

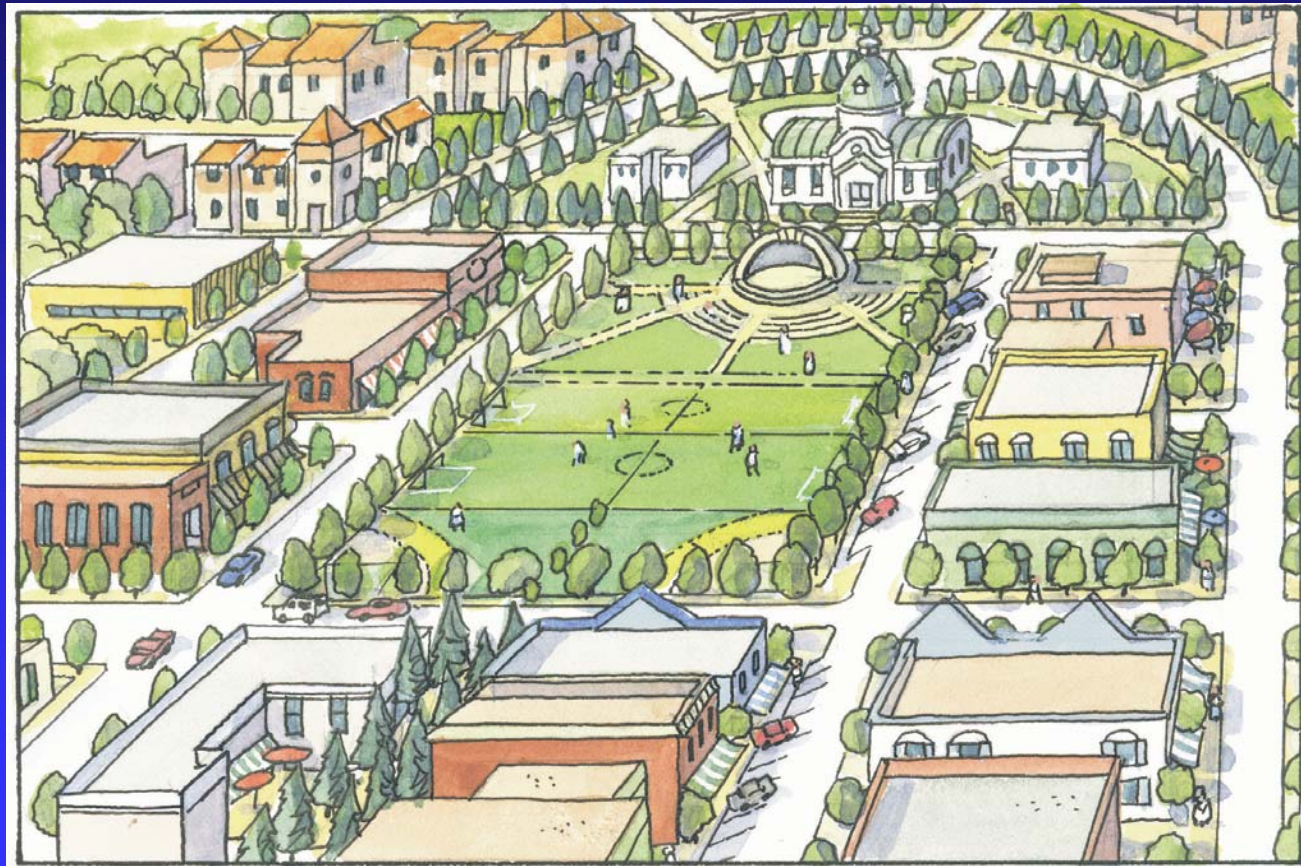
Planning Our Community

Land Use Planning



4

Planning for development creates a physical setting that allows land uses to work together, forming a Community.



Police Power



- Legal basis for planning and land use regulation
- City's responsibility to protect the public health, safety and welfare of its residents



