



# DRY CREEK PRESERVE

## MASTER PLAN



**CITY of CLOVIS**  
PLANNING & DEVELOPMENT

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Dry Creek Preserve Master Plan  
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## 1.0 Introduction

### 1.1 Foreword

This document contains the Master Plan for the area referred to as the Dry Creek Preserve (DCP). Understanding the roots of the DCP and the last half century of its history, which have produced this unique area of the Clovis Community, is essential in the planning and visioning for the area. The DCP includes approximately 795-acres which was originally part of the 50,000 acres farmed for dryland wheat by Clovis Cole. Since that time, the land has been mostly levelled, irrigated, and divided into more than 235 different private ownership parcels. However, much of the original agricultural and open space character and appearance of the land still exists today.

By the late 1960s, considerable land division was occurring. To protect the remaining area farmland, Fresno County designated the area as AE-20 (Exclusive Agriculture -20-acre minimum), in their County General Plan. In 1974, the DCP was included within the Clovis Sphere of Influence. The City then began to plan for the area, pursuant to the City-County Memorandum of Understanding (MOU). Under the Agreement, the County continued its jurisdiction over land use decisions, permitting and enforcement, but the County would confer with the City in making those decision.

In 1988, the area was included in the City's Herndon Shepherd Specific Plan. In that planning action, the entire area was designated as R-R (Rural Residential), with a minimum parcel size of two acres. That designation reflected very strong preferences, as expressed at the time by a large majority of DCP landowners who desired to keep the area's rural lifestyle. Under the two-acre minimum parcel designation, many of the larger parcel owners submitted proposed Parcel Maps to the County, asking to divide their 20-acre properties into various configurations of two-acre or larger rural-residential parcels. The area was developing into a decidedly rural-residential community.

The R-R designation attracted buyers who desired larger land parcels for a variety of reasons. Many wanted small farming operations or just space for larger homes and yards. Many others desired to keep horses or other livestock. Still others needed larger properties for storing equipment or materials or as a larger base for their home-based businesses, then allowed under the County's designation. Varied as it is, the R-R lifestyle has become a very important part of

DCP residents' lives, based on the expectations created by the two-acre provisions of the Herndon-Shepherd Specific Plan.

The residents have repeatedly defended their preference to remain under County jurisdiction (avoid being annexed into the City of Clovis) and keep their existing Rural-Residential zoning and lifestyle. There are however, some landowners who desire to further develop their DCP properties into more intensive uses. Consequently, several studies have been conducted with the intent to document the desires of DCP owners. The earliest was a Master's Degree Thesis by Deborah Morley, in 1988, which pertained to the entire Herndon-Shepherd Specific Plan area. In her mail-based survey, only 13 percent of small (2-5 acre) parcel owners desired to be annexed into Clovis. Of larger Parcel owners, 43 percent responded affirmatively. Another survey was conducted in 2009 by the DCP Neighborhood Committee. In that survey, with only about 25 percent of owners responding, over 90 percent of respondents desired for the DCP to keep its rural character. Only 8 percent expressed desire to further divide or develop their property. The most recent survey was an in-depth effort carried out by the DCP Neighborhood Committee and closely coordinated with the City of Clovis, in 2014. In that mail survey effort, 94 of the +231 contacted landowners responded. 86 percent of respondents (79 percent of the land area) expressed desire to retain the DCP's rural open space character and existing R-R designation. 13 percent (21 percent of land area) desired more development. Of the 12 respondents who desired to develop, four owned less than three acres, and nine were absentee owners.

That is the background that was faced in trying to identify a future vision for the area. A very large fraction of owners desire no major changes. Others desired or needed to develop their property. It was the intent to consider the interests of both groups in prescribing development guidelines. In addition, the City of Clovis and Fresno County also have particular needs with regard to area infrastructure, services and associated costs that also need to be a part of the discussion. It quickly became apparent that no one would receive everything they desire or need under this Master Plan. It would have to be a compromise process, with a goal to meet as many people's needs as possible. Substantial effort and communication, as described herein, has occurred to understand the array of different needs, and to address those needs where possible. The discussions were lengthy and the compromises reached were often difficult. The process itself has created expectations that the compromises reached will be real and reliable, and will not be freely upset over time. A major goal of this Master Plan was to achieve certainty and predictability for the area residents and interested parties.





