



Heritage Grove Plan Lines for
Clovis, Copper, Behymer, International, and Minnewawa Avenues
October 20, 2020

Agenda

- What is a Plan Line?
- Which Plan Lines are we discussing?
- Schedule Going Forward
- Contact Information
- Comment Cards



What is a Plan Line?

- Heritage Grove is one of three Urban Centers identified by the Clovis General Plan designed to accommodate growth in a manner that is of high quality, fiscally sustainable and balanced.
- A well-connected grid system of roadways is a component of these Urban Centers that supports the land planning.
- Plan Lines are used to establish the system and are useful to the general public, engineers, surveyors, and real estate developers.



Which Plan Line are we discussing?

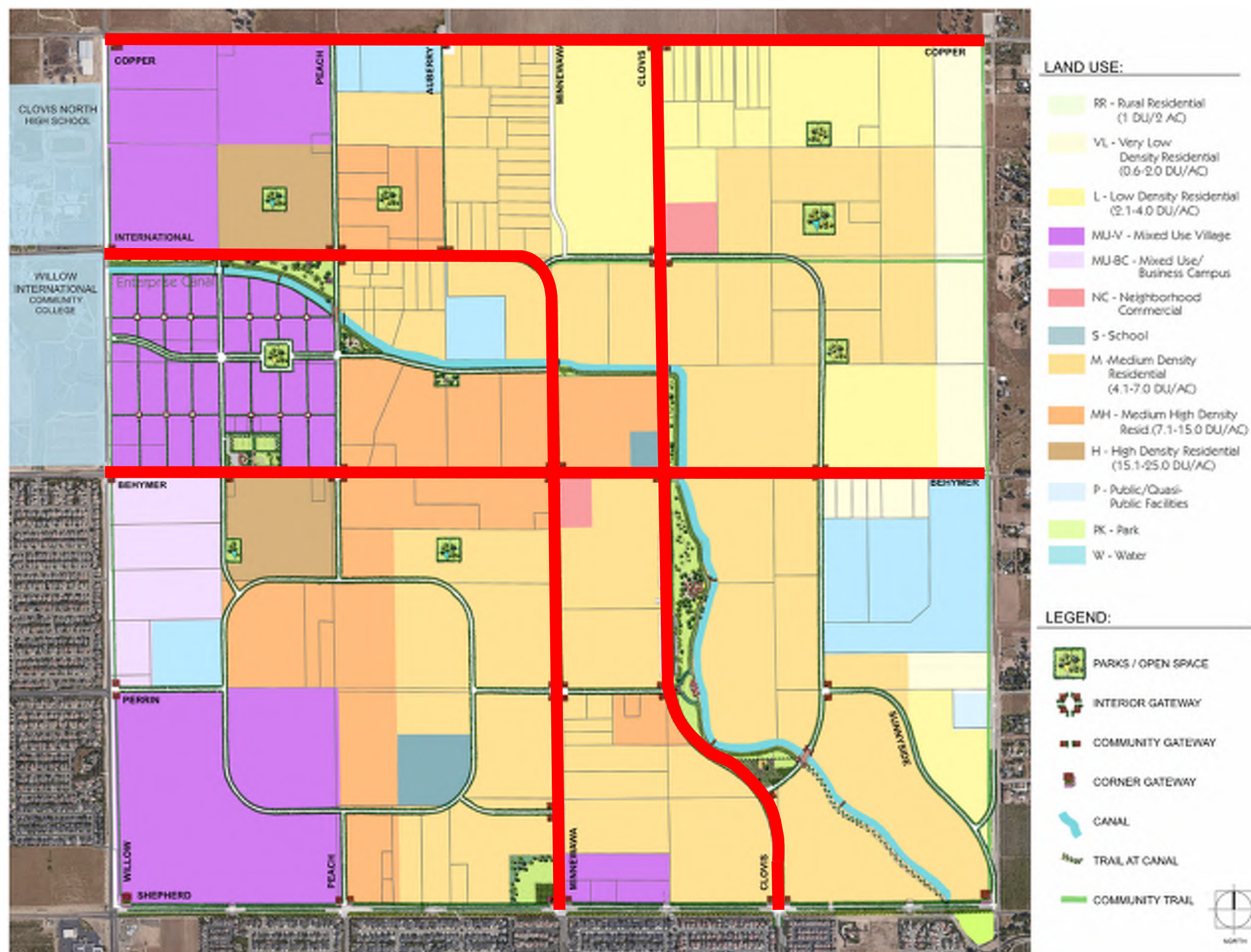
Previous Plan Line

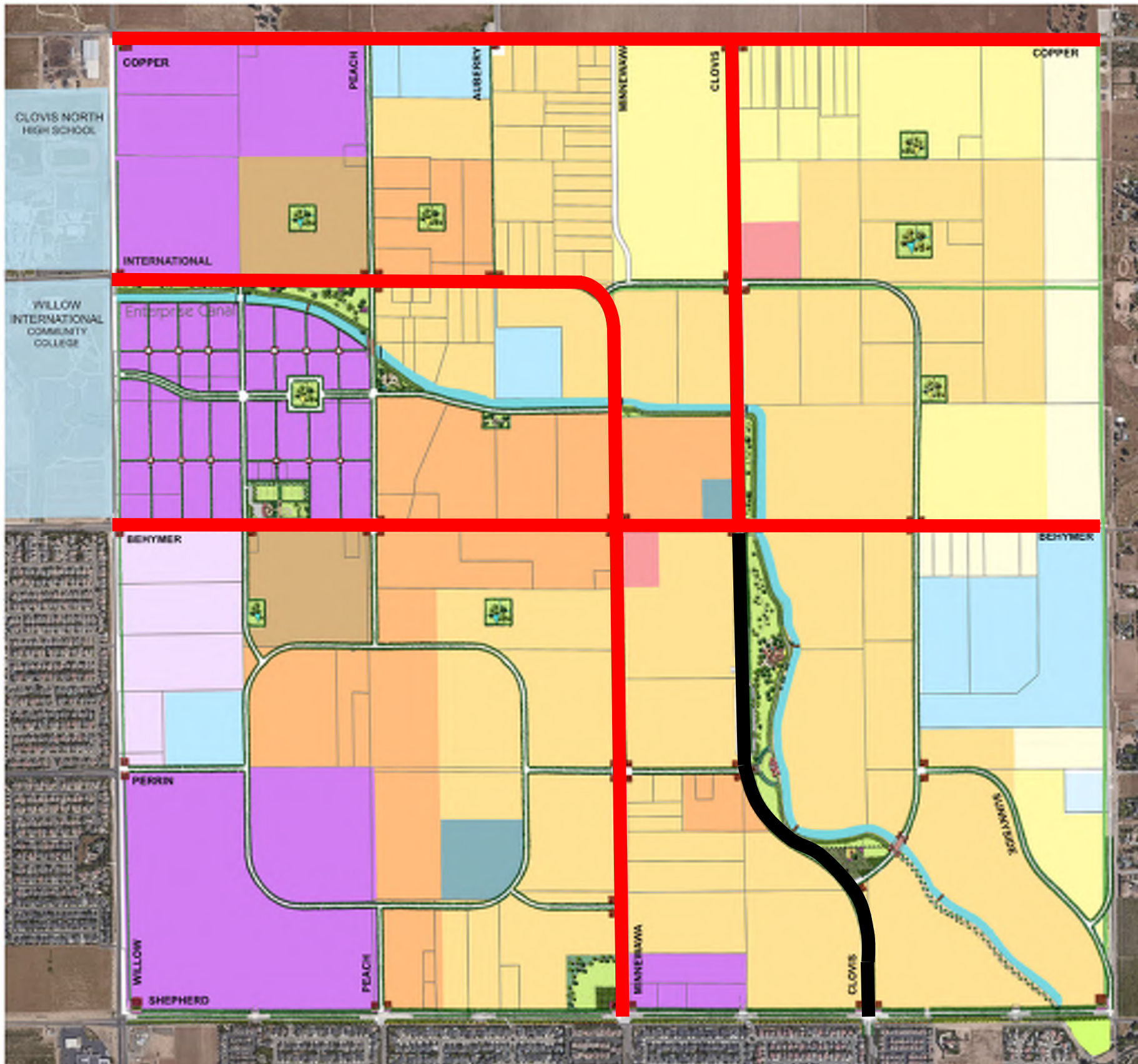
- Clovis Avenue, Shepherd to Behymer

Current Plan Lines

- Behymer, Willow to Sunnyside
- Clovis, Behymer to Copper
- Copper, Willow to Sunnyside
- International and Minnewawa







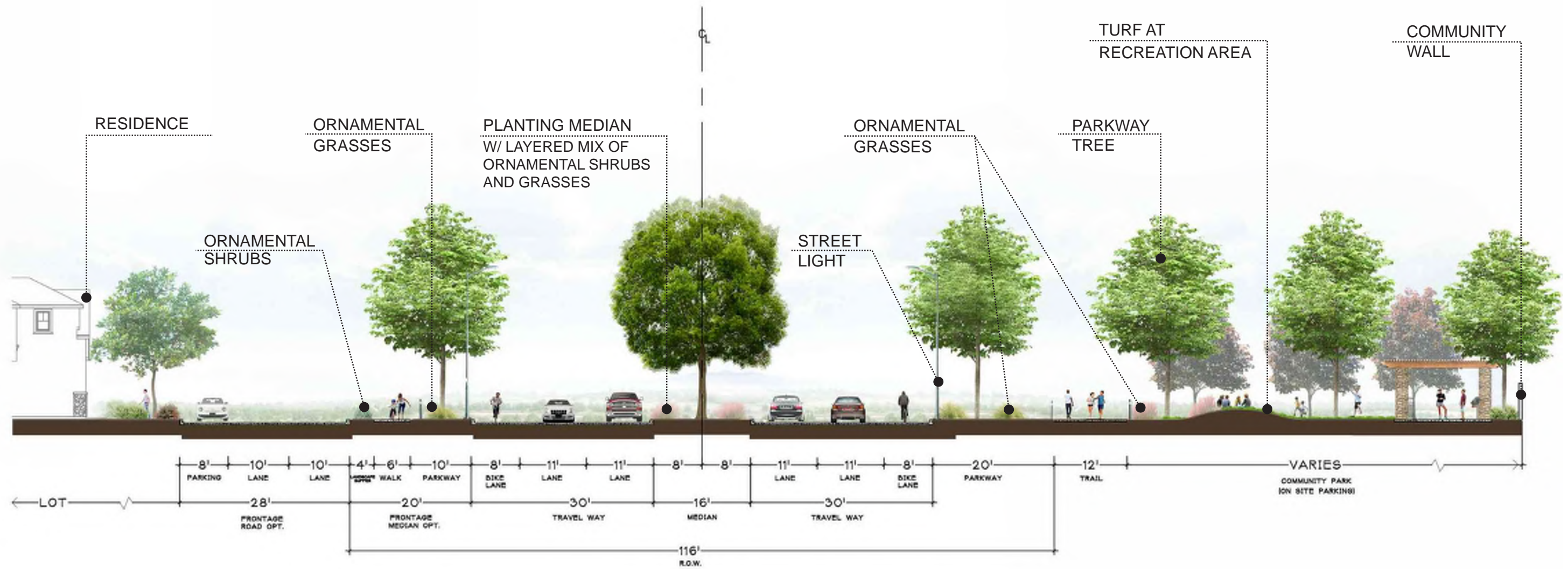
LAND USE:

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(1 DU/2 AC)
- VL - Very Low
Density Residential
(0.6-2.0 DU/AC)
- L - Low Density Residential
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- MU-V - Mixed Use Village
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- PK - Park
- W - Water

LEGEND:

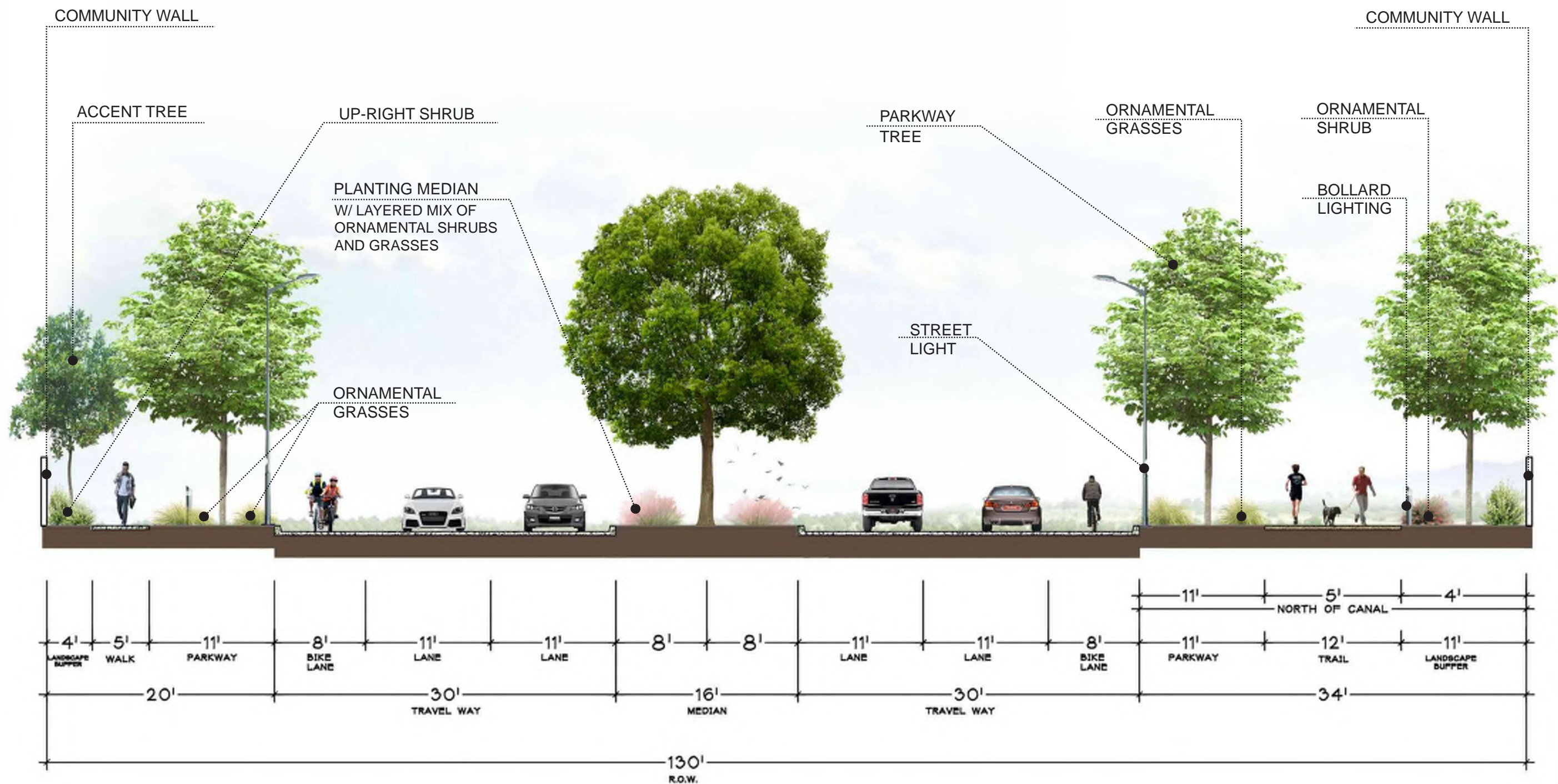
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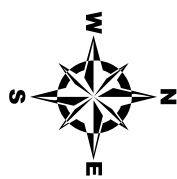
Clovis Avenue (Behymer to Enterprise Canal) Cross-Section
Community Boulevard





Clovis Avenue (Enterprise Canal to Copper) Cross-Section
Community Boulevard





Clovis Avenue

Community Boulevard





Clovis Avenue

Community Boulevard

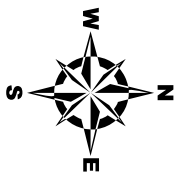




Clovis Avenue

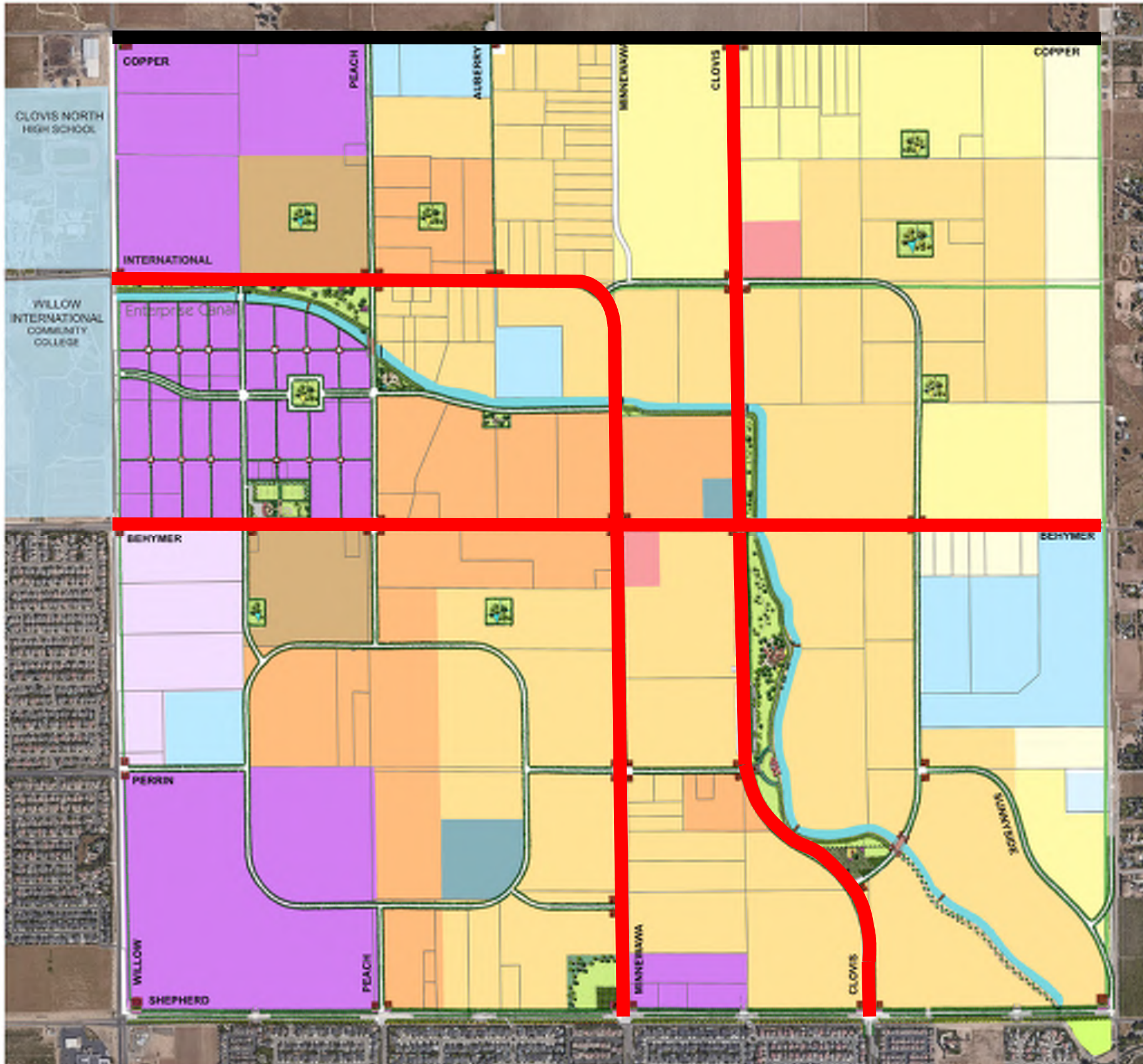
Community Boulevard





Clovis Avenue
Community Boulevard





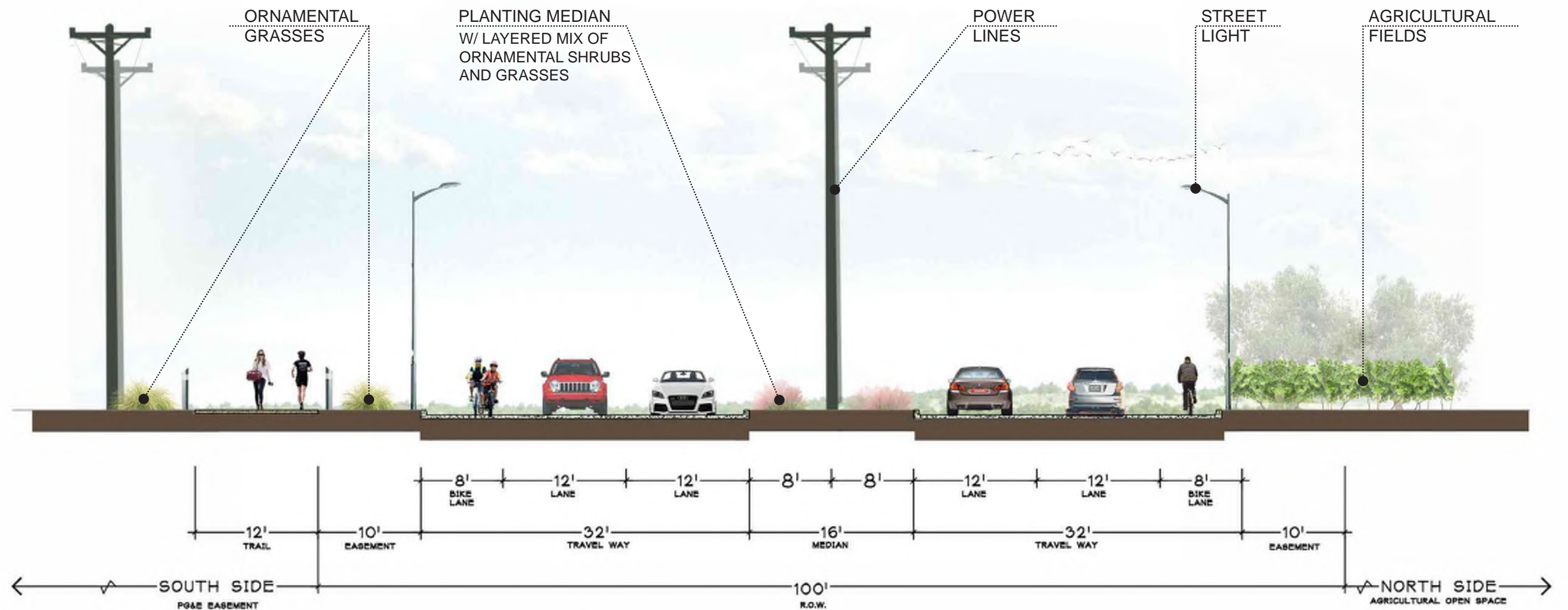
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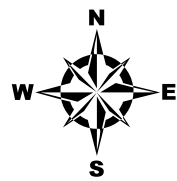
Copper Avenue Cross-Section
Community Boulevard





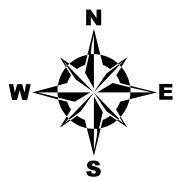
Copper Avenue Community Boulevard





Copper Avenue Community Boulevard

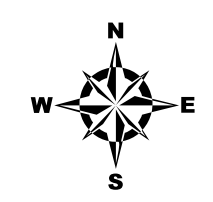




Copper Avenue

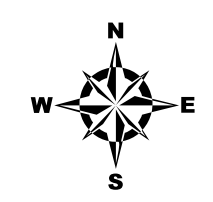
Community Boulevard





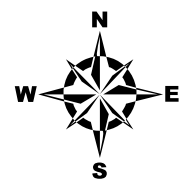
Copper Avenue Community Boulevard





Copper Avenue Community Boulevard

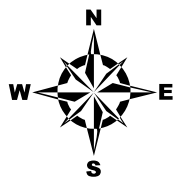
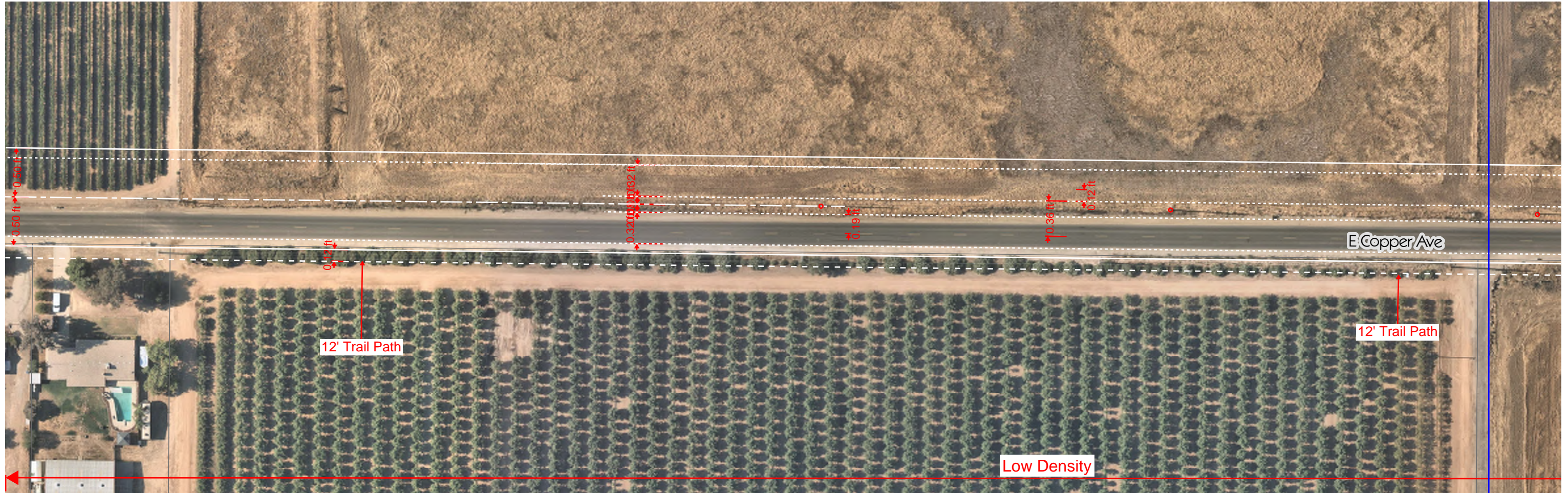




Copper Avenue

Community Boulevard

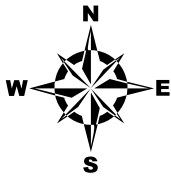
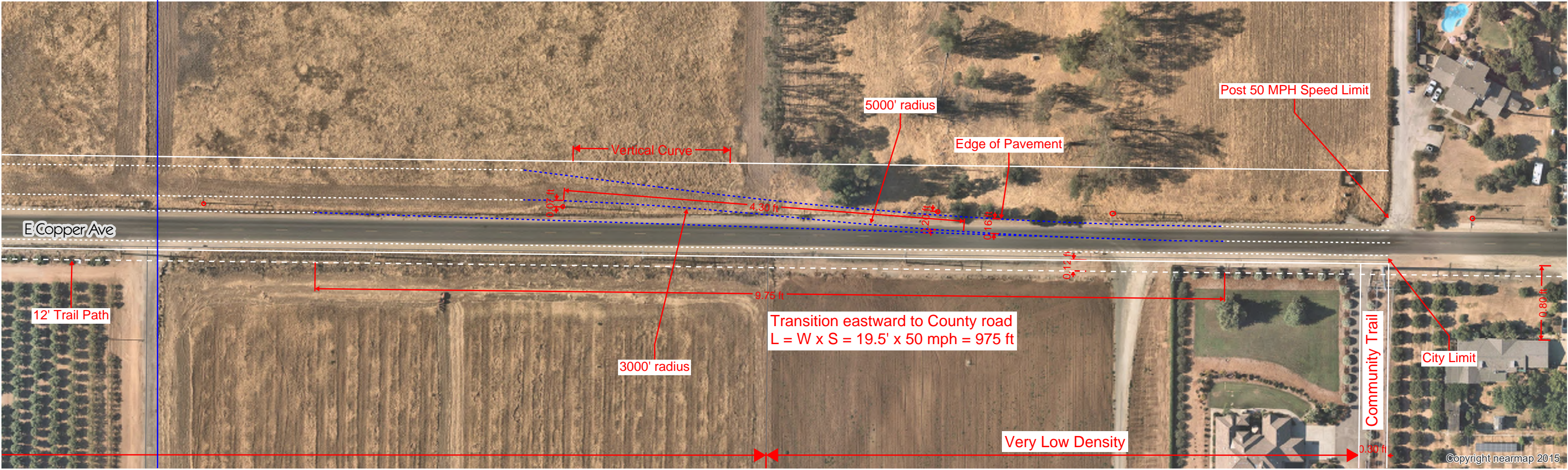




Copper Avenue

Community Boulevard

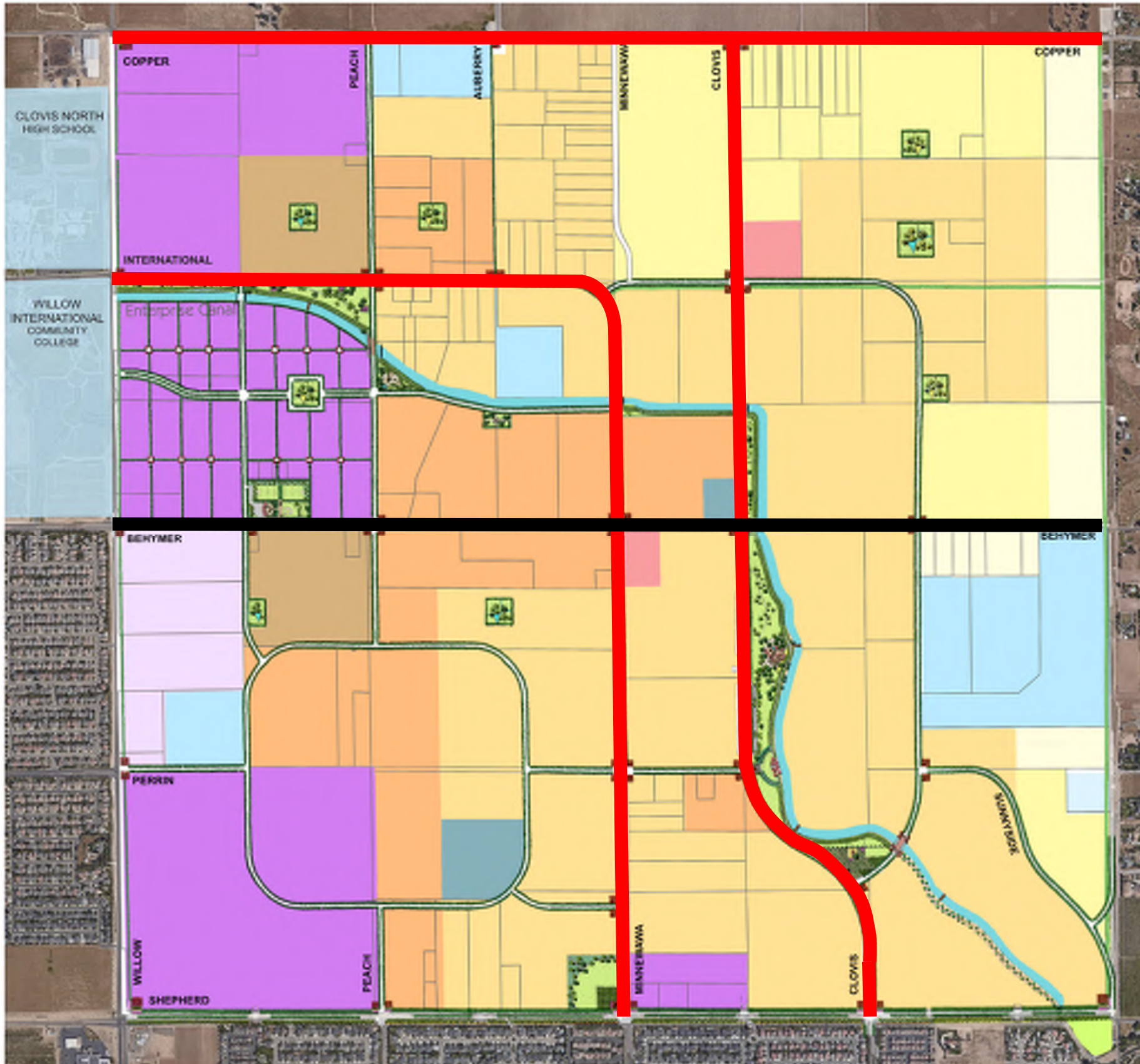




Copper Avenue

Community Boulevard





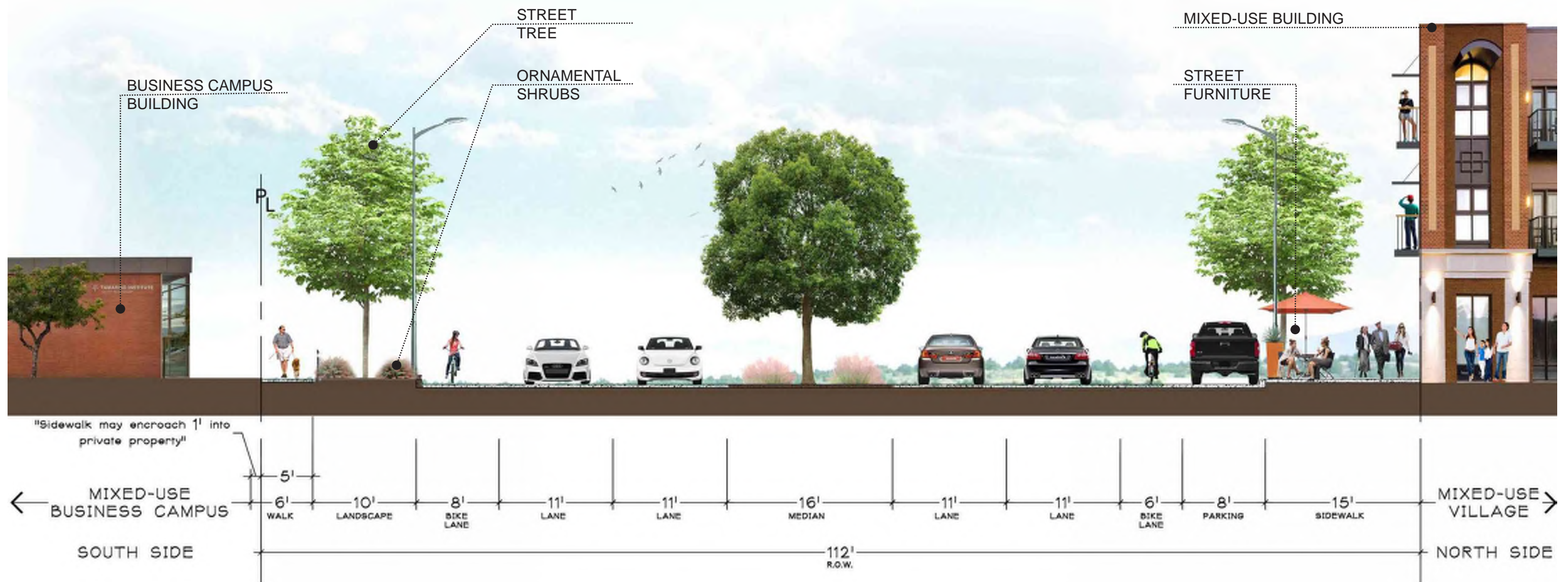
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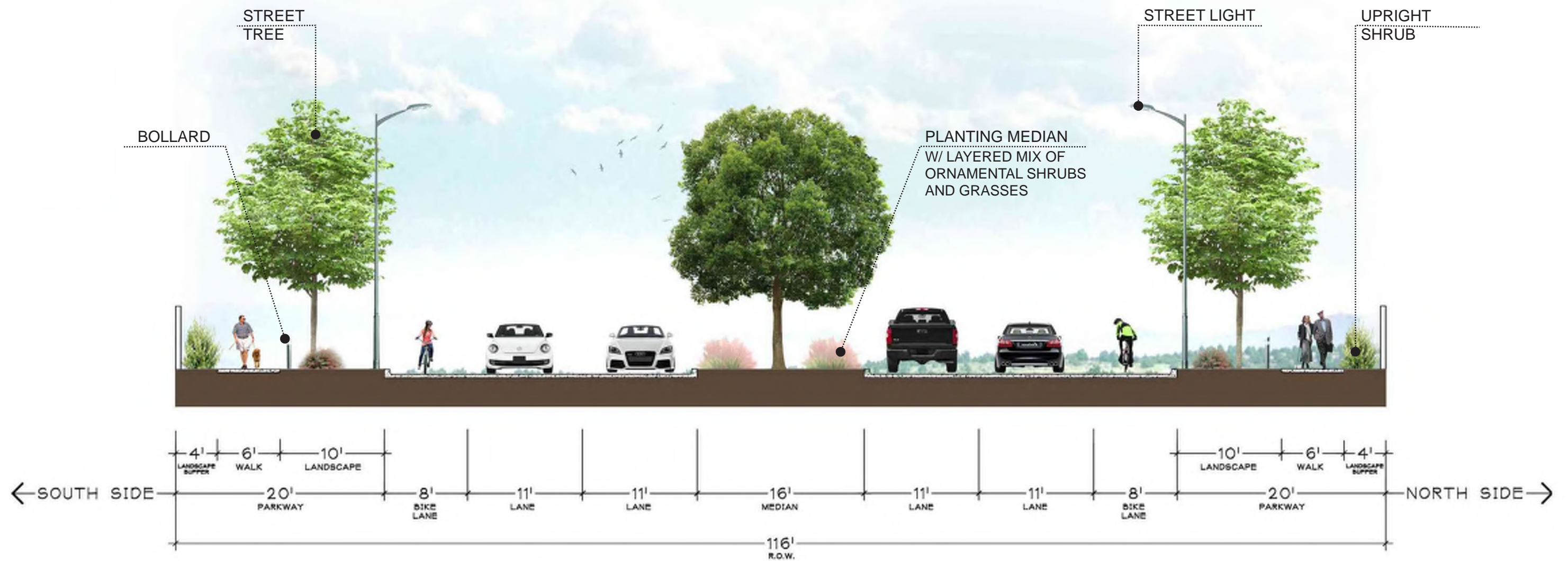
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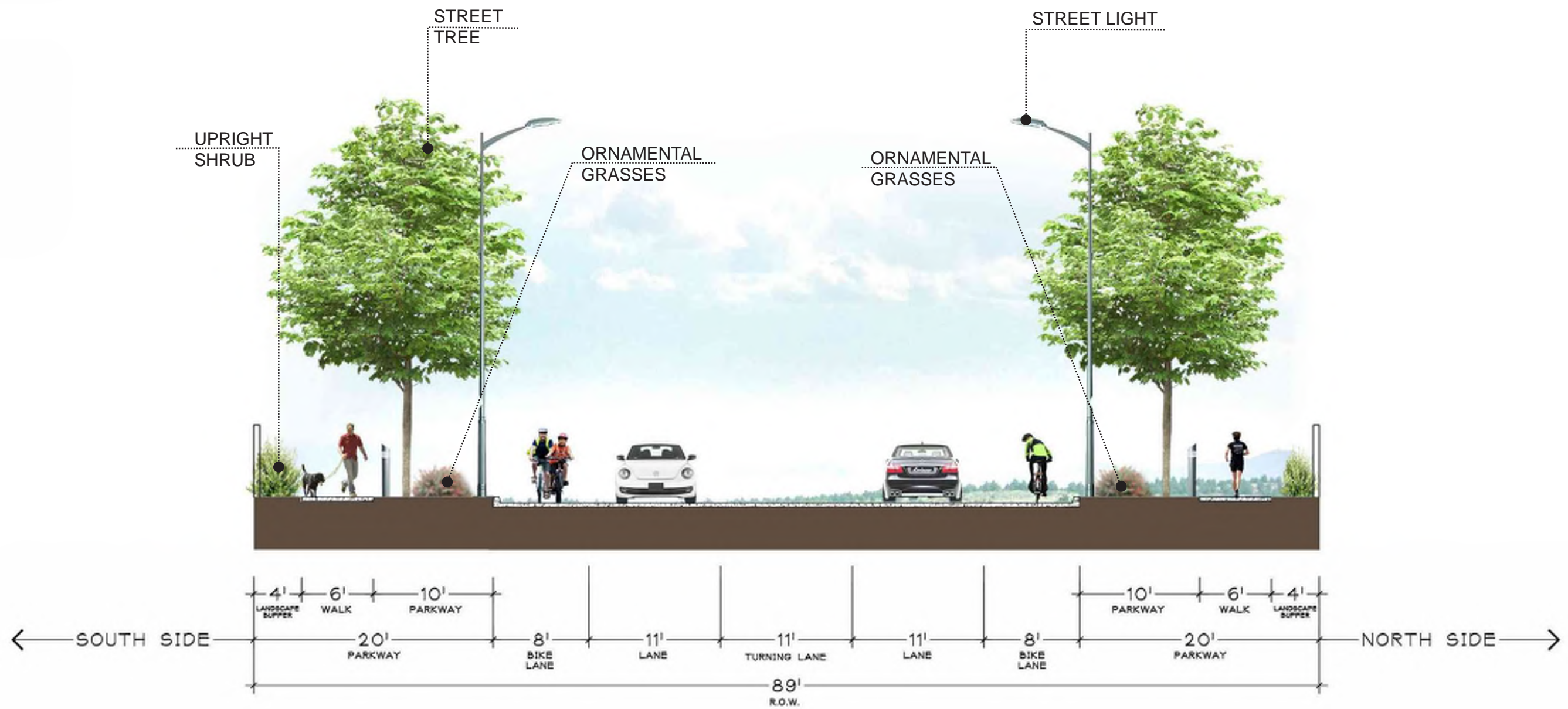
West Behymer Avenue (Willow to Peach) Cross-Section
Community Boulevard





