



**LOMA VISTA**  
A CLOVIS COMMUNITY





## **Contact Information**

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## Introduction to Loma Vista

Loma Vista is located in the heart of the agriculturally rich San Joaquin Valley (see *Regional Location Map, page 5*). Due to its location, Clovis is known as the “Gateway to the Sierra” and is an ideal stop on the way to or from the Sierra National Forest. Loma Vista is located within the greater Fresno-Clovis Metropolitan Area, and is a part of the City’s sphere-of-influence planning area.

Loma Vista is immediately east of the City of Clovis in unincorporated Fresno County (see attached *Local Vicinity Map*). The area 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. The City of Fresno is located approximately one-half mile southwest of the planning area. State Highway 168, which runs through the heart of the City of Clovis, is located approximately one-and-a-half miles north of the planning area. State Highway 180 is located approximately two miles south of Loma Vista.

The concept for the development of the 3,307-acre Loma Vista is that of a high quality residential community focused around two core areas, called community centers, a business campus, and the Reagan Educational Center.

The community centers are intended to provide a dynamic pedestrian-oriented environment with a compact and intimately scaled mix of uses. The community centers are intended to act as the social, retail, service, and entertainment hubs of the community. In community centers, the pedestrian is the focus of the design and orientation of development. Pedestrian amenities, such as benches, street trees, fountains, outdoor dining, public art, newspaper racks, covered walkways, and specially treated sidewalks, invite the public to stroll. Streets are narrow and “calmed” to allow convenient and safe pedestrian crossing and reduce the dominance of the automobile. The community centers contain ample open space features, such as pocket parks, plazas, and paseos, which promote human interaction and provide visual relief.

The first and largest community center is located north of the Reagan Education Center, extending north to Barstow Avenue. This community center is approximately four to six blocks in length. A large commercial center, which is located north of Shaw Avenue and west of Leonard Avenue, contains a



*Examples of the types of vibrant community centers envisioned for Loma Vista.*



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traditional mixture of retail uses and is integrated with the adjacent community center. This community center is surrounded by a concentration of residential uses, which provide convenient support for the core uses.

The Jefferson Canal open space corridor extends through this community center, providing a pedestrian link as well as a recreational and visual amenity. In addition, a portion of the community center south of Shaw is focused around a village green, an exciting open space amenity that accommodates sports fields and an amphitheater. The second community center is located in the eastern portion of the plan area, between Highland and McCall Avenues. This community center provides a focal point for the adjacent business campus and residential community.

Loma Vista contains a variety of residential neighborhoods with a range of housing densities. The residential density ranges from two-acre single-family lots within the Very Low Residential designated areas to apartments and/or condominiums at a density of up to 43 dwelling units per acre within the Very High Residential designated areas. The higher residential densities are focused near the community centers and employment generating uses. Pockets of Very Low Residential designated areas adjacent to Gould Canal and Bullard Avenue accommodate the existing developed rural residential areas. The Agricultural and Very Low Residential land use designations provide a transition between Loma Vista and development that may occur south of the Gould Canal.

Key features of Loma Vista are the four Master Planned Communities: Community Center South, Community Center North, Gettysburg/Ashlan, and the Eastern Village. The 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. The Master Planned Communities boundaries and street alignments, the number of residential units, non-residential square footage, and distinctive amenities of the Master Planned Communities illustrate a desired urban design within which future Clovis residents will work, shop, and play. The Master Planned Communities will be unique places, attractive as an investment for development interests, and desirable for families to live. Their public open spaces will invite pedestrians and shoppers. Their setting adjacent to residential areas will invite strollers and cyclists. In short, the Master Planned Communities will be a functional expression of the Clovis Way of Life. The four Master Planned Communities are summarized as follows:



*Examples of the various types of lifestyle choices that will be available in Loma Vista.*



*Loma Vista*

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**Community Center South** — This 128-acre Master Planned Community is the heart of Loma Vista. This area contains the greatest concentration of the entertainment, shopping, and social uses in an exceptional setting. A “village green” serves as the focal point of the Master Planned Community. 1,840 residential units and approximately 1,138,876 square feet of non-residential area are shown in this Master Planned Community.

**Community Center North** — Located immediately north of Community Center South, this 100-acre Master Planned Community is an extension of Community Center South and continues the same character and style as that area. An underpass below Shaw Avenue connects the two areas for both pedestrians and vehicles. 806 residential units and approximately 675,942 square feet of non-residential area are shown in Community Center North.

**Gettysburg/Ashlan** — This 358-acre Master Planned Community is envisioned as a residential community designed around an amenity, such as a golf course, park, and/or lake(s). While a mixture of residential densities is permitted, the overall density within this area is 4.8 dwelling units per acre. Approximately 1,607 residential units and 247,421 square feet of commercial and neighborhood serving commercial uses are shown within this Master Planned Community. Please note that the Gettysburg/Ashlan Master Planned Community does not have a schematic land use pattern in order to provide flexibility in its ultimate design.

**Eastern Village** — The 389-acre Eastern Village contains a broad mixture of uses: from a community center, to a business campus, to various densities of residential uses. The centerpiece of the Eastern Village is the community center, an approximately two-block long core area that is envisioned as a pedestrian oriented, walkable environment. The 182-acre business campus, which accommodates professional offices, research and development, corporate headquarters, and light assembly, surrounds the community center. 1,378 residential units and approximately 4,291,531 square feet of non-residential area are shown in the Eastern Village.

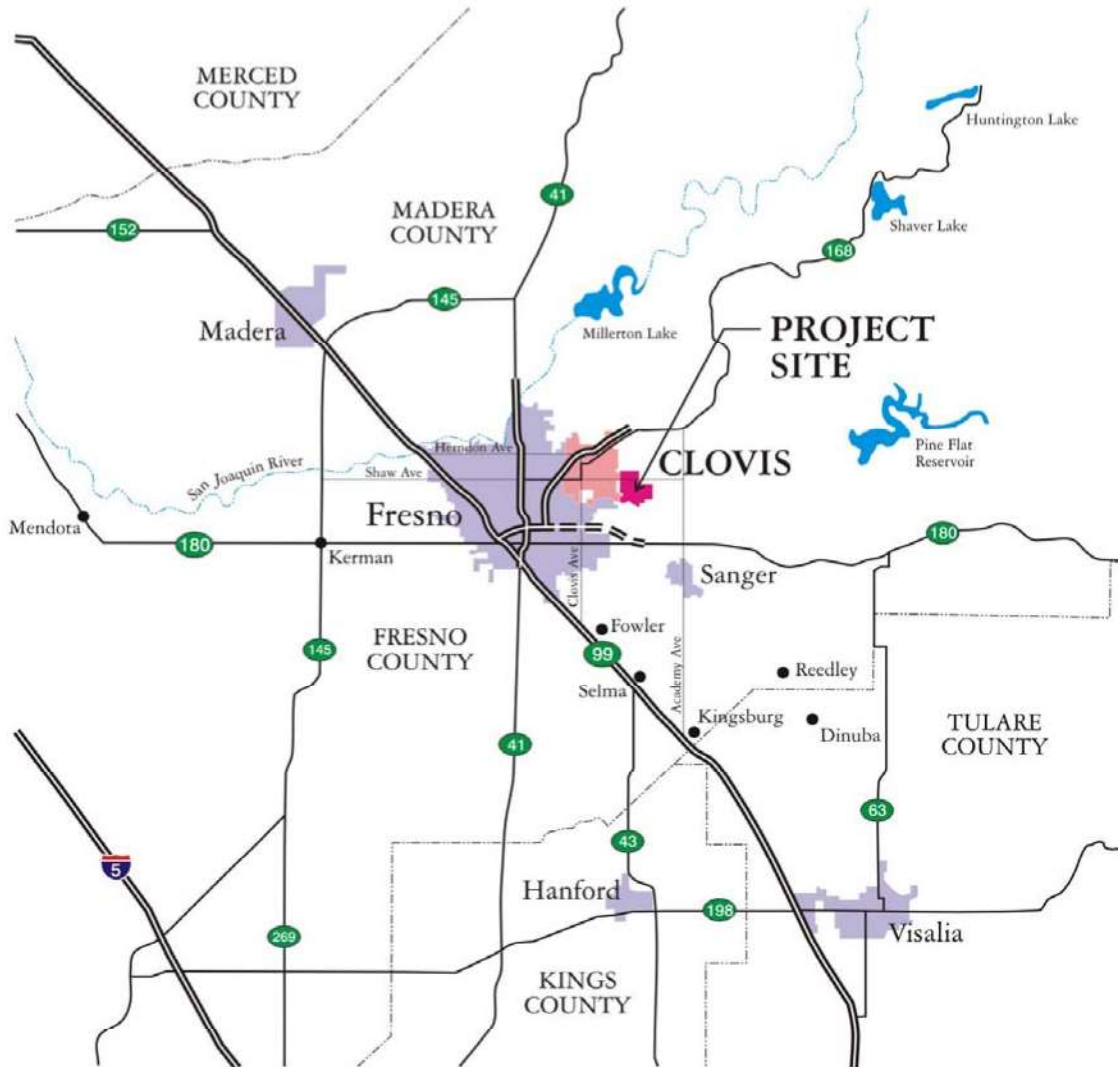


*An example of a community center that could be developed in Loma Vista.*

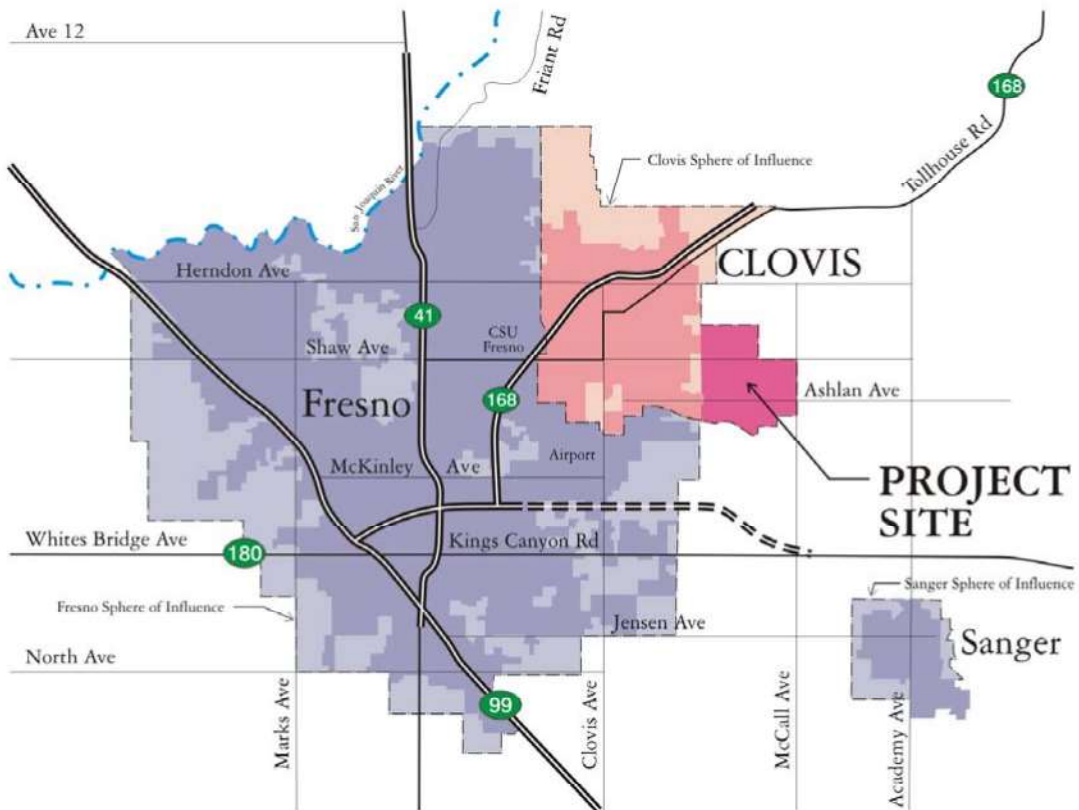




## Regional Location

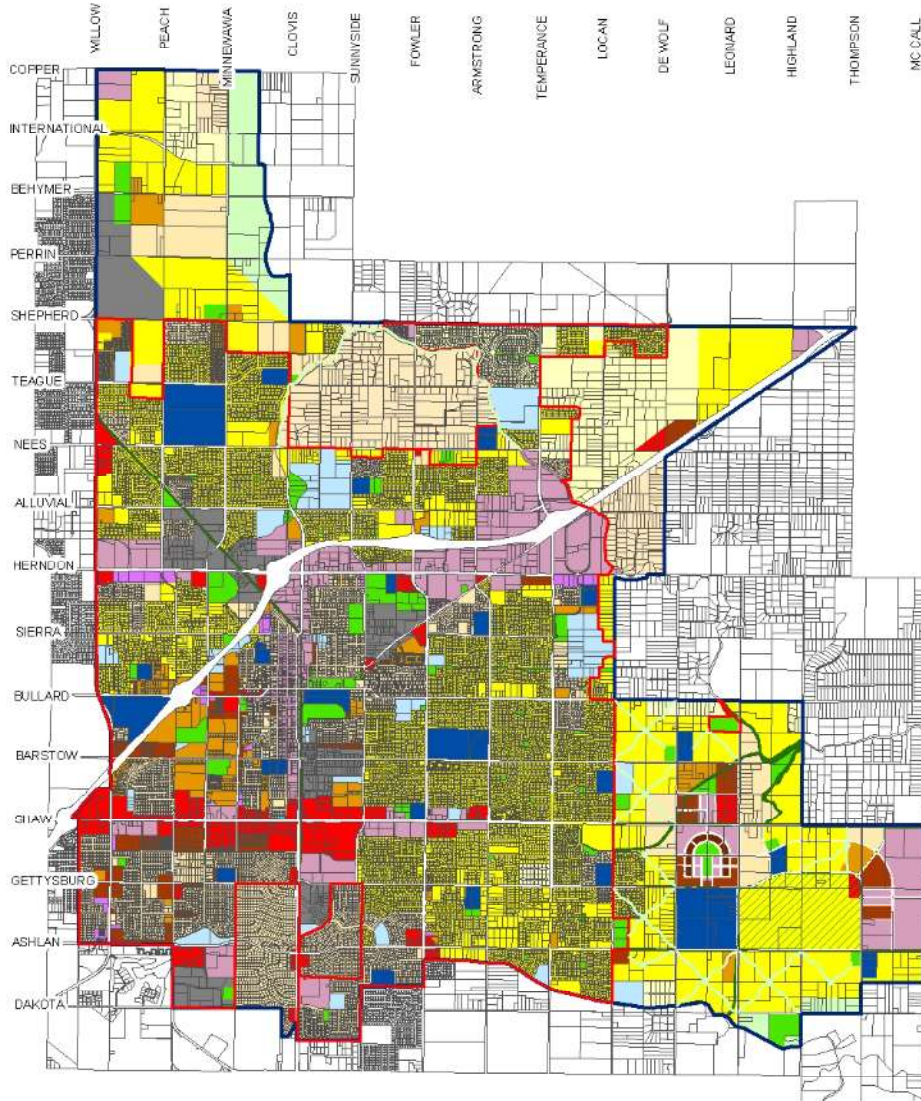


## Local Vicinity



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**GENERAL PLAN MAP**

NO SCALE

**CITY LIMITS** (Red outline)

**SPHERE OF INFLUENCE PROJECT AREA** (Blue outline)

**PARCELS** (Thin black lines)

**GENERAL PLAN LAND USE**

- AGRICULTURAL
- COMMERCIAL
- VERY LOW
- LOW
- MEDIUM
- MEDIUM HIGH
- HIGH
- VERY HIGH
- INDUSTRIAL EMPLOYMENT CENTER
- OFFICE
- MIXED USE
- PUBLIC FACILITIES
- OPEN SPACE
- PARKS
- RURAL RESIDENTIAL
- SCHOOLS
- WATER BASIN
- RESIDENTIAL PLANNED COMMUNITY



Loma Vista



# Loma Vista

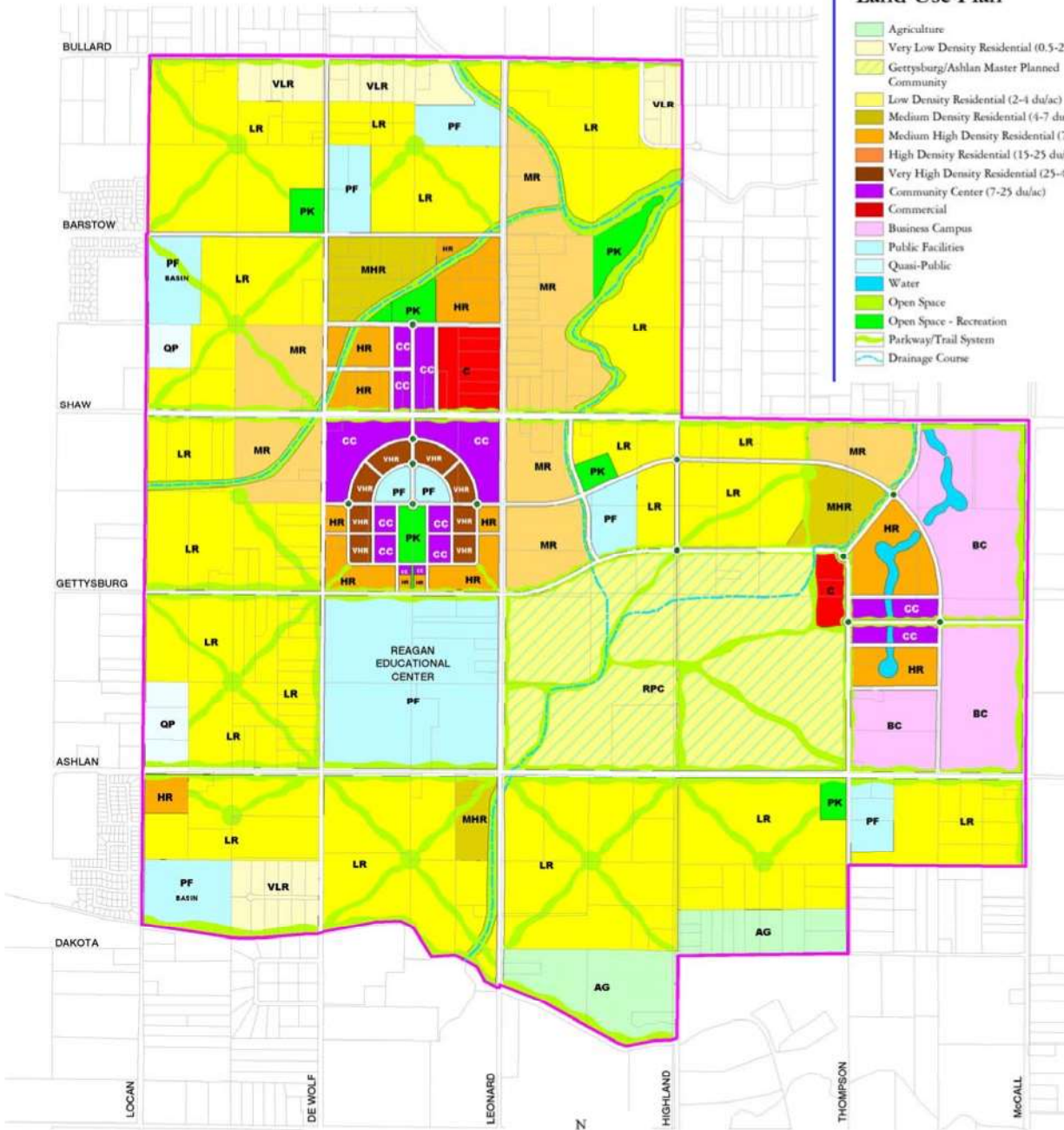
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## Land Use Plan


- Agriculture
- Very Low Density Residential (0.5-2 du/ac)
- Gettysburg/Ashlan Master Planned Community
- Low Density Residential (2-4 du/ac)
- Medium Density Residential (4-7 du/ac)
- Medium High Density Residential (7-15 du/ac)
- High Density Residential (15-25 du/ac)
- Very High Density 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



Loma Vista

## Master Planned Communities



 Master Planned Communities