General Plan

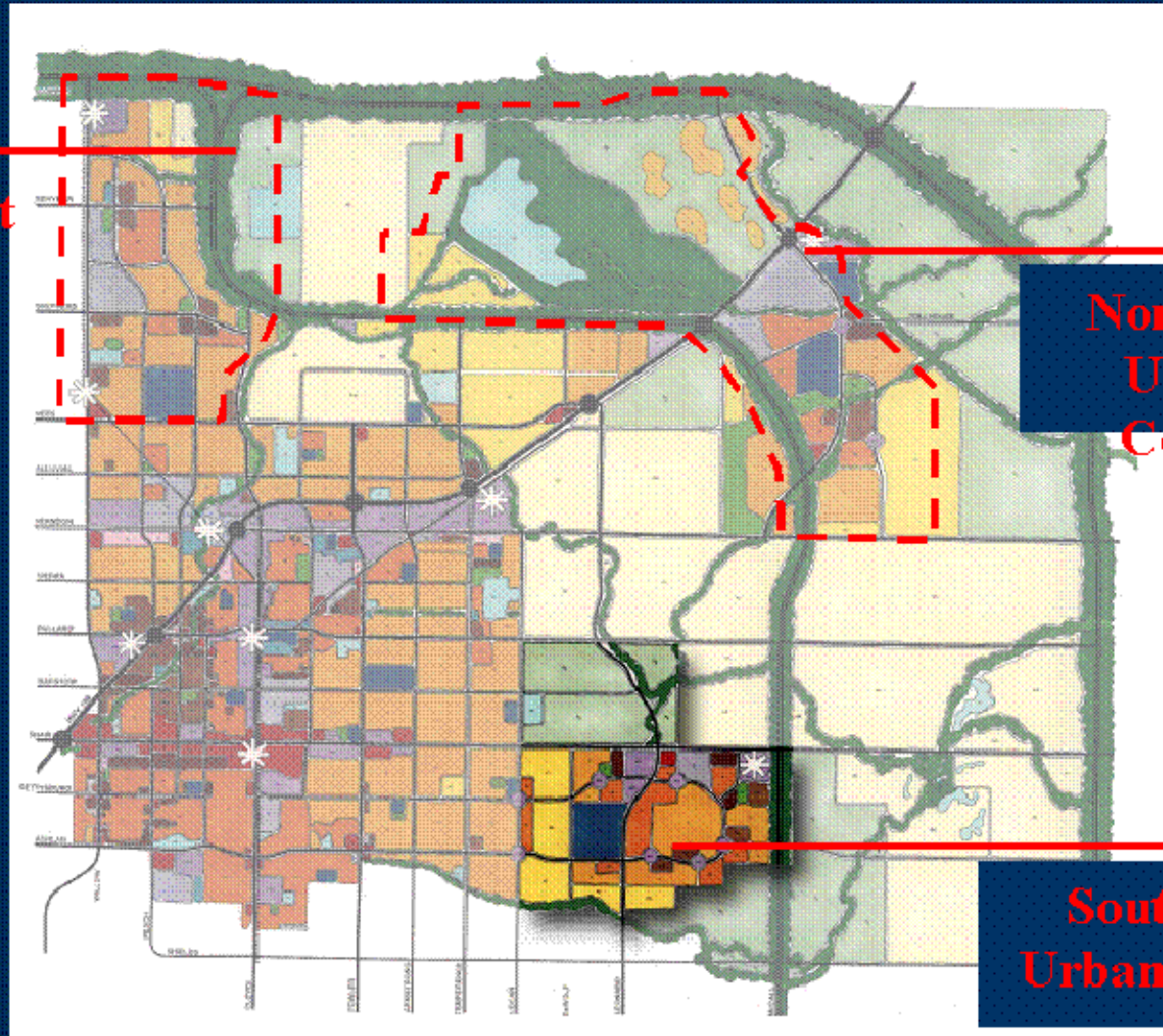
- Comprehensive, long term plan (blue print) for the physical development of the city
- “Constitution” for development within the community
- State Law requires that the general plan include seven mandatory elements



