

## Appendix D

### *Proposed General Plan Update Policies*

## Appendices

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# Draft Land Use Element

## Purpose

The 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.

## Key Issues

The land use element maintains Clovis' tradition of responsible planning and well-managed growth to preserve the quality of life in existing neighborhoods and ensure the development of new neighborhoods with an equally high quality of life. The goals and policies seek to foster more compact development patterns that can reduce the number and duration of auto trips. The element also balances residential growth with economic and employment growth.

## Goals and Policies

**OVERARCHING GOAL:** A complete community and a sustainable city that maintains its small town character and premier quality of life through balanced growth, development, and reinvestment.

- Goal 1:** The quality of buildings and neighborhoods within the older parts of Clovis is in the same class as the quality of those in recently developed areas.
- Goal 2:** A thriving Old Town continues to be the authentic heart of the community.
- Goal 3:** Orderly and sustainable outward growth into three urban centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.
- Goal 4:** Orderly development of the General Plan outside of the city boundary.
- Goal 5:** A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.
- Goal 6:** A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.

**Goal 1: The quality of buildings and neighborhoods within the older parts of Clovis is in the same class as the quality of those in recently developed areas.**

Policy 1.1 **Long term plans.** Establish and implement long term plans for areas identified on Figure LU-5 as older areas that may not be on par with recently developed areas.

Policy 1.2 **Open to changes.** Be open to potential changes in land use, circulation, and development standards to reposition areas identified on Figure LU-5 if necessary for revitalization and redevelopment.

Policy 1.3 **Priority for public investments.** Assign a high priority to public investments (infrastructure, services, facilities, and open space) in areas identified in Figure LU-5.

Policy 1.4 **Code enforcement.** Prioritize code enforcement activity in areas identified in Figure LU-5.

Policy 1.5 **Revision cycle.** Revisit and, if necessary, revise the map in Figure LU-5 at least once every three years.

Policy 1.6 **New retail development.** Require that new discretionary projects with over 150,000 square feet in retail space be supported by an independent market study showing the viability of the project. The study shall identify whether the new retail development will shift market share from one area of Clovis to another. If there will be a significant shift in market share, the study must include an analysis of potential vacancies that may result from the retail development and include a reuse plan for those vacancies. The study shall be subject to independent review and approval by the Director of Planning and Development Services.

**Goal 2: A thriving Old Town continues to be the authentic heart of the community.**

Policy 2.1 **Primary location for celebrations.** Designate Old Town as the primary location for major public celebrations.

Policy 2.2 **Diverse businesses and activities.** Encourage a diverse range of businesses and activities in Old Town, including businesses that operate in daytime and evening hours.

Policy 2.3 **Walkability and human scale.** Maintain the walkability of Old Town and expand the human-scale building form and pedestrian orientation to areas south of Fifth Street (specifically, this means attached buildings fronting onto the right-of-way instead of on-site parking).

Policy 2.4 **Public spaces.** Create and maintain public spaces in Old Town.

Policy 2.5 **Independent retailers.** Encourage independent retailers that complement the authenticity of Old Town.

Policy 2.6 **Regional destination.** Promote and market Old Town as a regional destination.

**Goal 3: Orderly and sustainable outward growth into three Urban Centers with neighborhoods that provide a balanced mix of land uses and development types to support a community lifestyle and small town character.**

Policy 3.1 **Planning for the entire Urban Center.** Require a comprehensive design document (such as a master plan, specific plan, or design guidelines) for each Urban Center prior to authorizing new development. In addition to any statutory requirements, each document should provide direction on:

- A. Consistency with the General Plan
- B. Visual appearance
- C. A mix of housing types, tenure options, and price points
- D. Non-vehicular circulation within and connections to the remainder of Clovis and adjacent communities
- E. Centralized public services, community park, open space, trails, and recreation facilities
- F. Adequate provision of educational facilities

Policy 3.2 **Individual development project.** When projects are proposed in an Urban Center, require a conceptual master plan to show how a proposed project could relate to possible future development of adjacent and nearby properties. The conceptual master plan should generally cover about 160 acres or the adjacent area bounded by major arterials, canals, or other major geographical features. The conceptual master plan should address:

- A. Compliance with the comprehensive design document (see Policy 3.1)
- B. A consistent design theme
- C. A mix of housing types
- D. Adequate supply and distribution of neighborhood parks
- E. Safe and direct pedestrian and bicycle linkages between residential areas and school sites, parks, and community activity centers

Policy 3.3 **Completion of Loma Vista.** The City prioritizes the completion of Loma Vista while allowing growth to proceed elsewhere in the Clovis Planning Area in accordance with agreements with the County of Fresno and LAFCo policies.

Policy 3.4 **Infrastructure investment.** The City may invest in infrastructure in the Northeast and Northwest Urban Centers if and when the City is satisfied that the investment is fiscally neutral or beneficial and that there will be adequate funding to provide public services.

- Policy 3.5 **Fiscal sustainability.** The City shall require establishment of community facility districts, lighting and landscaping maintenance districts, special districts, and other special funding or financing tools in conjunction with or as a condition of development, building or permit approval, or annexation or sphere of influence amendments when necessary to ensure that new development is fiscally neutral or beneficial.
- Policy 3.6 **Mix of housing types and sizes.** Development is encouraged to provide a mix of housing types, unit sizes, and densities at the block level. To accomplish this, individual projects five acres or larger may be developed at densities equivalent to one designation higher or lower than the assigned designation, provided that the density across an individual project remains consistent with the General Plan.
- Policy 3.7 **Urban Village Neighborhood Concept.** Residential developments in Urban Centers must contribute to and become a part of a neighborhood by incorporating a central park feature, a school complex, a hierarchy of streets, pedestrian pathways, or other neighborhood amenities. Higher density residential should be next to lands designated Mixed Use Village. The City may also require the application of the urban village neighborhood concept in areas outside of an Urban Center.
- Policy 3.8 **Land use compatibility.** Within Urban Centers, new development that is immediately adjacent to properties designated for rural residential and agricultural uses shall bear the major responsibility of achieving land use compatibility and buffering.
- Policy 3.9 **Connected development.** New development in Urban Centers must fully improve roadway, pedestrian, and bicycle systems within and adjacent to the proposed project and connect to existing urbanized development.
- Goal 4: Orderly development of the General Plan outside of the city boundary.**
- Policy 4.1 **Clovis leadership.** The city shall take a leadership role in the land use planning for the sphere of influence and entire Clovis General Plan Area.
- Policy 4.2 **Surface water entitlements.** The city should not approve annexation unless any and all surface water entitlements are retained; any and all surface water entitlements shall be transferred to the city upon development.
- Policy 4.3 **Future environmental clearance.** The city shall monitor development and plan for additional environmental clearance as development levels approach those evaluated in the General Plan EIR.
- Policy 4.4 **Farmland conservation.** Participate in regional farmland conservation, including the establishment of comprehensive agricultural preserves or easements, through

efforts such as the Fresno County Model Farmland Conservation Program or the San Joaquin Valley Greenprint.

**Goal 5: A city with housing, employment, and lifestyle opportunities for all ages and incomes of residents.**

Policy 5.1 **Housing variety in developments.** The Clovis General Plan has been planned to provide a variety of housing product types suitable to each stage of a person's life. Each development should contribute to a diversity of housing sizes and types within the standards appropriate to the land use designation. This policy does not apply to projects smaller than five acres.

Policy 5.2 **Ownership and rental.** Encourage a mixture of both ownership and rental options to meet varied preferences and income affordability needs.

Policy 5.3 **Innovative housing.** Encourage innovative housing product types, including multigenerational, cooperative, and variations on live-work housing.

Policy 5.4 **Transit oriented development.** Encourage the provision of retail and employment opportunities in areas served by transit, recognizing the needs of the transit-dependent population.

Policy 5.5 **Jobs for residents.** Encourage development that provides job opportunities in industries and occupations currently underserved in Clovis.

Policy 5.6 **Workforce housing.** Encourage the development of workforce housing that serves the needs of those working in Clovis.

**Goal 6: A city that grows and develops in a manner that implements its vision, sustains the integrity of its guiding principles, and requires few and infrequent amendments to the General Plan.**

Policy 6.1 **Amendment criteria.** The City Council may approve amendments to the General Plan when the City Council is satisfied that the following conditions are met:

- A. The proposed change is and will be fiscally neutral or positive.
- B. The proposed change can be adequately served by public facilities and would not negatively impact service on existing development or the ability to service future development.
- C. The proposed change is consistent with the Urban Village Neighborhood Concept when within an Urban Center.
- D. General Plan amendments proposing a change from industrial, mixed-use business campus, or office (employment generating) land use designations to non-employment-generating land use designation shall be accompanied by an

analysis of the potential impacts on the City's current and long-term jobs-housing ratio, as well as an evaluation on the change or loss in the types of jobs.

E. This policy does not apply to:

- i. County designations within the Clovis Planning Area or changes made by the City Council outside of the sphere boundary to reflect changes made by the County of Fresno.
- ii. Changes initiated by public agencies (such as school districts, flood control) for use by public agencies.
- iii. Changes initiated by the city within a specific plan.

Policy 6.2 **Smart growth.** The city is committed to the following smart growth goals.

- A. Create a range of housing opportunities and choices
- B. Create walkable neighborhoods
- C. Encourage community and stakeholder collaboration
- D. Foster distinctive, attractive communities with a strong sense of place
- E. Make development decisions predictable, fair, and cost-effective
- F. Mix land uses
- G. Preserve open space, farmland, natural beauty, and critical environmental areas
- H. Provide a variety of transportation choices
- I. Strengthen and direct development toward existing communities
- J. Take advantage of compact building design
- K. Enhance the economic vitality of the region
- L. Support actions that encourage environmental resource management



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# Draft Economic Development Element

## Purpose

The economic development element links land use and development to economic growth, jobs and income, and municipal revenues and expenditures.

## Key Issues

The primary issue that the economic development element addresses is balancing residential growth with economic growth to ensure a fiscally sustainable city. The goals and policies provide specific guidance for expanding the number and quality of jobs and for attracting private sector investment. Finally, the element's policies seek to increase municipal revenues, especially sales and transient-occupancy taxes.

## Goals and Policies

**OVERARCHING GOAL:** A thriving and diverse local economy that delivers a broad and resilient revenue base as a tool to continuously improve Clovis' quality of life and maintain Clovis' distinction as the premier community in the San Joaquin Valley.

- Goal 1:** Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.
- Goal 2:** A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.
- Goal 3:** Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.
- Goal 4:** An overnight tourism destination known throughout the western United States.
- Goal 5:** A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.
- Goal 6:** Institutional capacity to achieve economic development goals and realize the community's vision.

**Goal 1: Regionally and globally competitive office and industrial employment centers that deliver desirable career opportunities for residents, create wealth-building opportunities for entrepreneurs, and attract private investment.**

Policy 1.1 **Economic development objectives.** Invest in economic development to: 1) attract jobs suited for the skills and education of current and future City residents; 2) work with regional partners to provide opportunities for the labor force to improve its skills and education; and 3) attract businesses that increase Clovis' stake and participation in growing sectors of the regional and global economy.

Policy 1.2 **Jobs-housing ratio.** Improve the city's job-housing ratio by promoting growth in jobs suited to the skills and education of current and future residents with the objective of an equal number of jobs and employed residents.

Policy 1.3 **Two-way communication.** Continuously improve two-way communication with the Clovis business community and emphasize customer service to existing businesses as part of our competitive advantage.

Policy 1.4 **Regional clusters.** Attract new and expanding businesses to increase Clovis' share of growing sectors of the regional and global economy.

Policy 1.5 **Workforce housing.** Collaborate with residents, housing providers, and the development community to provide housing opportunities for the local workforce.

Policy 1.6 **Retail as an attractor.** Encourage a mix of retail goods, dining, entertainment, and retail services that provide a full continuum of goods and services in order to support efforts to attract new office and industrial employers.

Policy 1.7 **Life-long learning.** Collaborate with partners who provide life-long learning to ensure that residents and the local workforce have access to education and career training at all stages of life.

Policy 1.8 **Infrastructure investments.** Invest in infrastructure expansions and upgrades to ensure that developable land remains available in the mixed-use business campus areas; invest in infrastructure upgrades to ensure that existing office and industrial areas are able to support expansions and redevelopment in response to changing market conditions.

Policy 1.9 **Land availability.** Collaborate with property owners and, as appropriate, purchase land to ensure that the Sierra Gateway Commerce Center will be available for development as the Research and Technology Park approaches buildout.

Policy 1.10 **Land use integrity.** Maintain and improve the competitive advantages of a Clovis business location by restricting the use of properties in the mixed-use business campus areas to office-based and manufacturing businesses; minimize and limit ancillary businesses to those that are subordinate to and serve the primary businesses.

**Goal 2: A thriving local economy enriched by its connections and linkages to regional assets and to the national and global communication and transportation networks.**

Policy 2.1 **Transportation linkages.** Maintain and improve transportation linkages between freeways and the existing and planned office, industrial, and mixed-use business campus areas.

Policy 2.2 **Communications and technology.** Regularly monitor trends in communications and technology and ensure that Clovis has communication infrastructure appropriate for a thriving economy.

Policy 2.3 **Clovis Community Medical Center.** Maintain and enhance a collaborative relationship with Clovis Community Medical Center and other medical service providers to expand and attract health care businesses.

Policy 2.4 **Fresno Yosemite International Airport.** Maintain and grow connections to and relationships with Fresno Yosemite International Airport; capitalize on its proximity for economic development.

Policy 2.5 **Fresno State University.** Maintain and enhance direct relationships with Fresno State University; build on relationships with and proximity to the university to support existing businesses and attract new business to Clovis.

Policy 2.6 **Education linkages.** Improve and use relationships with the Clovis, Fresno, and Sanger Unified School Districts; Willow International Community College; and other current and future educational institutions and organizations to enhance the education, skills, and qualifications of the regional and local labor force.

Policy 2.7 **Transportation planning.** Strive to make the city and regional transportation planning and investment processes open and responsive to the local business community.

Policy 2.8 **Regional organizations.** Strive to have Clovis residents and business operators appointed to the governing bodies of regional economic development service providers and organizations.

**Goal 3 Distinctive commercial destinations, corridors, and centers that provide a wide variety of unique shopping, dining, and entertainment opportunities for residents and visitors.**

Policy 3.1 **Quality of life.** Promote retail development with the primary objective of improving the quality of life by providing a full range of goods and services in Clovis.

- Policy 3.2 **Convenience goods and services.** Encourage businesses providing convenience goods and services to locate in retail centers in neighborhoods and communities throughout the city.
- Policy 3.3 **Comparison goods.** Encourage comparison goods businesses to locate in areas that are planned for larger community- and regional-scale shopping centers and that are served by adequate roadways.
- Policy 3.4 **Large-scale retail centers.** Require community- and regional-scale retail centers and districts to create a pedestrian-friendly, human-scale atmosphere with street furniture, shading, landscaping, and gathering spaces that enhance the experience of shopping and socializing. Such centers and districts should provide entertainment and dining in addition to retail sales and services.
- Policy 3.5 **Neighborhood-scale retail centers.** Require neighborhood-scale centers and districts to provide street furniture, shading, landscaping, pedestrian circulation, and gathering spaces that enhance the experience of shopping.
- Policy 3.6 **Regionally competitive retail destinations.** Those proposing new development and redevelopment of community and regional-scale retail centers and districts should demonstrate how their projects will create appropriately unique, functional, and sustainable places that will add value to the city and compete well with the quality of place in other centers and districts in the region.
- Policy 3.7 **Retail trends.** Anticipate the emptying of big box stores and changing trends in retailing; proactively evaluate development policies and adopt plans appropriate to minimize negative consequences and capitalize on new retail opportunities.

**Goal 4: An overnight tourism destination known throughout the western United States.**

- Policy 4.1 **Public image.** Promote a public image associated with the Sierra Nevada, healthy living, and active lifestyles, and promote closer ties to the mountain lake communities.
- Policy 4.2 **Center for cycling.** Promote Clovis as a cycling center and a launching point for regional cycling opportunities, such as the “Climb to Kaiser” and the “California Classic Century Ride.”
- Policy 4.3 **Local, regional, and statewide events.** Continue to collaborate with and support local organizations hosting local tourism events and activities, such as the Clovis Rodeo, Big Hat Days, the Friday Night Farmers Market, Clovis Fest, California Interscholastic Federation Track meet and other regional and statewide events at Clovis Unified School District facilities, and other current and future events and activities.

Policy 4.4 **Tourism branding and marketing strategy.** Invest in tourism based on an adopted tourism branding and marketing strategy.

**Goal 5: A mix of land uses and types of development sufficient to support a fiscally balanced city able to invest in and pay for maintaining and improving public facilities and services and enhancing the quality of life.**

Policy 5.1 **Decision making.** Incorporate the full short-term and long-term economic and fiscal implications of proposed actions into decision making.

Policy 5.2 **Return on investment.** The city may forego or postpone investment in new public facilities and infrastructure until the city is satisfied that the investment will be repaid by new revenues.

Policy 5.3 **Economic and residential balance.** Regularly monitor the pace of residential and non-residential development and the impact on municipal revenues, expenditures, reserves, and debt levels. The city may alter the investment of public resources, re-evaluate development fees, review development policies, and undertake other appropriate measures to ensure that the city's growth and development generate sustainable fiscal balances.

Policy 5.4 **Long-term funding.** Require those requesting city funds to establish or renew a program or project lasting more than one fiscal year to identify and disclose if and how the program or project will be funded in subsequent years.

Policy 5.5 **Staff time and costs.** Periodically assess the accuracy of projections for staff time and city resources, and use the assessment results to improve fiscal decision making.

**Goal 6: Institutional capacity to achieve economic development goals and realize the community's vision.**

Policy 6.1 **Economic development strategy.** Prioritize the allocation of public resources among various economic development efforts based on an adopted economic development strategy.

Policy 6.2 **Adequate staffing and funding.** Invest sufficient resources to provide adequate staff and funding to implement the economic development strategy and achieve economic development goals.

Policy 6.3 **Performance measurement.** Continuously measure the performance of economic development activities and adjust programs and projects as necessary, based on performance benchmarks and targets established in the economic development strategy.

- Policy 6.4 **Municipal investment tied to measurable objectives.** Invest municipal resources to achieve economic development goals through other agencies and the private sector when governed by an agreement contingent upon achieving measurable objectives.
- Policy 6.5 **Effective partnering.** Collaborate with regional economic development partners to achieve economic development goals, pursuant to measurable and effective agreements.
- Policy 6.6 **Communication.** Communicate Clovis' economic development strengths, opportunities, successes, and activities to residents, local businesses, and economic development stakeholders.
- Policy 6.7 **Long-term thinking.** The city may prioritize investments in economic development, which may generate long-term returns, versus investments in shorter-term projects and programs.

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# Draft Circulation Element

## Purpose

The circulation element determines the transportation system necessary to accommodate the planned land use and development.

## Key Issues

The primary issue for the circulation element is to maintain and improve the road network to safely and efficiently move people and goods in cars and trucks. However, it is also important to reduce vehicle miles traveled through coordinated land use planning and facilitating non-automotive travel (i.e., transit, bikes, and walking). Additionally, the community highly values an extensive recreational trail system that adds to the quality of life.

The circulation element and the associated diagrams set forth the goals, policies, and general parameters for the development of the transportation system. However, the specific designs and geometry of the transportation elements, (such as street and bicycle path cross sections, street alignment, streetscape widths and treatments, etc.), are to be determined by a comprehensive street system master plan that will also incorporate the standards from existing specific plans.

Figure C-1 provides the basic structure of the roadway system. Within the northwest growth area, arterials and the collectors are considered major roadways (generally on the half-mile grid including International, Perrin, Peach, Minnewawa north of Behymer, Sunnyside diagonal, Auberry Road, and Preuss), with alignments that are similar to those shown on the diagram. The exact locations of these streets will be determined by a separate action utilizing a plan line or other appropriate geometry study. Other collectors are shown conceptually and the exact alignment and number of collectors may vary.

Figure C-2 is reflective of the current Bicycle System Master Plan that is updated periodically and is the guiding document for implementation of the bicycle transportation system.

## Goals and Policies

**OVERARCHING GOAL:** A comprehensive and well-maintained multimodal circulation system that provides for the safe and efficient movement of people and goods.

**Goal 1:** A context-sensitive and “complete streets” transportation network that prioritizes effective connectivity and accommodates a comprehensive range of mobility needs.

- Goal 2:** A roadway network that is well planned, funded, and maintained.
- Goal 3:** A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.
- Goal 4:** A bicycle and transit system that serves as a functional alternative to commuting by car.
- Goal 5:** A complete system of trails and pathways accessible to all residents.
- Goal 6:** Safe and efficient goods movement with minimal impacts on local roads and neighborhoods.
- Goal 7:** A regional transportation system that connects Clovis to the San Joaquin Valley region.
- Goal 1:** **A context-sensitive and “complete streets” transportation network that prioritizes effective connectivity and accommodates a comprehensive range of mobility needs.**
- Policy 1.1 **Multimodal network.** The city shall plan, design, operate, and maintain the transportation network to promote safe and convenient travel for all users: pedestrians, bicyclists, transit riders, freight, and motorists.
- Policy 1.2 **Transportation decisions.** Decisions should balance the comfort, convenience, and safety of pedestrians, bicyclists, and motorists.
- Policy 1.3 **Age and mobility.** The design of roadways shall consider all potential users, including children, seniors, and persons with disabilities.
- Policy 1.4 **Jobs and housing.** Encourage infill development that would provide jobs and services closer to housing, and vice versa, to reduce citywide vehicle miles travelled and effectively utilize the existing transportation infrastructure.
- Policy 1.5 **Neighborhood connectivity.** The transportation network shall provide multimodal access between neighborhoods and neighborhood-serving uses (educational, recreational, or neighborhood commercial uses).
- Policy 1.6 **Internal circulation.** New development shall utilize a grid or modified-grid street pattern. Areas designated for residential and mixed-use village developments should feature short block lengths of 200 to 600 feet.



Policy 1.7 **Narrow streets.** The City may permit curb-to-curb dimensions that are narrower than current standards on local streets to promote pedestrian and bicycle connectivity and enhance safety.

Policy 1.8 **Network completion.** New development shall complete the extension of stub streets planned to connect to adjacent streets.

**Goal 2: A roadway network that is well planned, funded, and maintained.**

Policy 2.1 **Level of service.** The following is the City's level of service (LOS) standards:

- A. Achieve LOS D vehicle traffic operations during the a.m. and p.m. peak hours
- B. Allow exceptions on a case-by-case basis where lower levels of service would result in other public benefits, such as:
  - i. Preserving agriculture or open space land
  - ii. Preserving the rural/historic character of a neighborhood
  - iii. Preserving or creating a pedestrian-friendly environment in Old Town or mixed-use village districts
  - iv. Avoiding adverse impacts to pedestrians, cyclists, and mass transit riders
  - v. Where right-of-way constraints would make capacity expansion infeasible

Policy 2.2 **Multimodal LOS.** Monitor the evolution of multimodal level of service (MMLOS) standards. The city may adopt MMLOS standards when appropriate.

Policy 2.3 **Fair share costs.** New development shall pay its fair share of the cost for circulation improvements in accordance with the city's traffic fee mitigation program.

Policy 2.4 **Right-of-way dedication.** The city may require right-of-way dedication essential to the circulation system in conjunction with any development or annexation. The City shall request the County of Fresno to apply the same requirements in the Clovis planning area.

Policy 2.5 **Regional and state roadway funding.** Coordinate with the County of Fresno, City of Fresno, Fresno Council of Governments, and Caltrans to fund roadway improvements adjacent to and within the City's Planning Area.

**Goal 3: A multimodal transportation network that is safe and comfortable in the context of adjacent neighborhoods.**

Policy 3.1 **Traffic calming.** Employ traffic-calming measures in new developments and existing neighborhoods to control traffic speeds and maintain safety.

Policy 3.2 **Neighborhood Compatibility.** Periodically review and update design standards to ensure that new and redesigned streets are compatible with the context of adjacent neighborhoods.

- Policy 3.3 **Old Town and Mixed Use Village Centers.** Transportation decisions on local streets in Old Town and mixed-use village centers shall prioritize pedestrians, then bicyclists, then mass transit, then motorists.
- Policy 3.4 **Road diets.** Minimize roadway width as feasible to serve adjacent neighborhoods while maintaining sufficient space for public safety services.
- Policy 3.5 **Roadway widening.** Only consider street widening or intersection expansions after considering multimodal alternative improvements to non-automotive facilities.
- Policy 3.6 **Soundwalls.** Design roadway networks to disperse traffic to minimize traffic levels. Discourage soundwalls along new collector and local streets when feasible.
- Policy 3.7 **Conflict points.** Minimize the number of and enhance safety at vehicular, pedestrian, and bicycle conflict points.
- Policy 3.8 **Access management.** Minimize access points and curb cuts along arterials and prohibit them within 200 feet of an intersection where possible. Eliminate and/or consolidate driveways when new development occurs or when traffic operation or safety warrants.
- Policy 3.9 **Park-once.** Encourage “park-once” designs where convenient, centralized public parking areas are accompanied by safe, visible, and well-marked access to sidewalks and businesses.
- Policy 3.10 **Pedestrian access and circulation.** Entrances at signalized intersections should provide sidewalks on both sides of the entrance that connect to an internal pedestrian pathway to businesses and throughout nonresidential parking lots larger than 50 spaces.
- Policy 3.11 **Right-of-way design.** Design landscaped parkways, medians, and right-of-ways as aesthetic buffers to improve the community’s appearance and encourage non-motorized transportation.
- Policy 3.12 **Residential orientation.** Where feasible, residential development should face local and collector streets to increase visibility and safety of travelers along the streets, and encourage pedestrian and bicycle access.
- Goal 4: A bicycle and transit system that serves as a functional alternative to commuting by car.**
- Policy 4.1 **Bike and transit backbone.** The bicycle and transit system should connect Shaw Avenue, Old Town, the Medical Center/R&T Park, and the three Urban Centers.

- Policy 4.2 **Priority for new bicycle facilities.** Prioritize investments in the backbone system over other bicycle improvements.
- Policy 4.3 **Freeway crossings.** Require separate bicycle and pedestrian crossings for new freeway extensions and encourage separate crossings where Class I facilities are planned to cross existing freeways.
- Policy 4.4 **Bicycles and transit.** Coordinate with transit agencies to integrate bicycle access and storage into transit vehicles, bus stops, and activity centers.
- Policy 4.5 **Transit stops.** Improve and maintain safe, clean, comfortable, well-lit, and rider-friendly transit stops that are well marked and visible to motorists.
- Policy 4.6 **Transit priority corridors.** Prioritize investments for, and transit services and facilities along the transit priority corridors.
- Policy 4.7 **Bus rapid transit.** Plan for bus rapid transit and transit-only lanes on transit priority corridors as future ridership levels increase.
- Goal 5: A complete system of trails and pathways accessible to all residents.**
- Policy 5.1 **Complete street amenities.** Upgrade existing streets and design new streets to include complete street amenities, prioritizing improvements to bicycle and pedestrian connectivity or safety (consistent with the Bicycle Transportation Master Plan and other master plans).
- Policy 5.2 **Development-funded facilities.** Require development to fund and construct facilities as shown in the Bicycle Transportation Plan when facilities are in or adjacent to the development.
- Policy 5.3 **Pathways.** Encourage pathways and other pedestrian amenities in Urban Centers and new development 10 acres or larger.
- Policy 5.4 **Homeowner associations.** The city may require homeowner associations to maintain pathways and other bicycle and pedestrian facilities within the homeowner association area.
- Policy 5.5 **Pedestrian access.** Require sidewalks, paths, and crosswalks to provide access to schools, parks, and other activity centers and to provide general pedestrian connectivity throughout the city.
- Goal 6: Safe and efficient goods movement with minimal impacts on local roads and neighborhoods.**

Policy 6.1 **Truck routes.** Plan and designate truck routes that minimize truck traffic through or near residential areas.

Policy 6.2 **Land use.** Place industrial and warehousing businesses near freeways and truck routes to minimize truck traffic through or near residential areas.

**Goal 7: A regional transportation system that connects Clovis to the San Joaquin Valley region.**

Policy 7.1 **Clovis Avenue extension.** Invest in the extension of Clovis Avenue north to Copper Avenue as funding is available.

Policy 7.2 **Right-of-way for future extensions.** Coordinate with Fresno County, the Fresno Council of Governments, and Caltrans to preserve future right-of-way for extending Clovis Avenue north of Copper Avenue to Auberry Road and future State Route 65.

Policy 7.3 **San Joaquin River crossing.** Collaborate with the Fresno Council of Governments and appropriate agencies to secure a San Joaquin River crossing between State Route 41 and North Fork Road.

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# Draft Public Facilities and Services Element

## A. Purpose

The 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.

## B. Key Issues

The primary issue for the public facilities and services element is to align funding resources with the level of service the community expects. The City also seeks to maintain public safety, quality of schools, and other valued public facilities which make Clovis the premier community in the San Joaquin Valley. New with this General Plan is a focus on community health and well-being.

The basic sewer and water systems are shown in Figures PF-1 and PF-2. The systems shown represent the current master plans and are largely based on the 1993 general plan. The master plans for each system will be updated and adopted on a periodic basis.

## C. Goals and Policies

**OVERARCHING GOAL:** A full range of high quality public services that sustains Clovis as the preeminent community in the Central Valley.

- Goal 1:** Reliable and cost-effective infrastructure systems that permit the city to sustainably manage its diverse water resources and needs.
- Goal 2:** A cost-effective, integrated waste management system that meets or exceeds state and federal recycling and waste diversion mandates.
- Goal 3:** Great schools and high quality educational and training facilities and programs that define Clovis as the preeminent community for families and a skilled workforce.
- Goal 4:** Community facilities and programs that connect members of all ages and abilities to a broad range of informational, communication, and recreational resources.
- Goal 5:** A community that promotes a physical, social, and business environment that improves the health and well-being of its citizens.
- Goal 6:** High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.

**Goal 1: Reliable and cost-effective infrastructure systems that permit the city to sustainably manage its diverse water resources and needs.**

Policy 1.1 **New development.** New development shall pay its fair share of public facility and infrastructure improvements.

Policy 1.2 **Water supply.** Require that new development demonstrate contractual and actual sustainable water supplies adequate for the new development's demands.

Policy 1.3 **Annexation.** Prior to annexation, the city must find that adequate water supply and service and wastewater treatment and disposal capacity can be provided for the proposed annexation. Existing water supplies must remain with the land and be transferred to the City upon annexation approval.

Policy 1.4 **Development-funded facilities.** The City may require developments to install onsite or offsite facilities that are in excess of a development's fair share. However, the City shall establish a funding mechanism for future development to reimburse the original development for the amount in excess of the fair share costs.

Policy 1.5 **Recycled water.** Use recycled water to reduce the demands for new water supplies. Support the expansion of recycled water infrastructure throughout Clovis and require new development to install recycled water infrastructure where feasible.

Policy 1.6 **Master plans.** Periodically update water, recycled water, wastewater, and stormwater master plans and require all new development to be consistent with the current master plans.

Policy 1.7 **Groundwater.** Stabilize groundwater levels by requiring that new development water demands not exceed the sustainable groundwater supply.

Policy 1.8 **Water facility protection.** Protect existing and future water, wastewater, and recycled water facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.

**Goal 2: A cost-effective, integrated waste management system that meets or exceeds state recycling and waste diversion mandates.**

Policy 2.1 **Minimize landfill disposal of solid waste.** Promote solid waste source reduction, reuse, and recycling; composting; and the environmentally-safe transformation of wastes.

Policy 2.2 **Waste diversion rate.** Meet the state's current and future waste diversion goals through the city's recycling and diversion programs.

Policy 2.3 **Expanded recycling.** Increase recycling by commercial, industrial, and multifamily generators.

Policy 2.4 **Green and household hazardous materials waste.** Encourage citywide participation in green waste reduction and household hazardous waste disposal programs.

Policy 2.5 **Clovis landfill.** Maintain at least 15 years of ongoing landfill capacity.

Policy 2.6 **Solid waste facility encroachment.** Protect existing or planned solid waste facilities from encroachment by incompatible land uses that may be allowed through discretionary land use permits or changes in land use or zoning designations.

**Goal 3: Great schools and high quality educational and training facilities and programs that define Clovis as the preeminent community for families and a skilled workforce.**

Policy 3.1 **Academic excellence.** Advocate for the continued pursuit of academic excellence in schools serving the Clovis community.

Policy 3.2 **School location.** Coordinate with the school districts to locate primary school facilities to maximize access, walkability, and safety while minimizing impacts to surrounding neighborhoods. Continue to foster the campus approach when siting secondary schools.

Policy 3.3 **Educational partners.** Partner with educational institutions throughout the region to expand the range and quality of educational offerings available to the community.

Policy 3.4 **Joint use of facilities.** Partner with public and private educational institutions to jointly use facilities for both civic and educational purposes.

Policy 3.5 **Workforce training.** Collaborate with industrial organizations, businesses, and educational institutions to create opportunities for workforce training.

**Goal 4: Community facilities and programs that connect members of all ages and abilities to a broad range of cultural, informational, and recreational resources.**

Policy 4.1 **Cultural facilities.** Encourage the establishment of a broad range of facilities and events that expose Clovis residents to a variety of cultures, the arts, history, and technology.

- Policy 4.2 **Libraries and community centers.** Design and program libraries and community centers as focal points for community engagement and information for residents of all ages and abilities.
- Policy 4.3 **Lifelong learning.** Enhance and expand Clovis' library facilities to meet the evolving educational and lifelong learning needs of the community. Coordinate with local educational institutions to offer courses and learning opportunities outside the classroom.
- Policy 4.4 **Recreation programs.** Provide and/or sponsor recreational programs and services that are accessible and affordable to residents of all ages and abilities and encourage active and healthy living.
- Policy 4.5 **Youth programs.** Coordinate with public and private schools, local nonprofits, service clubs, and other agencies to provide opportunities for youth to explore and enjoy sports, creative and performing arts, future career paths, civic activities, and volunteer opportunities.
- Policy 4.6 **Senior programs.** Collaborate with service providers to provide a wide variety of senior services and programs, including daily opportunities for seniors to have physical activity, social interaction, and mental stimulation.
- Policy 4.7 **Childcare and childhood development.** Encourage efforts to expand the overall capacity of and access to local childcare and early childhood development centers.
- Policy 4.8 **Access to community facilities.** Improve transit connections to community facilities for people who are transit-dependent.
- Goal 5: A community that promotes a physical, social, and business environment that improves the health and well-being of its citizens.**
- Policy 5.1 **Community education.** Provide and/or support the provision of campaigns that motivate healthy lifestyles and teach residents about the benefits of physical activity and healthy eating habits. Emphasize abuse prevention education for children in coordination with schools and the fire department.
- Policy 5.2 **School meal program.** Encourage the school districts to provide healthy food choices and minimize the sale of unhealthy food options and ingredients.
- Policy 5.3 **Healthy and local food venues.** Encourage stores and restaurants to offer and promote healthy food options, with a focus on underserved areas and areas near schools. Support incentives that encourage the development of retail venues that sell local, fresh produce.



- Policy 5.4 **Restrict unhealthy options.** Discourage new liquor and tobacco stores and fast food restaurants near schools, neighborhoods, and in areas with an existing high concentration of such stores.
- Policy 5.5 **Health and social services.** Support the permitting of sites for and services from organizations providing a broad range of health, prevention, and treatment services that reach individuals and families commensurate with the needs in Clovis. Locations of sites should be consistent with the Development Code.
- Policy 5.6 **Healthy workplace.** Encourage building design and employee programs and policies that maintain and improve the health, well-being, and productivity of employees.
- Policy 5.7 **Multiagency coordination.** Coordinate the activities and communications between code enforcement, fire, police, and public health agencies in the City of Clovis and County of Fresno to proactively identify and ameliorate hazardous building and living conditions that create chronic health problems.
- Policy 5.8 **Access to medical facilities.** Work with healthcare providers to improve transit connections to local and regional healthcare facilities for people who are transit dependent.
- Policy 5.9 **Proximity to emergency medical services.** Require senior care facilities and other services providers that may need frequent emergency medical services to locate in proximity to fire stations and medical service providers.
- Goal 6: High quality emergency services that establish a real and perceived sense of safety and security for Clovis residents, businesses, and visitors.**
- Policy 6.1 **Fire and police service.** Maintain staffing, facilities, and training activities to effectively respond to emergency and general public service calls.
- Policy 6.2 **Resource allocation.** Periodically conduct service level studies to analyze crime and emergency service performance data, to evaluate the effectiveness of prevention and reduction strategies, and to allocate resources accordingly.
- Policy 6.3 **Emergency medical calls.** Explore options to lessen the demand on fire and police services or expand reimbursement programs to ensure the service pays for measured impacts.
- Policy 6.4 **Skilled medical facilities.** Consider options to offset or apportion the higher cost of providing emergency medical service to facilities with existing skilled medical personnel on staff.

- Policy 6.5 **Public safety hot spots.** Prioritize improvement and enforcement activities to minimize existing and prevent future public safety hot spots. Reevaluate siting and development standards for facilities that generate high demands for service calls.
- Policy 6.6 **Interagency support.** Participate in mutual aid system and automatic aid agreements to back up and supplement capabilities to respond to emergencies.
- Policy 6.7 **Interagency communications.** Maintain an effective communication system between emergency service providers within Clovis and neighboring jurisdictions.
- Policy 6.8 **Emergency preparedness planning.** Maintain an emergency operations plan, an emergency operations center, and a hazard mitigation plan to prepare for actual or threatened conditions of disaster or extreme peril.
- Policy 6.9 **Community outreach.** Conduct outreach in the community to promote personal and public safety in daily life and in cases of emergency. Regularly update and inform the public on the real levels of crime and safety to strengthen their perceived sense of personal security.

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# Draft Environmental Safety Element

## Purpose

The environmental safety element focuses the protection of the community from environmental and man-made hazards.

## Key Issues

The environmental safety element identifies safety issues and provides policy direction to minimize risk and to protect people, property, and the environment. Of primary concern is the protection of the community from floods, hazardous materials, and noise. The element also considers ways to better involve and inform the public.

## Goals and Policies

**OVERARCHING GOAL:** A well-prepared community that understands and limits exposure to potential natural and human-made hazards and effectively responds to and recovers from public safety emergencies.

- Goal 1:** Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.
- Goal 2:** A community that protects the public and environment from hazardous materials and waste.
- Goal 3:** An environment in which minimized noise contributes to the public's health, safety, and welfare.

**Goal 1: Minimized risk of injury, loss of life, property damage, and economic and social disruption caused by natural hazards.**

Policy 1.1 **Flood zone.** Prohibit development within the 100-year flood zone and dam inundation areas unless adequate mitigation is provided against flood hazards. Participate in the National Flood Insurance Program.

Policy 1.2 **Water system for fire hazards.** Maintain a water system to provide adequate peak water supply and system redundancy for firefighting services.

Policy 1.3 **Geologic and seismic risk.** Prohibit development on unstable terrain, excessively steep slopes, and other areas deemed hazardous due to geologic and seismic hazards unless acceptable mitigation measures are implemented. Require that underground utilities be designed to withstand seismic forces and accommodate ground settlement.

Policy 1.4 **Facilities that use hazardous materials.** Prohibit facilities using, storing, or otherwise involved with hazardous or toxic materials to be located in the 100-year flood zone unless all standards of elevation, flood proofing, and storage have been implemented.

Policy 1.5 **Critical and public facilities.** Locate and design critical and public facilities to minimize their exposure and susceptibility to flooding, seismic and geological effects, fire, and explosions. Ensure critical use facilities (e.g., hospital, police, and fire facilities) can remain operational during an emergency.

Policy 1.6 **Public information and emergency preparedness.** Provide the public with accurate and reliable information regarding natural hazards to prevent and mitigate potential risks and exposure for life and property. Continue to maintain a local hazard mitigation plan and conduct programs to inform the general public of the City's emergency preparedness and disaster response procedures.

**Goal 2: A community that protects the public and environment from hazardous materials and waste.**

Policy 2.1 **Safe storage and maintenance.** The use and storage of hazardous materials shall comply with applicable federal, state, and local laws to prevent and mitigate hazardous materials releases.

Policy 2.2 **Mitigation and remediation of groundwater contamination.** Actively participate in local and regional efforts directed at mitigating environmental exposure to and cleaning up contaminated groundwater.

- Policy 2.3 **Truck routes for hazardous materials.** Maintain designated truck routes for the transportation of hazardous materials through the City. Discourage routes that pass through residential neighborhoods to the maximum extent feasible.
- Policy 2.4 **Hazardous materials response team.** Maintain a Type 1 hazardous materials response team serving the City of Clovis.
- Policy 2.5 **Safer Alternatives.** Minimize the use of hazardous materials by encouraging the selection of non-toxic alternatives that do not pose a threat to the environment.
- Policy 2.6 **Community education.** Provide educational resources to residents and businesses to promote safe practices related to the use, storage, transportation, and disposal of hazardous materials.
- Goal 3: An environment in which minimized noise contributes to the public's health, safety, and welfare.**
- Policy 3.1 **Land use compatibility.** Approve development and require mitigation measures to ensure existing and future land use compatibility as shown in the Noise Level Exposure and Land Use Compatibility Matrix and the city's noise ordinance.
- Policy 3.2 **Land use and traffic patterns.** Discourage land use and traffic patterns that would expose sensitive land uses or noise-sensitive areas to unacceptable noise levels.
- Policy 3.3 **New residential.** When new residential development is proposed adjacent to land designated for industrial or commercial uses, require the proposed development to assess potential noise impacts and fund feasible noise-related mitigation measures.
- Policy 3.4 **Acoustical study.** Require an acoustical study for proposed projects that have the potential to exceed acceptable noise thresholds or are exposed to existing or future noise levels in excess of the thresholds in the city's noise ordinance.
- Policy 3.5 **Site and building design.** Minimize noise impacts by requiring appropriate site, circulation, equipment, and building design, and sound walls, landscaping, and other buffers.
- Policy 3.6 **Noise impacts.** Minimize or eliminate persistent, periodic, or impulsive noise impacts of business operations.
- Policy 3.7 **Mixed-use buildings.** Require that mixed-use structures be designed to prevent transfer of noise and vibration between uses.
- Policy 3.8 **Existing uses.** Require the use of noise abatement devices for existing uses that exceed acceptable noise thresholds.

- Policy 3.9 **Caltrans facilities.** Coordinate with Caltrans to ensure the inclusion of noise mitigation measures in the design of new highway projects or improvements to existing facilities.
- Policy 3.10 **Airport changes.** Coordinate with the Fresno Yosemite International Airport to minimize noise impacts on properties in Clovis due to changes in flight patterns or airport expansion.
- Policy 3.11 **Airport land use compatibility.** Approve land uses in a manner that is consistent with the Fresno Yosemite International Airport Land Use Compatibility Plan.
- Policy 3.12 **Truck traffic.** Plan and maintain truck routes that avoid noise-sensitive land uses and areas. Encourage business delivery areas to be located away from residential properties and to mitigate associated noise impacts.
- Policy 3.13 **Small aircraft and helicopters.** Minimize the noise impact of small aircraft and helicopters on residential neighborhoods.
- Policy 3.14 **Control sound at the source.** Prioritize using noise mitigation measures to control sound at the source before buffers, soundwalls, and other perimeter measures.

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# Draft Open Space and Conservation Element

## Purpose

The 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.

## Key Issues

The primary issue for the open space and conservation element is providing sufficient park space and recreation facilities to serve existing residents and planned growth. The element also seeks to celebrate and memorialize the community's natural, agricultural, and cultural roots. Additionally, the element provides policies to protect water supply and quality.

The open space and conservation element and its associated figure set forth the goals, policies, and general parameters for the fiscally sound and sustainable development and protection of our open space resource system. These documents are conceptual in nature and serve as guidance. The specifics of the city's park system such as the definition of the park classification system, general development criteria for each classification, and inventory of sites will be determined under the comprehensive City of Clovis Parks Master Plan. Guidance is also provided by the Urban Forest Management Plan.

Figure OS-1 is reflective of the current draft City of Clovis Parks Master Plan. Once approved, this Plan will be updated periodically and serve as the guiding document for the implementation of the city's open space facilities.

## Goals and Policies

**OVERARCHING GOAL:** Recreation and open space that enhances quality of life, contributes to a healthy community, and conserves Clovis' natural and cultural resources.

- Goal 1:** Park and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.
- Goal 2:** Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.
- Goal 3:** A built environment that conserves and protects the use and quality of water and energy resources.





**Goal 1: Park and recreation facilities that are environmentally and fiscally sustainable and meet the needs of existing and future residents.**

Policy 1.1 **Parkland standard.** Provide a minimum of 4 acres of public parkland for every 1,000 residents.

Policy 1.2 **Existing parks.** Upgrade and rehabilitate existing parks as necessary to meet the needs of the community and as the financial resources of the city allow.

Policy 1.3 **New parks and recreation facilities.** Provide a variety of parks and recreation facilities in underserved and growing areas of the community.

Policy 1.4 **Joint use of education facilities.** Provide a balanced system of parks and recreation facilities through joint use of facilities owned by school districts.

Policy 1.5 **Multipurpose open space.** Design public facilities as multipurpose open space and recreation to serve the community's infrastructure needs while preserving and enhancing open space and water features. Prioritize the use of existing basins for existing areas, and for future areas prioritize the development of separate park facilities available year round.

Policy 1.6 **Linkages.** Link open space, parks, and recreation facilities by incorporating flood control channels into the city's bicycle and trail system.

Policy 1.7 **Sustainability.** Develop new and maintain existing parks and recreation facilities to achieve fiscal and environmental sustainability.

Policy 1.8 **Funding.** Require new development to provide pocket and neighborhood parks, dedicate land for area parks, and pay impact fees for community and regional parks. Require new development to establish lighting and landscape maintenance districts to fund operations and maintenance.

Policy 1.9 **Master plan.** Periodically update the Parks Master Plan to direct the implementation of the city's open space facilities.

**Goal 2: Natural, agricultural, and historic resources that are preserved and promoted as key features for civic pride and identity.**

Policy 2.1 **Stewardship.** Promote responsible planning and management of land and resources among property owners.

Policy 2.2 **New development.** Encourage new development to incorporate on-site natural resources and low impact development techniques.

- Policy 2.3 **Visual resources.** Maintain public views of open spaces, parks, and natural features. Enhance views along roadways and trails. Preserve Clovis' viewshed of the surrounding foothills and orient new development to capitalize on views of the Sierra Nevada.
- Policy 2.4 **Agricultural lands.** Preserve the city's agricultural legacy through the Agricultural land use designation, memorialize agricultural history and culture, and facilitate thoughtful conversion of lands to development.
- Policy 2.5 **Right to farm.** Support, encourage, and protect agricultural operations within Clovis and recognize their right to farm.
- Policy 2.6 **Biological resources.** Support the protection of biological resources through the conservation of high quality habitat area.
- Policy 2.7 **Native plants.** Encourage the use of native and climate-appropriate plant species and prohibit the use of plant species known to be invasive.
- Policy 2.8 **Urban forest.** Maintain and enhance a diverse and healthy urban forest on public and private lands.
- Policy 2.9 **National and state historic resources.** Preserve historical sites and buildings of state or national significance in accordance with the Secretary of Interior Standards for Historic Rehabilitation.
- Policy 2.10 **Local historic resources.** Encourage property owners to maintain the historic integrity of the site by (listed in order of preference): preservation, adaptive reuse, or memorialization.
- Policy 2.11 **Old Town.** Prioritize the preservation of the historic character and resources of Old Town.
- Policy 2.12 **Public education.** Support public education efforts for residents and visitors about the unique historic, natural, and cultural resources in Clovis.
- Goal 3: A built environment that conserves and protects the use and quality of water and energy resources.**
- Policy 3.1 **Stormwater management.** Encourage the use of low impact development techniques that retain or mimic natural features for stormwater management.
- Policy 3.2 **Stormwater pollution.** Minimize the use of non-point source pollutants and stormwater runoff.

- Policy 3.3 **Well water.** Prohibit the use of new private wells in new development.
- Policy 3.4 **Drought-tolerant landscaping.** Promote water conservation through the use of drought-tolerant landscaping on existing and new residential properties. Require drought-tolerant landscaping for all new commercial and industrial development and city-maintained landscaping, unless used for recreation purposes.
- Policy 3.5 **Energy and water conservation.** Encourage new development and substantial rehabilitation projects to exceed energy and water conservation and reduction standards set in the California Building Code.
- Policy 3.6 **Renewable Energy.** Promote the use of renewable and sustainable energy sources to serve public and private sector development.
- Policy 3.7 **Construction and design.** Encourage new construction to incorporate energy efficient building and site design strategies.

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# Air Quality Element

## Purpose

The air quality element addresses the role of local land use planning in improving regional air quality.

## Key Issues

The air quality element augments other General Plan elements with specific goals and policies to assist efforts in attaining better air quality for Clovis and the San Joaquin Valley. The element addresses the relationship between growth, land use activities, and transportation needs. Unlike other elements, it also provides policy guidance for construction, ongoing operations, and other activities.

## Goals and Policies

**OVERARCHING GOAL:** Improved air quality through effective land use and transportation planning, regional cooperation, and a reduction in emissions.

**Goal 1:** A local environment that is protected from air pollution and emissions.

**Goal 2:** A region with healthy air quality and lower greenhouse gas emissions.

**Goal 1: A local environment that is protected from air pollution and emissions.**

Policy 1.1 **Land use and transportation.** Reduce greenhouse gas and other local pollutant emissions through mixed use and transit-oriented development and well-designed transit, pedestrian, and bicycle systems.

Policy 1.2 **Sensitive Land Uses.** Prohibit, without sufficient mitigation, the future siting of sensitive land uses within the distances of emission sources as defined by the California Air Resources Board.

Policy 1.3 **Construction activities.** Encourage the use of best management practices during construction activities to reduce emissions of criteria pollutants as outlined by the San Joaquin Valley Air Pollution Control District (SJVAPCD).

Policy 1.4 **City buildings.** Require that municipal buildings be designed to exceed energy and water conservation and greenhouse gas reduction standards set in the California Building Code.

Policy 1.5 **Fleet operations.** Purchase low- or zero-emission vehicles for the city's fleet where feasible. Use clean fuel sources for city-owned mass transit vehicles, automobiles, trucks, and heavy equipment where feasible.

Policy 1.6 **Alternative fuel infrastructure.** Encourage public and private activity and employment centers to incorporate electric charging and alternative fuel stations.

Policy 1.7 **Employment measures.** Encourage employers to provide programs, scheduling options, incentives, and information to reduce vehicle miles traveled by employees.

Policy 1.8 **Trees.** Maintain or plant trees where appropriate to provide shade, absorb carbon, improve oxygenation, slow stormwater runoff, and reduce the heat island effect.

**Goal 2: A region with healthy air quality and lower greenhouse gas emissions.**

Policy 2.1 **Regional coordination.** Support regional efforts to reduce air pollution (criteria air pollutants and greenhouse gas emissions) and collaborate with other agencies to improve air quality at the emission source and reduce vehicle miles traveled.

Policy 2.2 **Cross-jurisdictional issues.** Collaborate with regional agencies and surrounding jurisdictions to address cross-jurisdictional transportation and air quality issues.

Policy 2.3 **Valleywide programs.** Establish parallel air quality programs and implementation measures with other communities across the San Joaquin Valley.

- Policy 2.4 **Public participation.** Encourage participation of local citizens, the business community, and interested groups and individuals in air quality planning and implementation.
- Policy 2.5 **Public education.** Promote programs that educate the public about regional air quality issues and solutions.
- Policy 2.6 **Innovative mitigation.** Encourage innovative mitigation measures to reduce air quality impacts by coordinating with the SJVAPCD, project applicants, and other interested parties.