The outcomes, as detailed in this Master Plan, are: 1) most DCP land area will continue to be designated as R-R, and there will be few major changes made to properties whose owners desire to maintain that status and 2) larger properties will be able to reasonably develop, subject to General Plan Amendment applications, but there will be constraints upon that development, including limits on the types and design of allowed development, the maximum allowed density of residential tracts, and a minimum 10.0 – acre project size required for residential tract development. These standards and guidelines are intended to provide reasonable development opportunity, while assuring the maintenance of the existing quiet rural neighborhood, with less intensive traffic, and few urban features, as preferred by area residents.

The area is intended to provide a unique residential element, characterized by variety, in which families desiring to live in residential developments, but on larger land parcels to support their outdoor lifestyles, larger families, larger custom homes, or other spatial needs will be able to find what they are seeking. Likewise, families who desire to keep livestock, or practice small scale farming will also be able to do so on Rural Residential properties of 2 acres or larger, which will remain available. Owners of properties in excess of 4 acres, who desire to divide off portions of their property for sale will be able to submit Parcel Map requests to the County or City, per the City-County MOU, depending on jurisdiction. Residences will continue to be a mix of owner-residents and rental properties.

The vision also includes the eventual orderly annexation of the DCP into the Clovis City Limits. To accomplish that would likely have been a challenge, given the vast majority of owners' general aversion to being annexed, largely due to differences between City and County permissible land uses, and the City's cost considerations in contemplating annexation and provision of services to a thinly populated area. Considerable time and effort has gone into the development of an Annexation Agreement to establish landowner protections preparatory to eventual future annexations. It is expected that the Annexation Agreement will dispel most landowner concerns and enable them to comfortably support the jurisdictional changes needed by the City and County for delivering efficient services.

The DCP area will continue to have a wide variety of land parcel sizes and land uses. That variability and individuality is desirable. It is a part of the DCP's historical and present day character, which is so desired by area residents. Maintaining the wide diversity of uses, architectural appearances and land use intensities should therefore be fundamental principle as future DCP land use changes are contemplated.