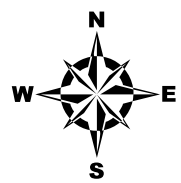
West Behymer Avenue (Peach to Clovis) Cross-Section
Community Boulevard





Behymer Avenue (Clovis to Sunnyside) Cross-Section
Community Boulevard

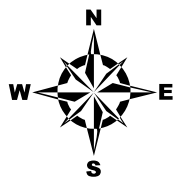




Behymer Avenue

Community Boulevard

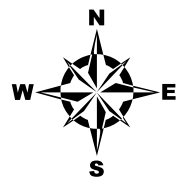




Behymer Avenue

Community Boulevard

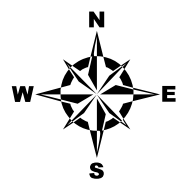




Behymer Avenue

Community Boulevard

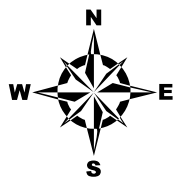




Behymer Avenue

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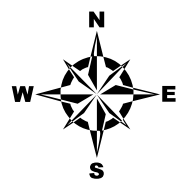
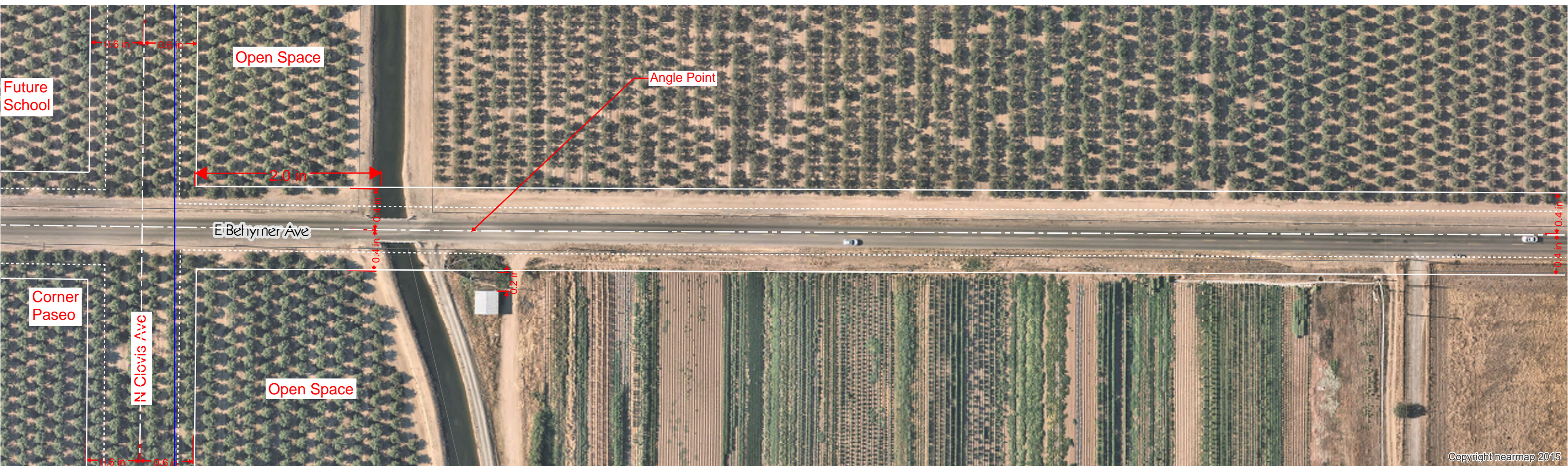




Behymer Avenue

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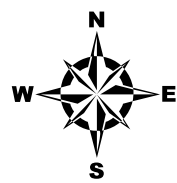
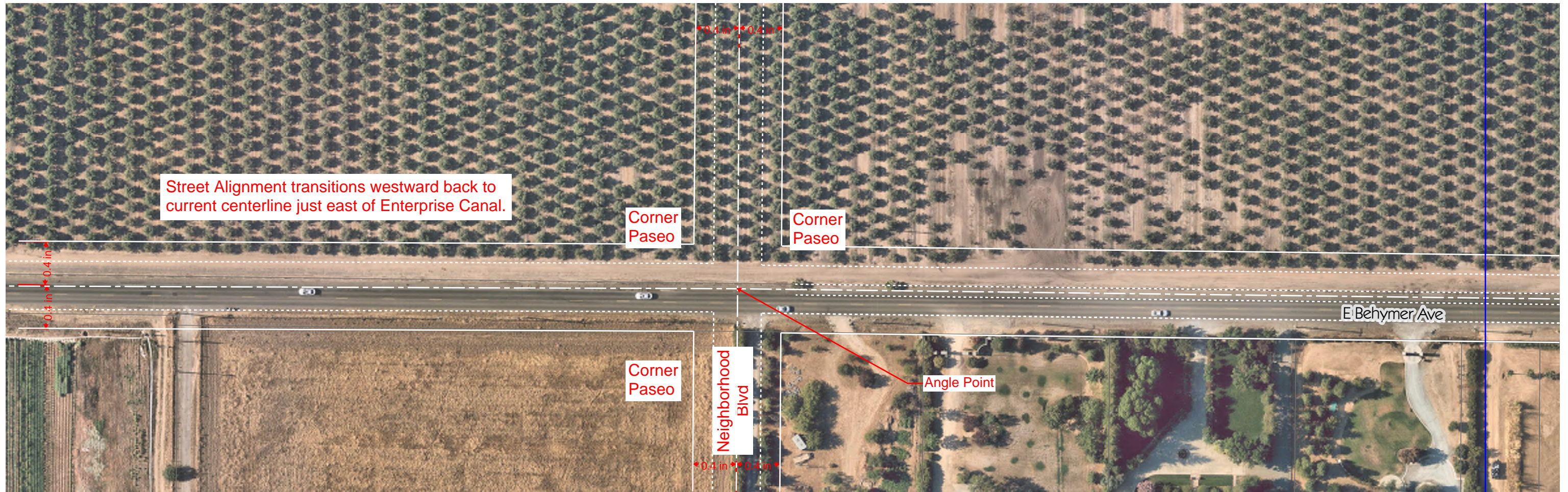




Behymer Avenue

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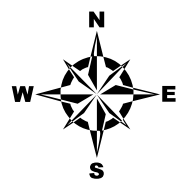
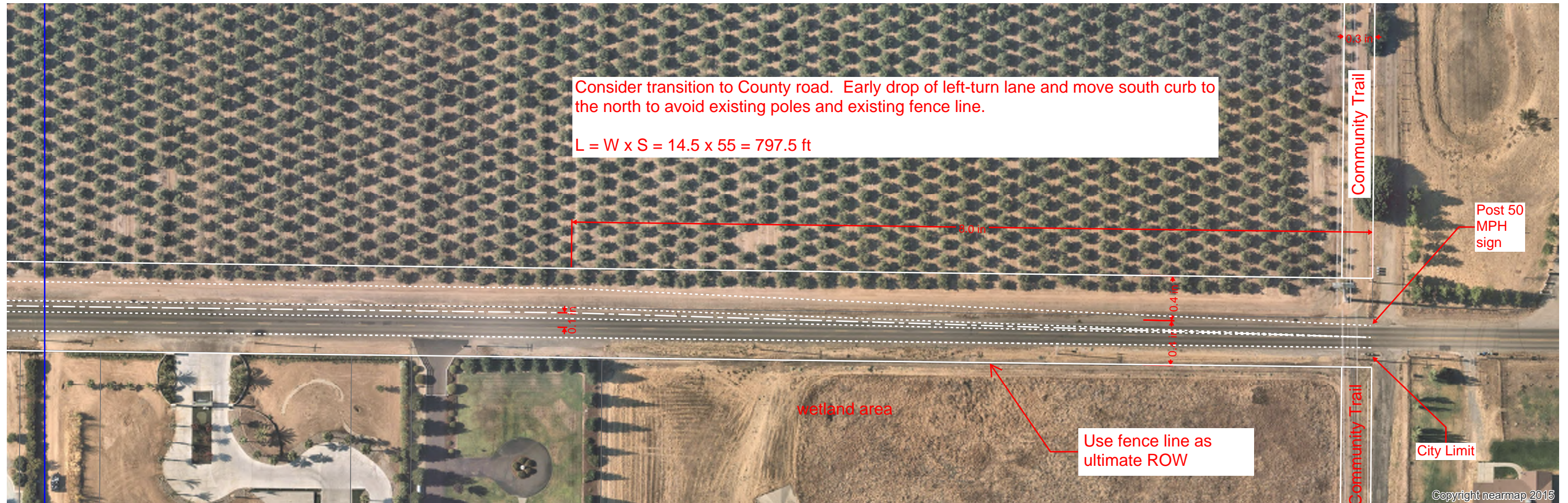