General Plan



**Northwest
Urban
Center**

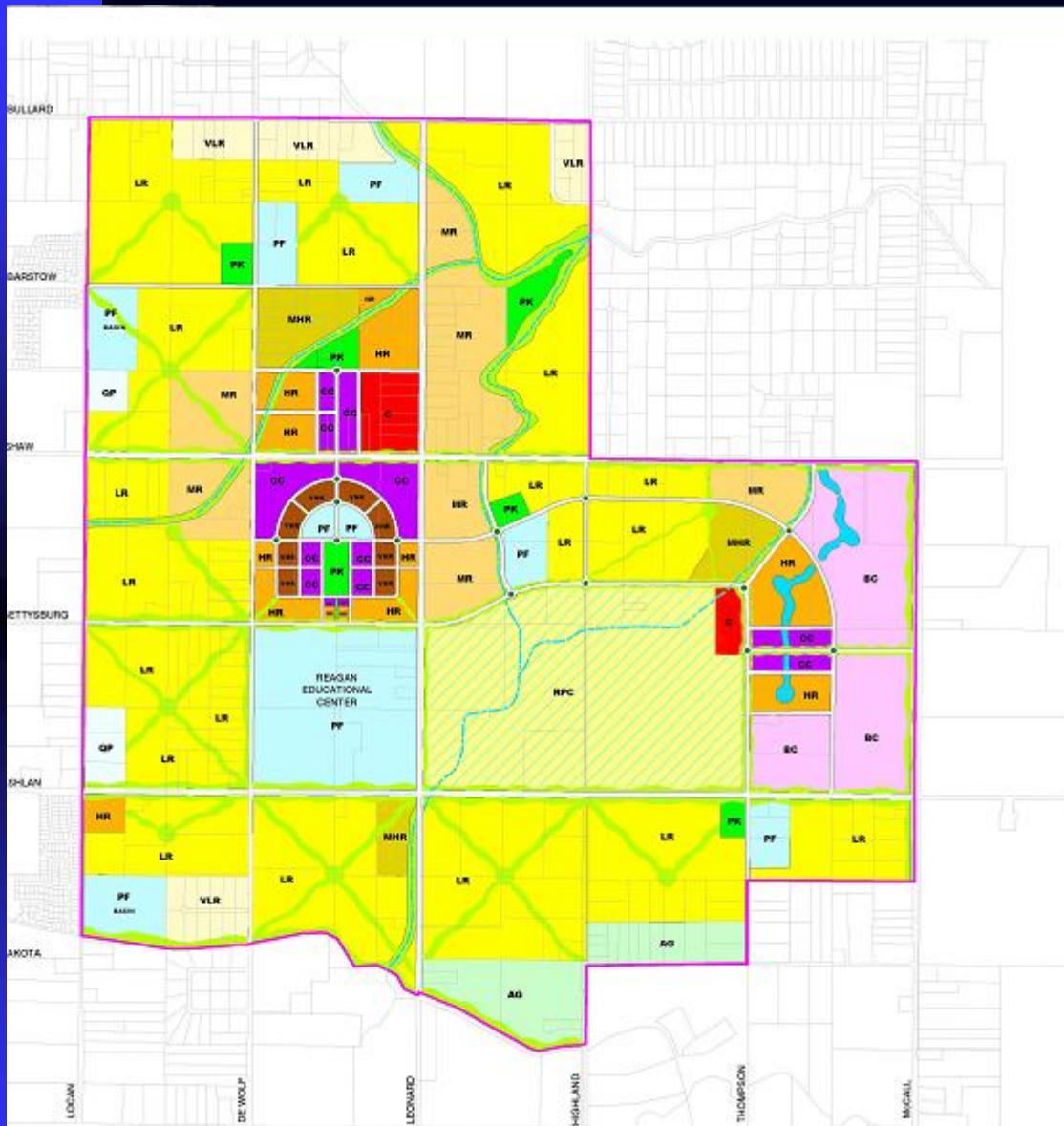


**Northeast
Urban
Center**

**Southeast
Urban
Center**

Southeast Urban Center

- First Urban Center anticipated by the 1993 General Plan
- Incorporates 3,307 acres
- Centers around the Reagan Educational Center
- Development includes a Village Square and a system of paseos (connecting greenbelts and open spaces)



Land Use Plan

- Agriculture
- Very Low Residential (0.5 - 2 du/ac)
- Gettysburg/Ashlan Master Planned Community
- Low Residential (2 - 4 du/ac)
- Medium Residential (4 - 7 du/ac)
- Medium High Residential (7 - 15 du/ac)
- High Residential (15 - 25 du/ac)
- Very High Residential (25 - 43 du/ac)
- Community Center (7 - 25 du/ac)
- Commercial
- Business Campus
- Public Facilities
- Quasi-Public
- Water
- Open Space
- Open Space - Recreation
- Parkway/Trail System
- Drainage Course