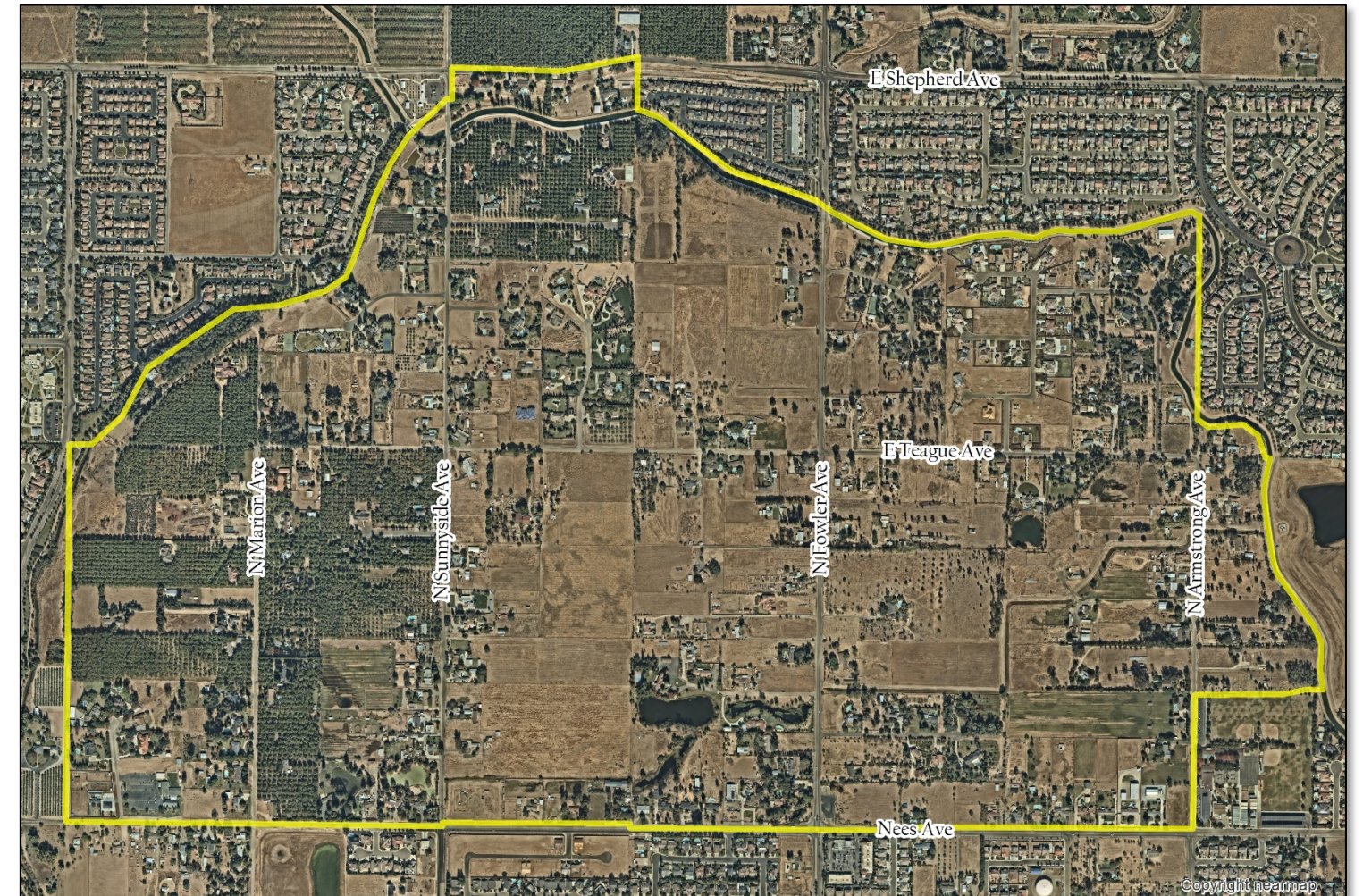


## 1.2 Dry Creek Preserve Master Plan Introduction

This Master Plan defines the future direction of a unique area of Clovis, the 795-acre Dry Creek Preserve. It is intended to satisfy the major goals for the area: 1) to guide future preservation of the much desired rural character, appearance, land uses, and diverse wildlife of this neighborhood, while 2) prescribing general design parameters and standards to allow rural-compatible development to proceed.

In accord with the City of Clovis General Plan and Herndon-Shepherd Specific Plan. It seeks to provide:

- continued support for large residential and/or agricultural parcels and protection of the owner property rights and land uses needed to manage those larger properties.
- development lot minimum sizes to assure compatibility and logical transitions between future developments and the area's preferred farm-like character
- a distinctly rural neighborhood character and appearance, characterized by less intense traffic, rural appearing streets, absence of urban appearing concrete sidewalks, and in areas that are not intensively developed, absence of curbs, gutters, block walls, or urban landscaping features that are replaced by individual owner designed yard fencing, and landscaping
- A clear neighborhood identity or "Brand" for the area, that helps to define and set future expectations about what the area is and is not; utilizing monuments, rural appearing materials, and features such as street furniture, stylish lighting, and landscaping -- or the absence of such features in cases where the area's rural character may be better served.



Aerial overview of the Dry Creek Preserve (Aerial provided by NearMap, October 2017)





### 1.3 Purpose and Intent

The purpose of this Master Plan is to acknowledge and preserve the 795-acre Dry Creek Preserve (DCP) area’s desirable open space character and provide standards and design guidelines to encourage future development which is compatible with that rural neighborhood. It memorializes a set of land use and general development design guidelines which will allow for landowners within the DCP to reasonably use and develop their properties, while respecting and maintaining the area’s character. It will enable efficient annexation of lands within the area into the City of Clovis. In conjunction with the City of Clovis General Plan and Herndon Shepherd Specific Plan, it is intended to provide a guide for policymakers, landowners, and developers, in maintaining a unique part of Clovis which, similarly to the Central Clovis Specific Plan, blends thoughtful future development with the City’s history and agricultural heritage.



*The Dry Creek Trail and Trailhead offer easy access to the DCP for bicycling or walking*



*Open, softer-appearing streets without hardened edges help create a restful neighborhood character*





*Marion Avenue*

## 1.4 Site Description

The DCP is located in the City of Clovis' Sphere of Influence; bounded by Nees Avenue on the South, and the Enterprise and Dry Creek Canals on the North, East, and West. The area lies atop a broad alluvium and has fertile loamy soils suitable for agriculture. About one half of the DCP area is managed as orchards, pastureland or other agricultural uses. A wide variety of livestock are also kept on various size parcels throughout the area. The remaining area is principally developed into single family residences on Rural Residential sized lots.

Area housing and demographics are widely varied, with many different values and styles of homes situated on parcels which range from one acre to about 20 acres in size. (There is a scattering of older, legally non-conforming parcels of less than two acres, which were formed prior to the Rural Residential designation by Fresno County.) There are 251 separate privately owned parcels, totaling 747 acres, with more than 235 permanent residences throughout the area. Most residences are owner occupied; however, a number of rental properties are also present. The area currently has a high degree of individuality in home architecture and lot appearance. That variety is a key part of the area's bucolic character which the majority of DCP residents indicate that they prefer.

The existing parcels are designated Rural Residential, in accordance with the Herndon-Shepherd Specific Plan's Land Use Designations. One 31-acre area, the Whisper Creek Development, is annexed to the City of Clovis and has been subdivided into approximate three-quarter acre home sites, pursuant to a 2010 General Plan Amendment.





## 2.0 Background

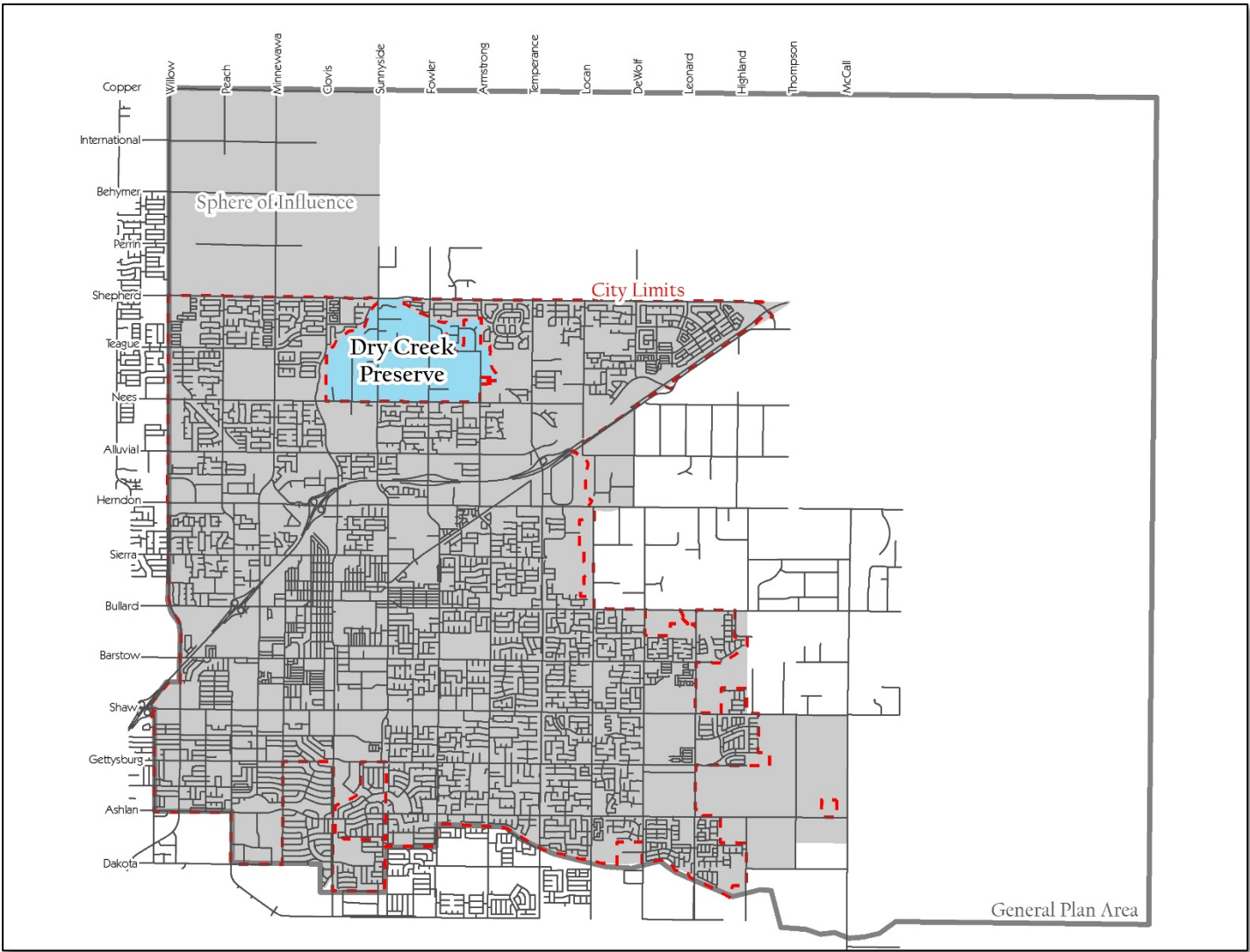
### 2.1 Clovis City Sphere of Influence

In 1972, Local Agency Formation Commissions (LAFCOs) throughout the State of California were granted authority to determine spheres of influence for cities. A Sphere of Influence (SOI) is a planning boundary outside of the City limit that designates the City’s probable future boundary and service area. It is updated on a regular basis as the City grows and future growth plans become better defined. Projects proposed within the SOI are usually referred to the City for planning and consideration.

In May 1974, the first version of the City of Clovis’ SOI was adopted. In addition to the many other areas of future growth, the DCP was included. To date, the area has not been annexed to the City of Clovis, except for the 31-acre Whisper Creek Development, located north of Teague Avenue, which was annexed in 2010. This Master Plan attempts to plan for the annexation of the area, while carefully considering and balancing the needs, operations and desires of the current landowners.

### 2.2 Planning Background

The Herndon-Shepherd Specific Plan was adopted in 1988. It designated the entire DCP area as Rural Residential, with a 2-acre minimum parcel size. That designation persists today. The City’s 2014 General Plan Update reiterated the R-R designation, and identified the area as Focus Area #7, for which the General Plan requires completion of a Master Plan, prior to approvals of General Plan Amendments (GPAs) seeking denser development. By requiring a Master Plan for development to proceed, the City has acknowledged the complexity of the area and the need for a holistic approach in moving forward. This Master Plan is designed to meet that General Plan requirement.



*Relationship between Dry Creek Preserve and the Clovis Sphere of Influence*



## 2.3 Growth North of Herndon Avenue

Since the adoption of the Herndon Shepherd Specific plan in 1988, the City of Clovis has experienced significant development north of Herndon. The DCP, however, has remained outside of the City boundaries largely because: 1) most of the landowners in the Plan area have expressed a preference to keep the area's current R-R land use designation, and 2) the two-acre minimum designation has made it unprofitable for builders to pursue development projects, and to annex the area into the City. As such, this area remains undeveloped. Only one area of the DCP is within the current City boundary, the 31-acre Whisper Creek Development. This subdivision was annexed prior to adoption of the Master Plan requirement within the 2014 General Plan. The Whisper Creek development has 31 approximate three-quarter-acre lots.

In recent years, County Peninsulas and Islands have been under significant scrutiny for the inefficiencies they create. The State of California, recognizing the inherent problems with County Islands, has passed legislation (Government Code 56375.3) streamlining the annexation of lands. This Master Plan will assist the eventual annexation of the DCP area by inclusion of a Master Annexation Agreement which will enable owners to protect their preexisting property rights and uses after annexation of their properties. LAFCO, the City of Clovis, and the County of Fresno will play pivotal roles in determining the annexation boundaries as development proceeds.





2.4 Dry Creek Preserve Neighborhood Self-Planning Initiatives

A decade ago, a group of residents within the DCP began meeting regularly to discuss land use planning for the area. The group was open to any owner within the DCP who wished to participate in the planning effort, and periodic outreach efforts were made to include new participants. This group recognized the importance of proactively planning for the area, rather than reacting to sequential General Plan Amendment applications that inevitably would be considered for approval by the City. