	1,494
SAN JOAQUIN*	19.5%	39	14.0%	28	18.0%	36	48.5%	97	200
SELMA*	26.3%	393	11.1%	165	15.6%	233	47.0%	701	1,492
UNINCORPORATED COUNTY	30.0%	706	16.6%	391	15.7%	370	37.6%	883	2,350
HCD REQUIREMENT	26.7%	15,592	15.7%	9,143	15.5%	9,047	42.1%	24,516	58,298

SOURCE: FRESNO COUNCIL OF GOVERNMENTS, SIXTH CYCLE REGIONAL HOUSING NEEDS ALLOCATION PLAN

Housing Element

The City's Housing Element, one of the seven mandated General Plan elements, was adopted in November 2024. The Clovis General Plan Housing Element is designed to provide the City with a coordinated and comprehensive strategy for promoting the production of safe, decent, and affordable housing within the community. A priority of both State and local governments, Government Code Section 65580 states the intent of creating housing elements:

"The availability of housing is of vital statewide importance, and the early attainment of decent housing and a suitable living environment for every Californian, including farmworkers, is a priority of the highest order."

The Housing Element Purpose:

1. To provide an assessment of both current and future housing needs and constraints to meeting those needs; and
2. To provide housing goals, policies, and programs that establish a strategy for attaining adequate housing for all segments of the population.

According to the Housing Element, similar to regional trends, Clovis is expected to have significant population (23.6 percent)¹⁴ and employment growth (25.3 percent)¹⁵ between 2019-2050. The Housing Element focuses on strategies to build affordable housing for people of all income levels in areas of the City with easy access to high-quality educational and economic opportunities.

¹⁴ City of Clovis, Sixth Cycle Housing Element, 2024.

¹⁵ City of Clovis, Sixth Cycle Housing Element, 2024.

The Housing Element serves as an integrated part of the General Plan, but is updated more frequently, as required by State law, to ensure its relevancy and accuracy. The Housing Element identifies strategies and programs that focus on:

- Matching housing supply with need;
- Maximizing housing choice throughout the community; Assisting in the provision of affordable housing;
- Removing governmental and other constraints to housing investment; and
- Promoting fair and equal housing opportunities.

Housing Element Organization:

The Clovis Housing Element satisfies the requirements of state law (Government Code Section 65583(a)) and includes information on the following topics and issues:

- **Chapter 1 - Introduction.** This chapter includes an introduction to the Housing Element, description of state housing element law, general plan consistency, and a summary of community participation.
- **Chapter 2 - Housing Plan.** This chapter establishes goals, policies, and implementation programs to affirmatively further fair housing and meet the City's housing needs for all residents, including residents at all income levels and those with special needs.
- **Chapter 3 - Housing Needs Assessment.** This chapter analyzes demographic and socio-economic conditions; existing housing stock characteristics; housing affordability, overpayment, and overcrowding; and special needs for persons experiencing homelessness, persons with disabilities, seniors, large families, farmworkers, and female-headed households.
- **Chapter 4 - Assessment of Fair Housing.** This chapter provides an analysis of fair housing issues in the City, including integration and segregation, racially or ethnically concentrated areas of poverty, disparities in access to opportunity, and disproportionate housing needs.
- **Chapter 5 - Sites Inventory.** This chapter identifies opportunities for housing production to meet the City's fair share of regional housing needs, as determined by the Regional Housing Needs Allocation (RHNA).
- **Chapter 6 - Constraints Analysis.** This chapter analyzes potential governmental constraints on the production of housing, including land use controls, permits and processing procedures, fees, and zoning for a variety of housing types. This chapter also analyzes non-governmental constraints such as land and development costs and the availability of financing.
- **Chapter 7 - Opportunities for Energy Conservation.** This chapter analyzes opportunities for energy conservation in residential development including green building and energy-efficiency requirements and energy conservation programs.
- **Chapter 8 - Evaluation of the Previous Housing Element.** This chapter summarizes accomplishments during the previous Housing Element planning period and evaluates each of the previous programs.

Housing Trust Fund

The Housing Element included Program H10. Local Housing Trust Fund.

The Program states that the City shall establish a Local Housing Trust Fund (“Housing Trust Fund”) for Affordable Housing that meets the requirements of the Department of Housing and Community Development (HCD) and shall contribute at least \$1.8 million in general fund money to the Housing Trust Fund. The City made an initial contribution of \$1 million to the Housing Trust Fund approved with the 2024/25 Fiscal Year (FY) budget, and a second contribution of \$100,000 approved with the 2025/2026 FY budget. The City is committed to providing no less than an additional \$100,000 contribution to the Housing Trust Fund on an annual basis through a minimum FY 2032-33.

Trust Fund Projects

The City of Clovis has awarded \$1,000,000 under the Clovis Affordable Housing Trust Fund Program to the 135 Osmun Senior Apartments, a 47-unit senior project.

The project is in the pre-development stage, and is actively searching for and applying for development financing to enable start of construction. Additionally, the 135 Osmun Senior Apartments project has also received \$1,481,281 in PLHA funds from the City of Clovis, which has been committed via a funding agreement dated May 20, 2024.

Planning Projects in Progress

As shown in Table 1.2-3 and Figure 1.2-1, the City of Clovis has a diverse set of pipeline development projects at varying stages of review that collectively reflect the City’s near-term growth, housing, and community development outlook. These projects include several large-scale master-planned and specific plan areas—such as the Heritage Grove H-Land Specific Plan (approximately 880 acres) and the Vista Ranch Master Plan (approximately 509 acres)—which are primarily located in the City’s northern growth areas and are anticipated to deliver substantial residential development by 2026. The pipeline also includes smaller but strategic projects, such as annexations and tract maps (e.g., Quail Run Annexation and multiple Granville residential tract maps), which contribute incremental housing supply and infrastructure extensions. In addition, the Infill Rezone – Housing Element Program H11 represents a citywide rezoning effort to meet State housing obligations by increasing residential capacity on approximately 54 acres, while the Historic Preservation District project focuses on regulatory preservation and community character in Old Town Clovis rather than new development. Collectively, these projects illustrate a diverse development pipeline that includes large master-planned communities, infill housing capacity, annexations, and historic preservation initiatives, with projected completion timelines through 2026, and several newer applications currently under review.

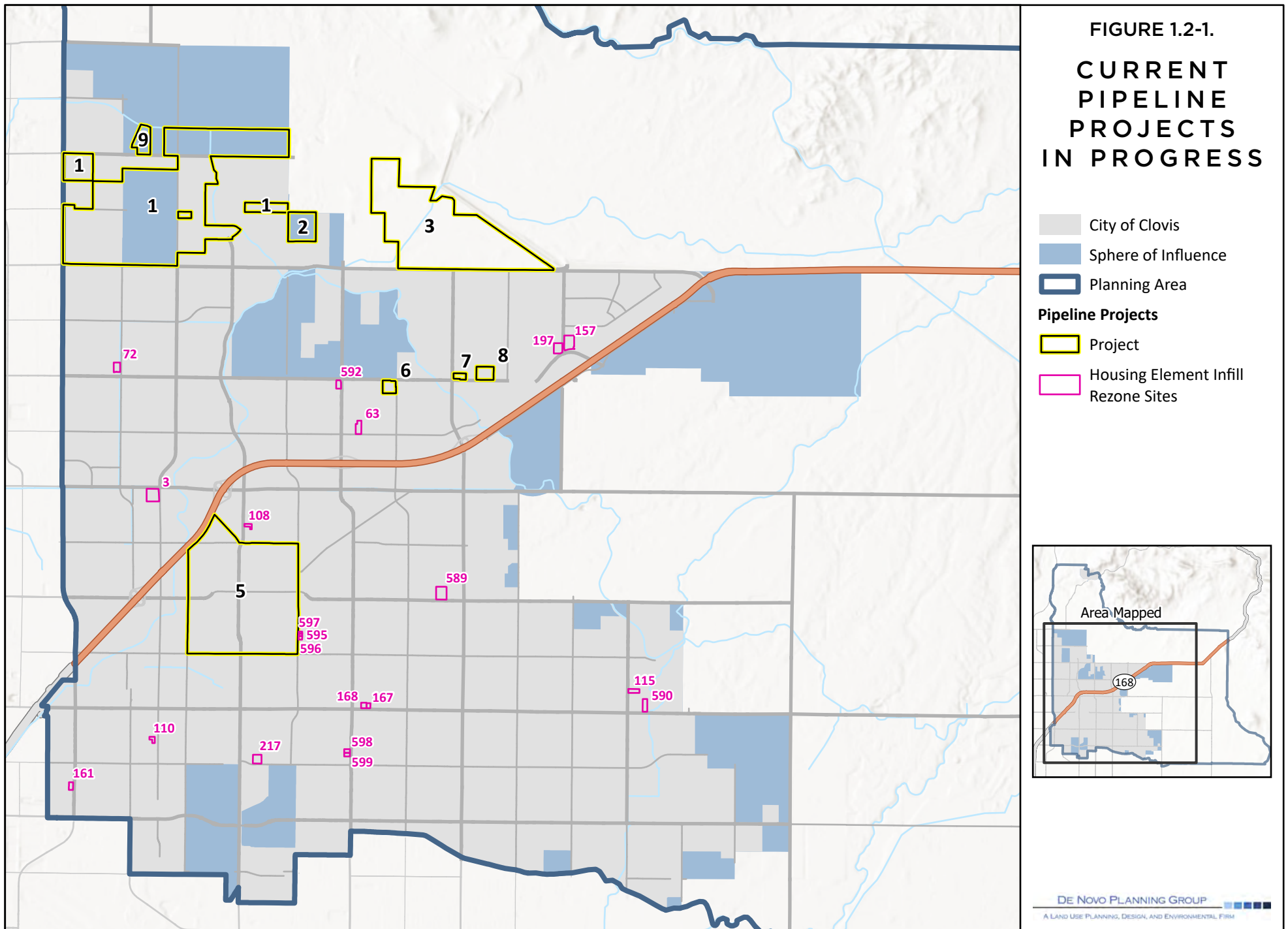
1.0 LAND USE AND HOUSING

TABLE 1.2-3: CURRENT CLOVIS PIPELINE PROJECTS

#	NAME	DESCRIPTION	LOCATION	ENTITLEMENTS	PROJECTED COMPLETION
1	HERITAGE GROVE H-LAND SPECIFIC PLAN	±880 ACRE PLAN AREA	GENERALLY, NORTH OF SHEPHERD & EAST OF WILLOW AVENUES	GPA2023-001, R2023-001, RO308	SUMMER 2026
2	QUAIL RUN ANNEXATION	ANNEXATION OF 18 LOT SUBDIVISION	NE AREA OF SHEPHERD AND SUNNYSIDE AVENUES	RO313, R2024-008	FALL 2025
3	VISTA RANCH MASTER PLAN	±509 ACRE MASTER PLAN AREA	NE AREA OF SHEPHERD AND FOWLER AVENUES	GPA2023-004, 005, 006, R2023-007, 008, TM6438, RO312	EARLY 2026
4	INFILL REZONE – HOUSING ELEMENT PROGRAM H11 (HOUSING SETTLEMENT REQUIREMENT)	REZONE SITES 19 PARCELS (54 ACRES) TO CREATE THE CAPACITY TO PROVIDE APPROXIMATELY 1,284 HOUSING UNITS	SEE EXHIBIT	GPA2024-003, R2024-002	EARLY 2026
5	HISTORIC PRESERVATION DISTRICT	ESTABLISH HISTORIC PRESERVATION FOR THE OLD TOWN CLOVIS AREA	SEE EXHIBIT	OA2024-002	TBD
6	GRANVILLE TM 6492	72 LOT TRACT MAP AND GPA FROM LOW TO MH FOR ±7.85-ACRE PROPERTY	SW AREA OF NEES AND ARMSTRONG	TM6492, GPA, Re, PDP, RSPR	APPLICATION RECENTLY RECEIVED AND CONSIDERED INCOMPLETE
7	GRANVILLE TM 6515	21 LOT TRACT MAP AND GPA FROM VL TO M FOR ±3.89-ACRE PROPERTY		TM6516, GPA2025-00X, R2025-00X, MD2025-00X, RSPR2025-00X	APPLICATION RECENTLY RECEIVED AND CONSIDERED INCOMPLETE
8	GRANVILLE TM 6526	48 LOT TRACT MAP AND GPA FROM VL TO L FOR APN 559-080-25	NORTH OF NEES AVE BETWEEN TEMPERANCE AND LOCAN AVE	TM6526, GPA, Re	APPLICATION RECENTLY RECEIVED AND CONSIDERED INCOMPLETE
9	GRANVILLE TM 6528	139 LOT TRACT MAP AND ANNEXATION	NE AREA OF BEHYMER AND PEACH AVEN	TM6528, ANNEXATION	APPLICATION RECENTLY RECEIVED AND CONSIDERED INCOMPLETE

SOURCE: CITY OF CLOVIS JULY 2025.

FIGURE 1.2-1.
CURRENT
PIPELINE
PROJECTS
IN PROGRESS



Sources: City of Clovis; Fresno County GIS.
 Map date: January 12, 2026.