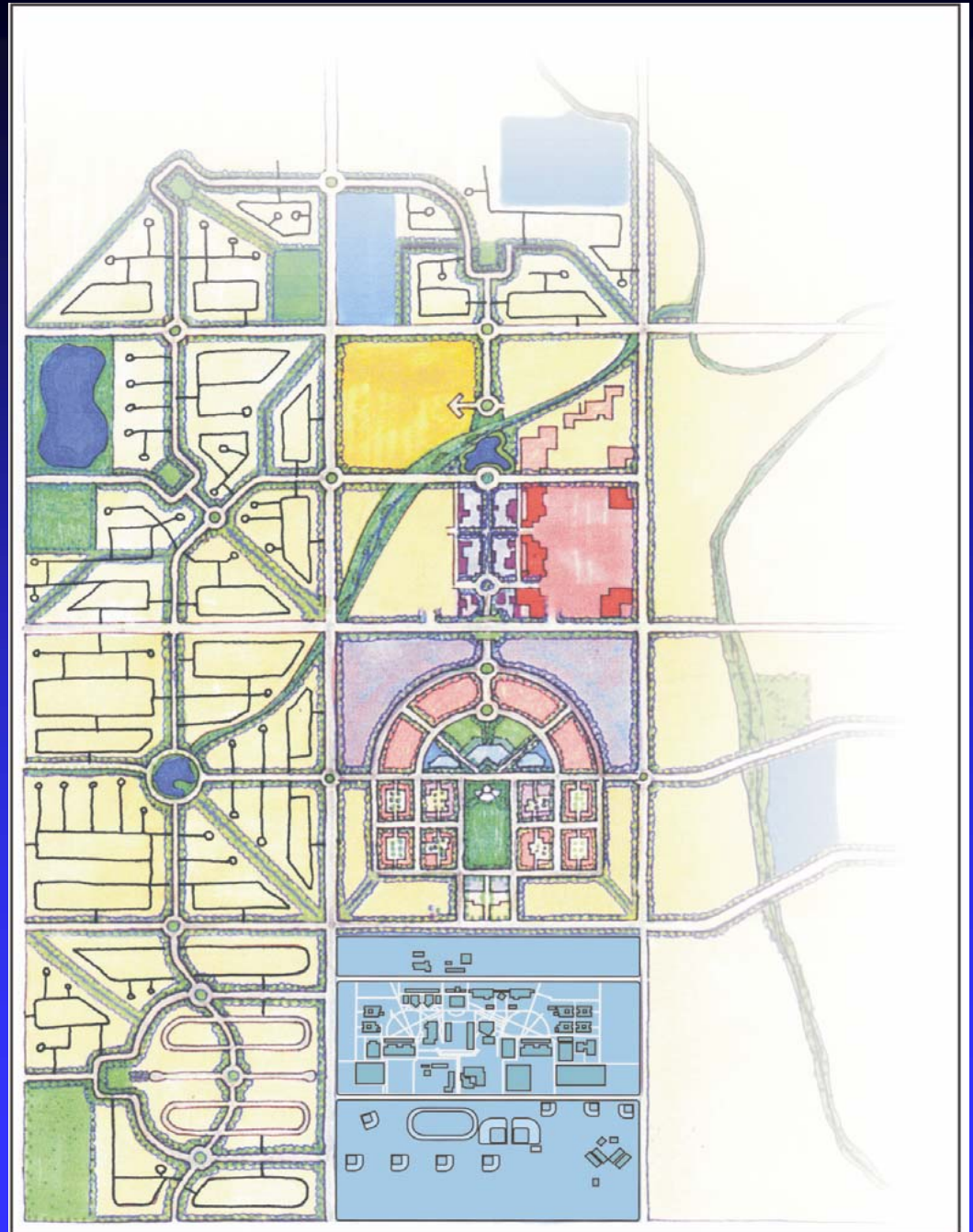
City of Clovis
Southeast Urban Center
 Specific Plan

Figure 2

Urban Centers are a key element of the Specific Plan.

The plan uses the Education center as a focal point of the community.

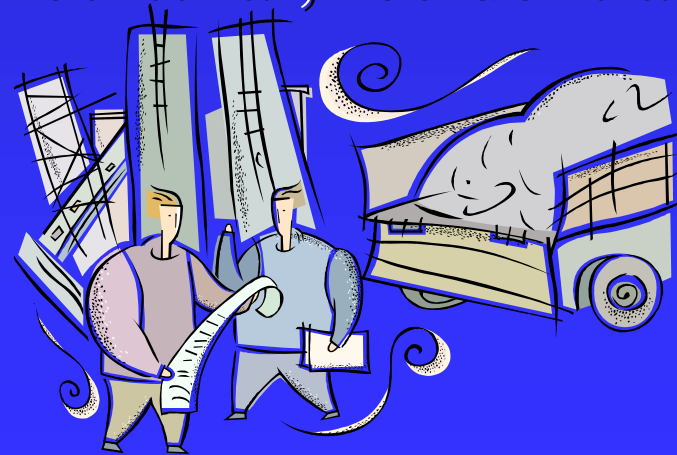
Paseos for bikes and pedestrians connect the area.



Zoning



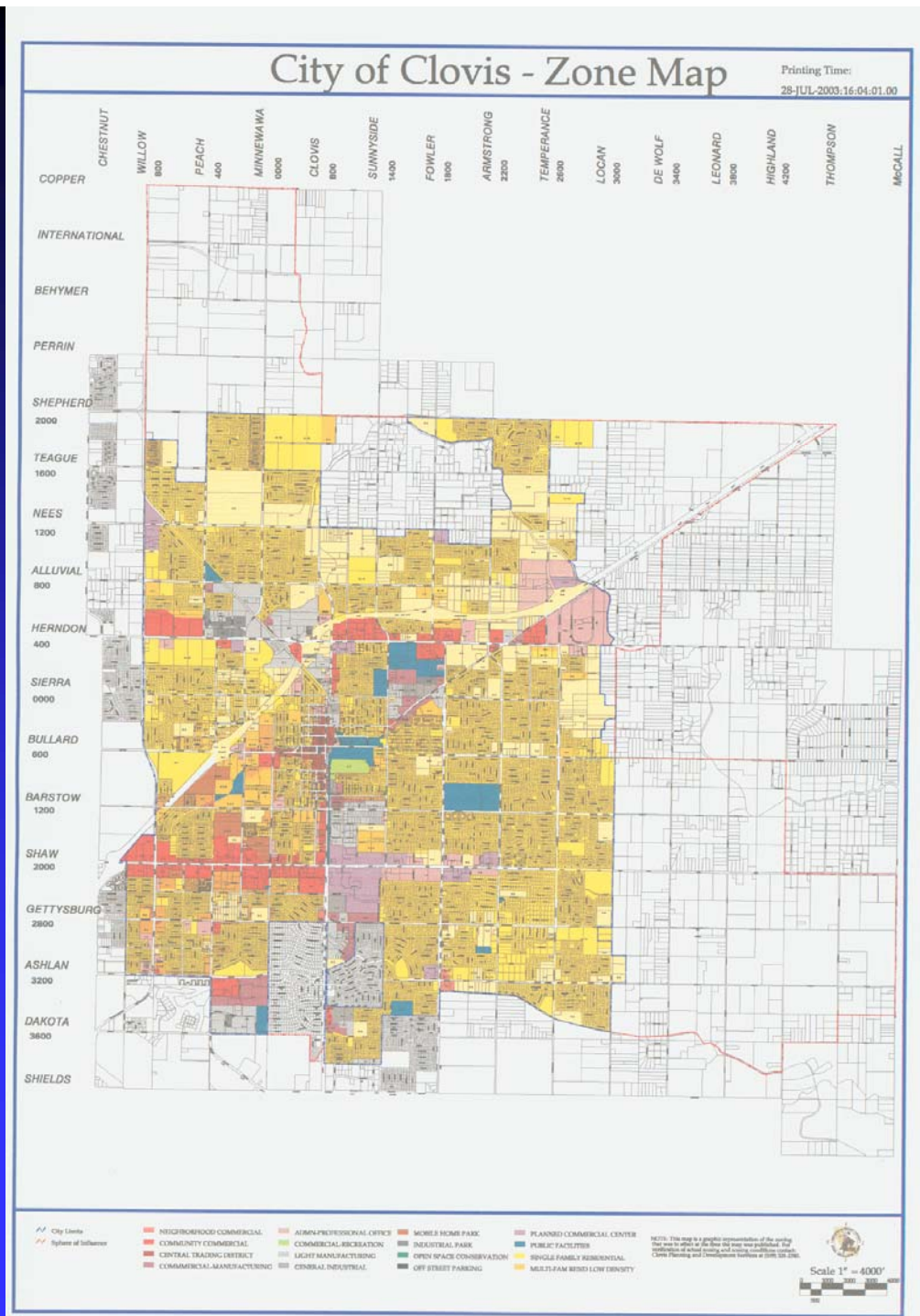
- Power given to local government to carry out its authority to regulate building and the uses to which the buildings and land may be put
- Zoning Ordinance establish districts different land uses: agricultural, residential, commercial, office, industrial, open space and others



Zoning

- The City of Clovis has adopted a zone map, which designates each property within the City limits to a specific zone district
- Zoning is a tool used to implement the General Plan
- There must be consistency between the General Plan and Zoning

Zoning is
the legal
entitlement
to use land
for the stated
uses



Sphere of Influence

- The sphere of influence is a plan for the probable ultimate physical boundaries and service area of a local government agency
- LAFCO determines the boundary for each local agency
- The sphere of influence should take into consideration range of services, project future population growth, and types of development occurring in the area

California Environmental Quality Act (CEQA)

- An environmental review is required of all projects
- Alternatives are:
 - ◆ Exemption
 - ◆ Negative Declaration
 - ◆ Mitigated Negative Declaration
 - ◆ Environmental Impact Report (EIR)

Responsibilities of the Planning Department:

- Work with the community on designing and implementing the vision for our community's growth
- General public zoning information
- Pre-application services
- Process entitlements
- Code Enforcement