Behymer Avenue

Community Boulevard

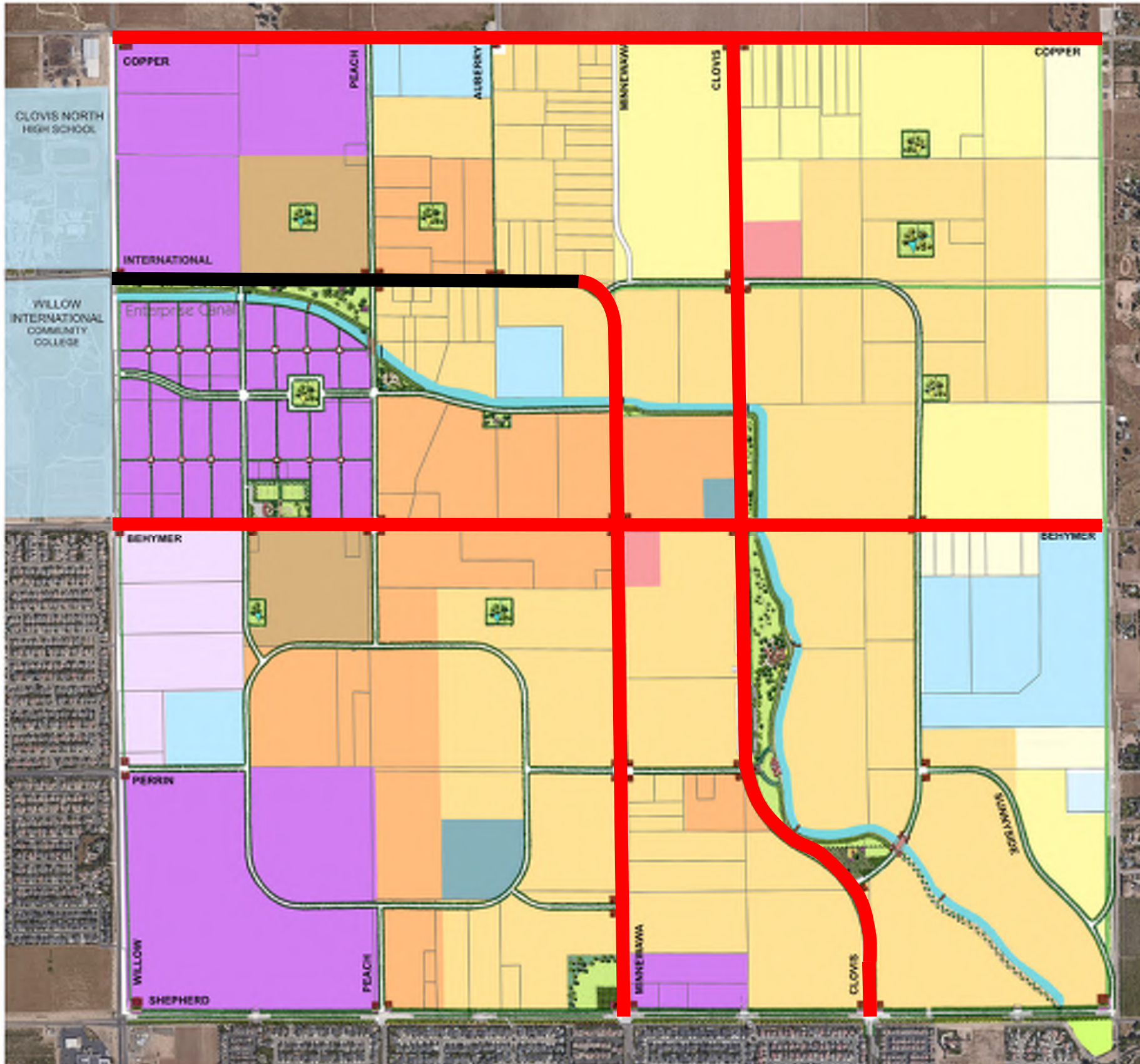




Behymer Avenue

Community Boulevard





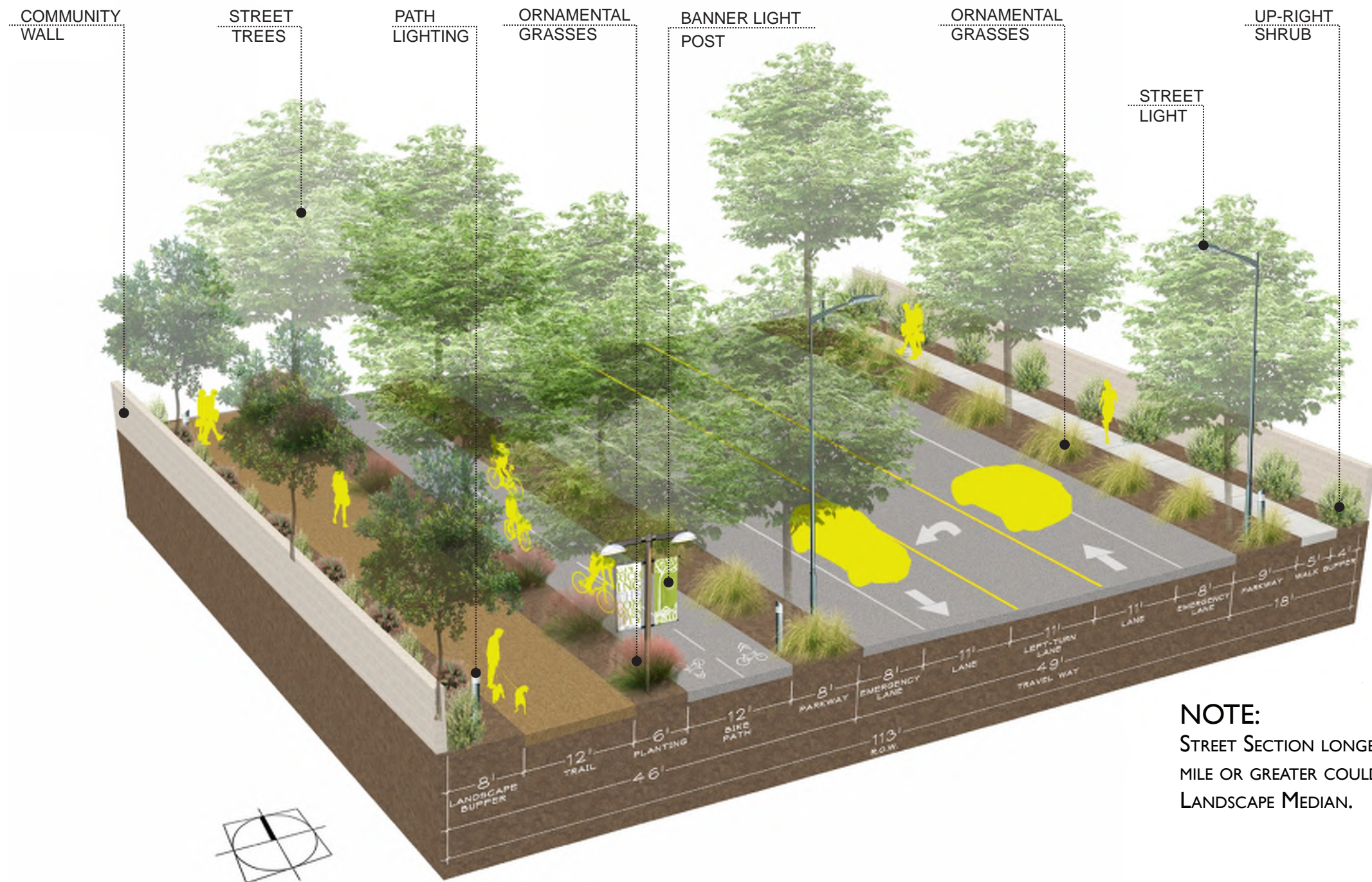
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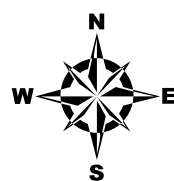




NOTE:
STREET SECTION LONGER THAN 1/8
MILE OR GREATER COULD INCORPORATE
LANDSCAPE MEDIAN.

International & Minnewawa Avenues Cross-Section
Academic Boulevard

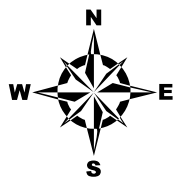
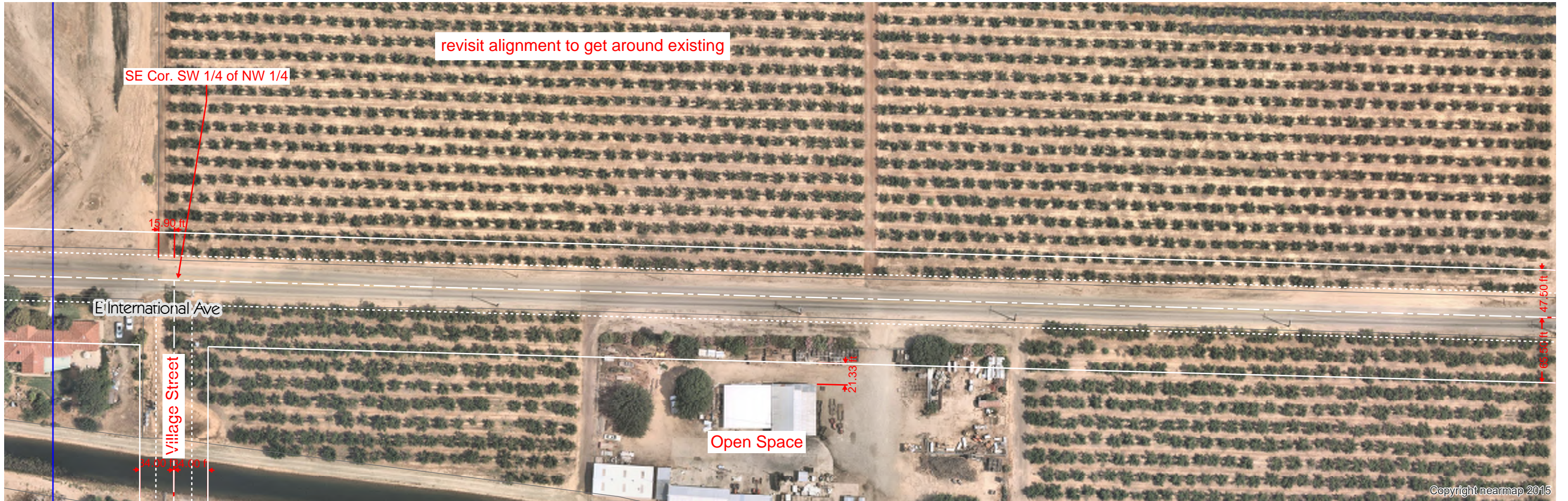




International Avenue

Community Boulevard

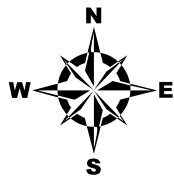




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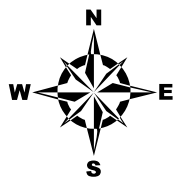




International Avenue

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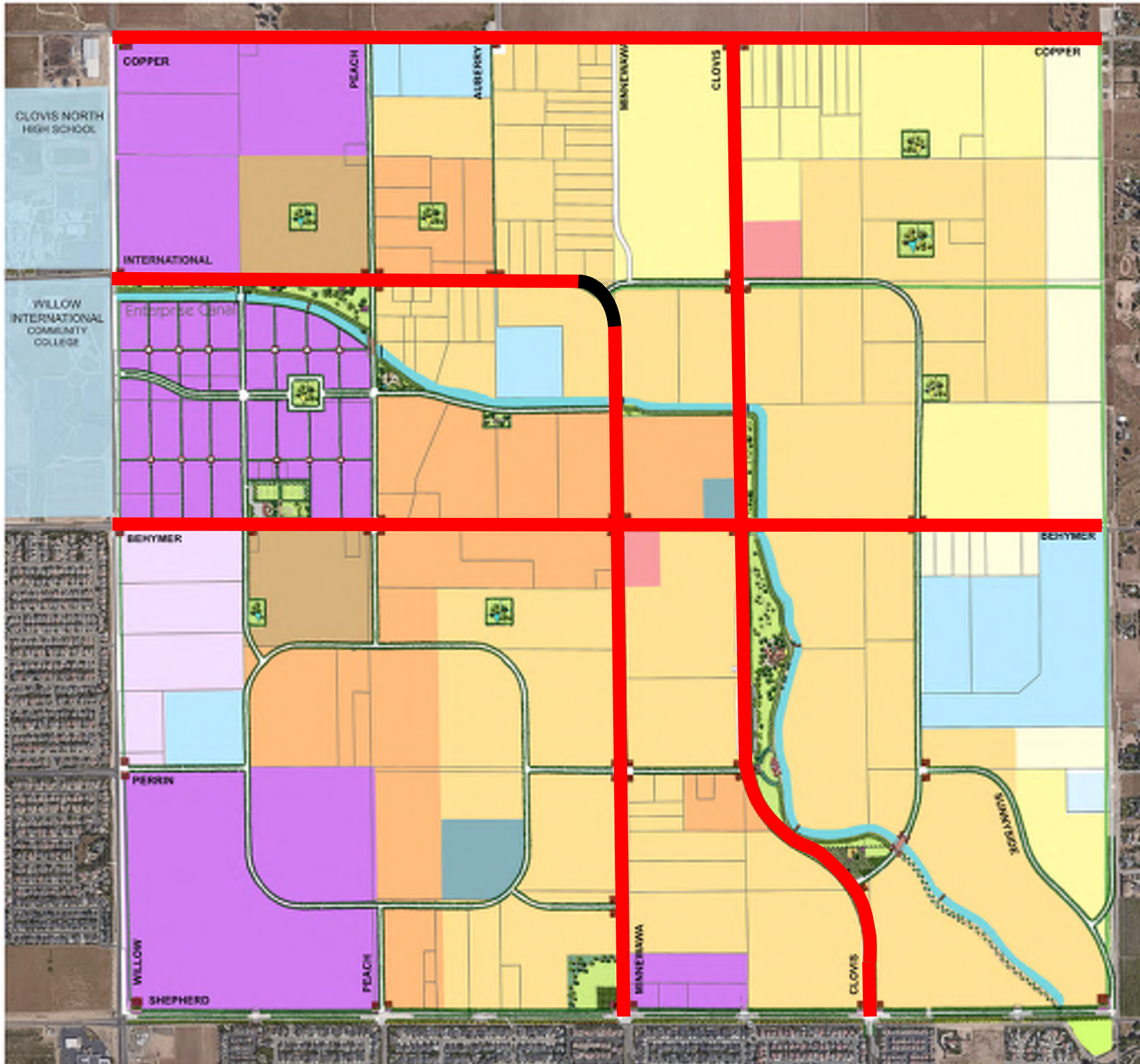




International Avenue

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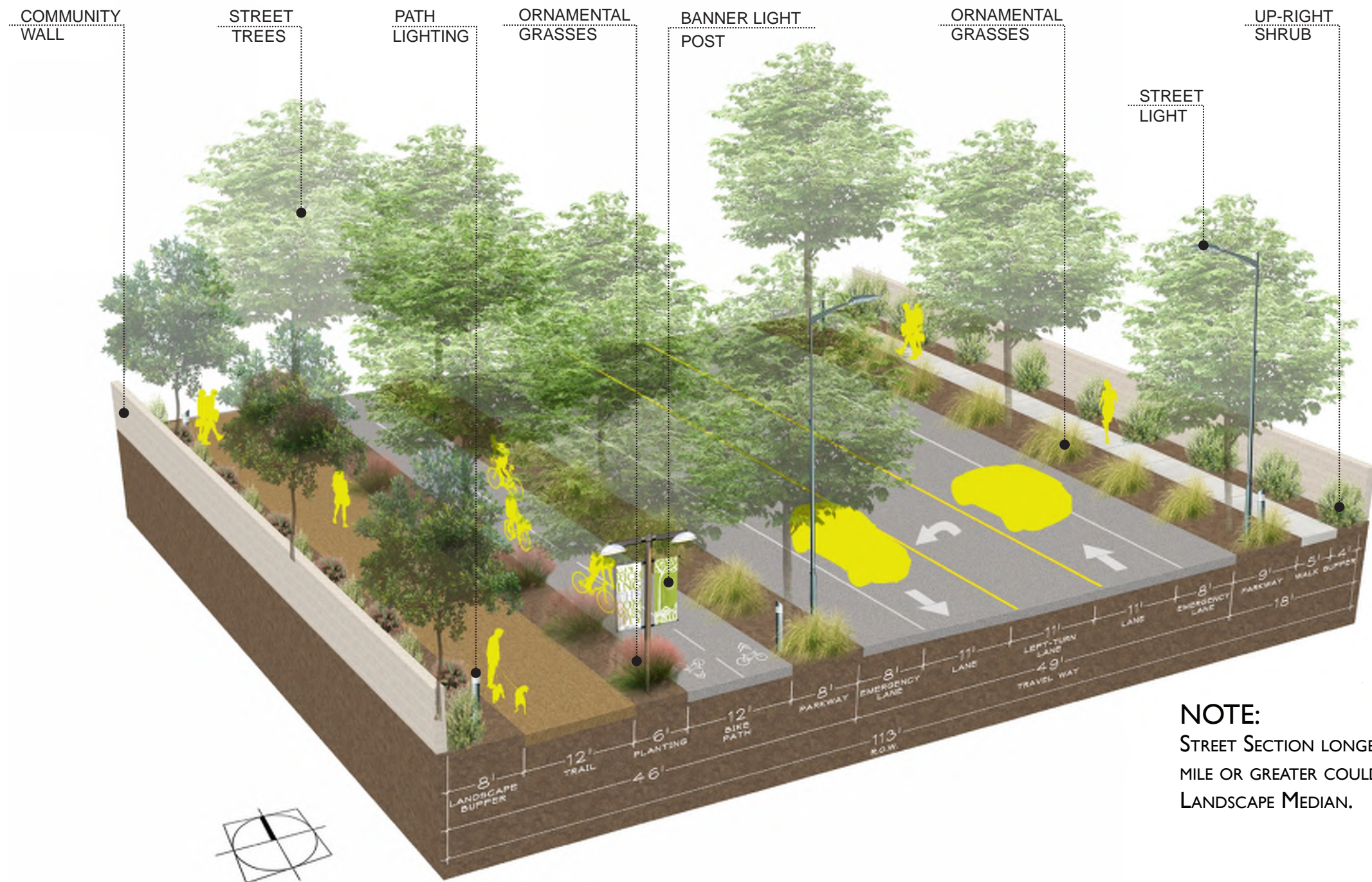
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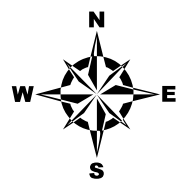
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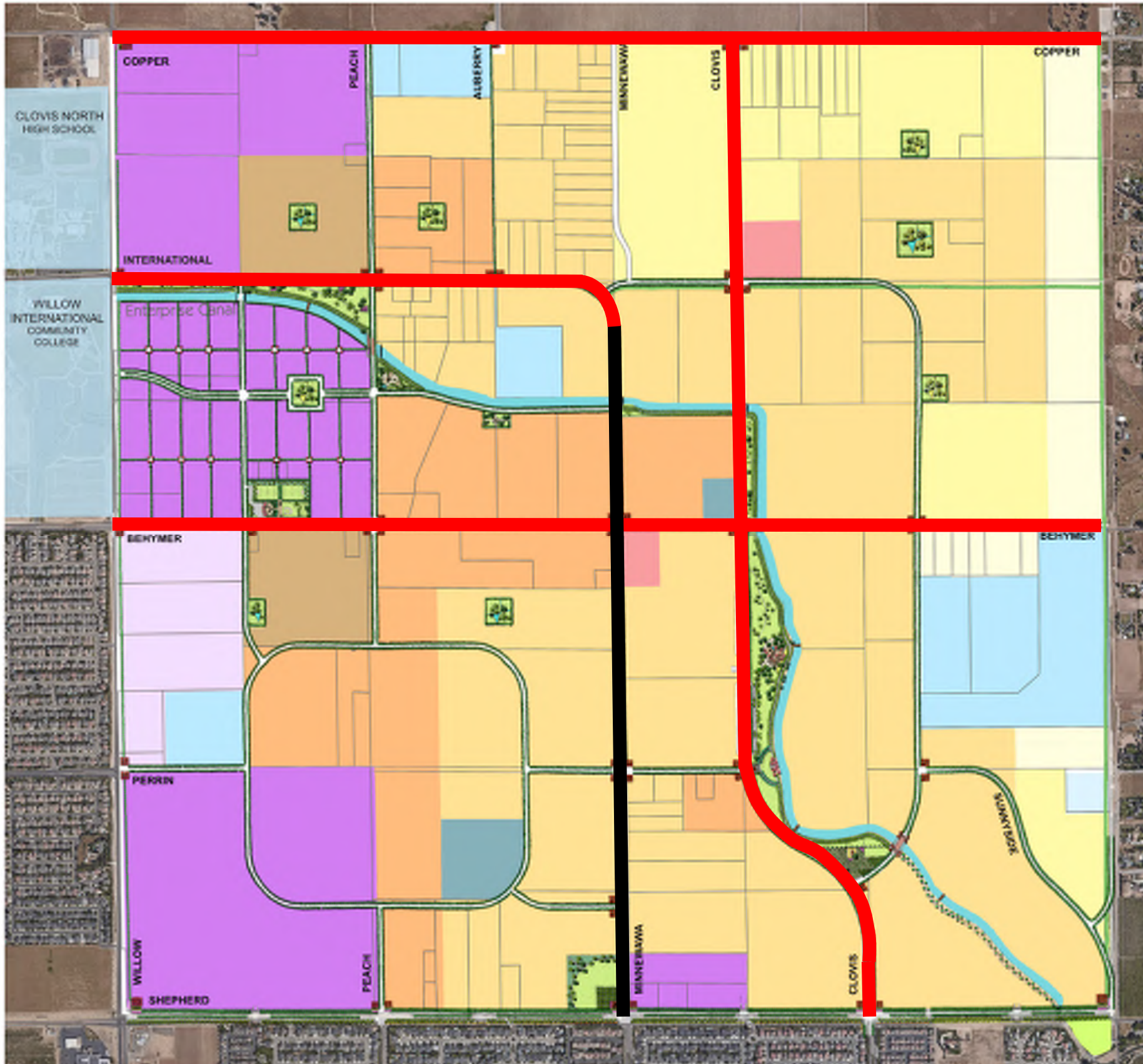
International & Minnewawa Avenues Cross-Section
Academic Boulevard





International Avenue to Minnewawa Avenue Community Boulevard





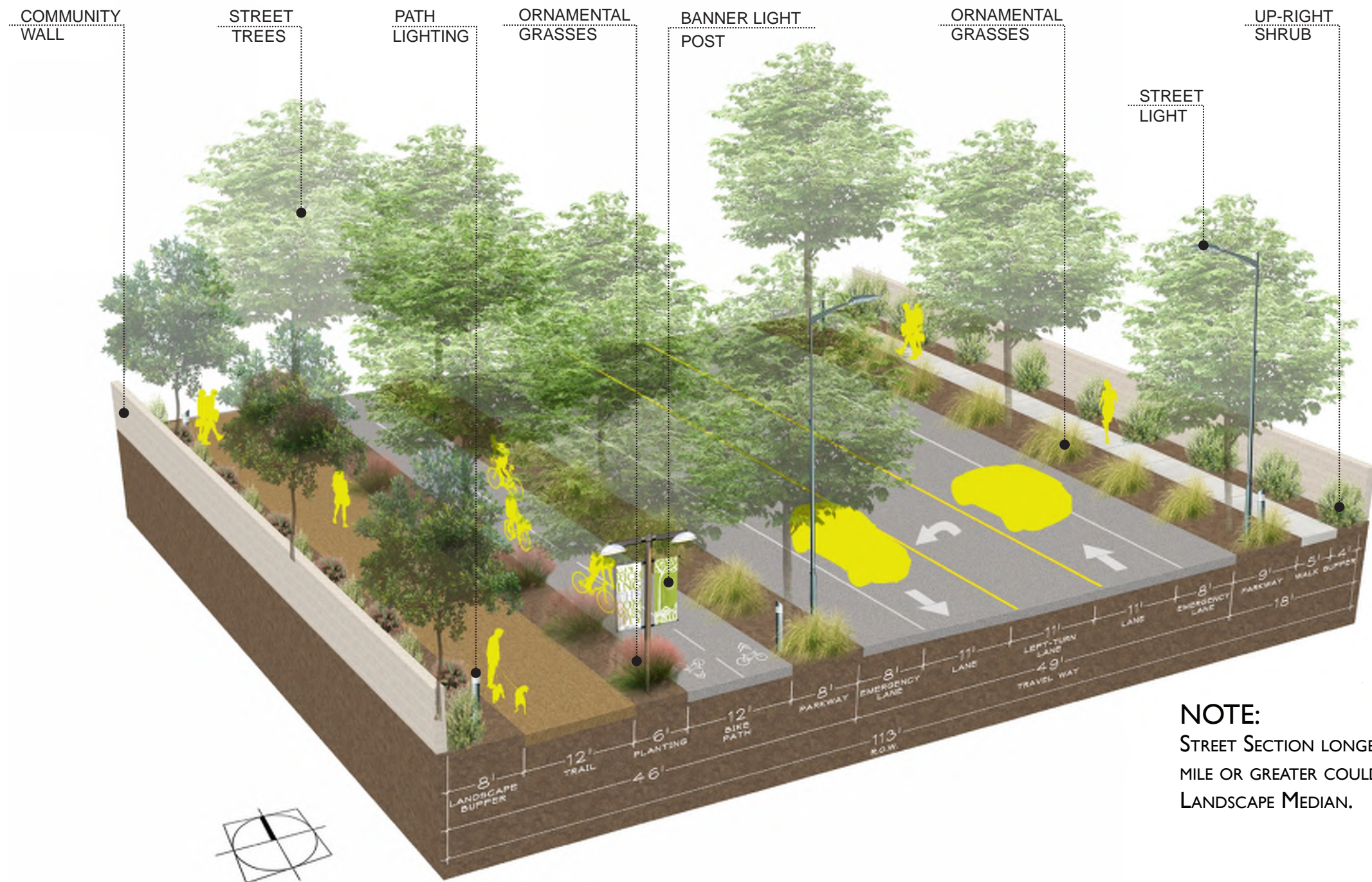
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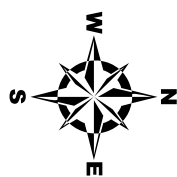
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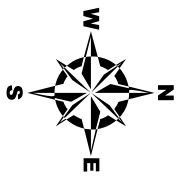




Minnewawa Avenue

Community Boulevard

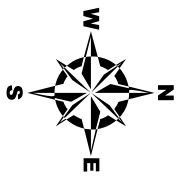




Minnewawa Avenue

Community Boulevard





Minnewawa Avenue

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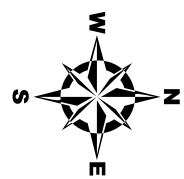




Minnewawa Avenue

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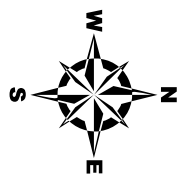




Minnewawa Avenue

Community Boulevard





Minnewawa Avenue Community Boulevard



Schedule Going Forward

- September 4 – Stakeholder meetings (CUSD, FID, FMFCD, PG&E); Requesting feedback by September 11
 - Conflicts with Existing/Planned Facilities, Design Criteria, etc.
- Week of Sept. 8 – BIA and Property Owner meetings
- Late October - Public meetings
- Late October - Refine exhibits based on comments; meet with Management
- Late October - Begin CEQA and surveying work
- January 2021 - Follow up meetings with interested parties
- March 2021 - Council public hearing
- June 2021 - County Board of Supervisors adoption



Contact Information

Sean Smith (DRU Manager)

Phone: (559) 324-2363

Email: seans@cityofclovis.com

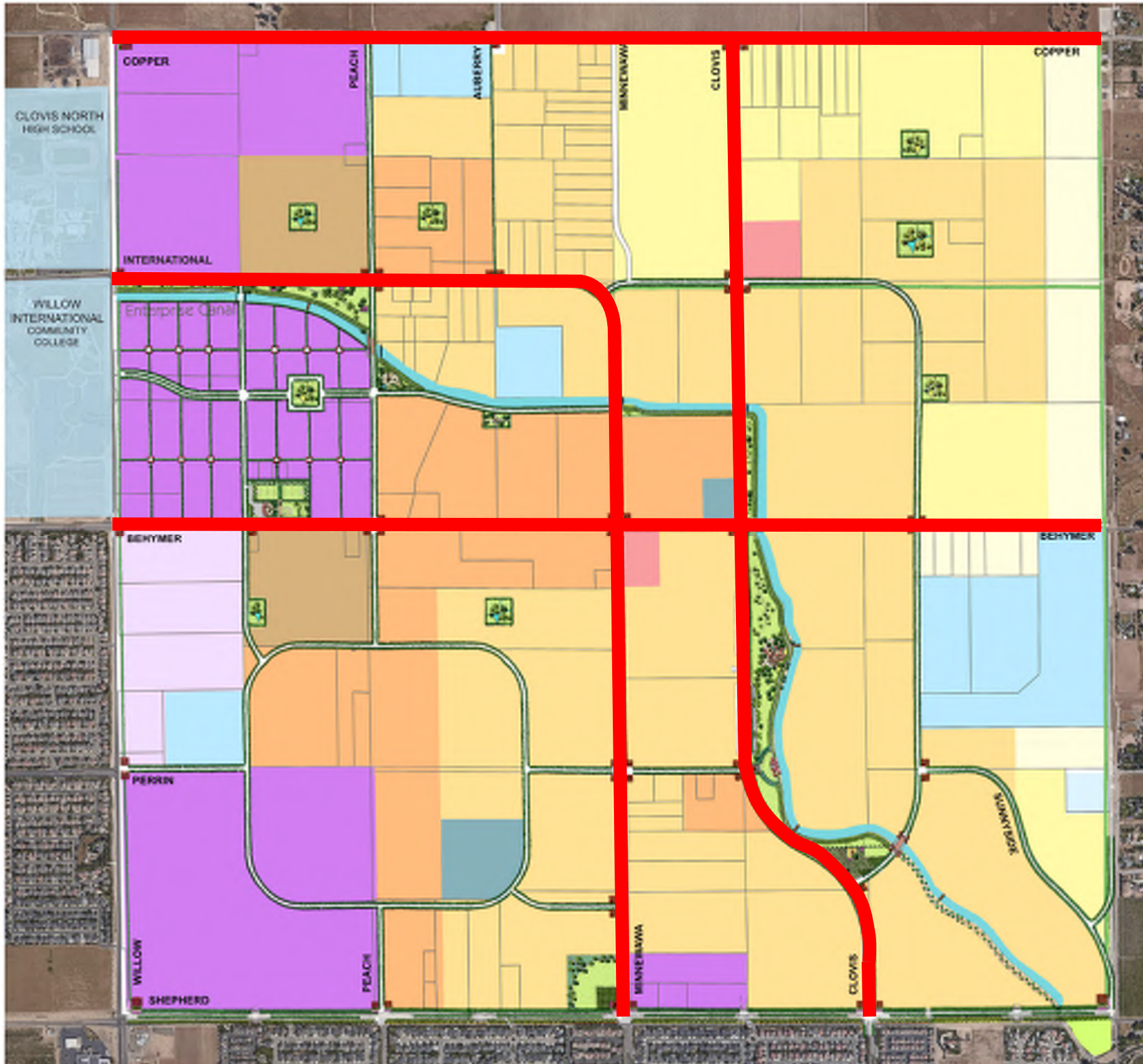
Luke Serpa (City Manager)

John Holt (Assistant City Manager)

Renee Mathis (Interim Director of Planning & Development Services)

Mike Harrison (City Engineer)





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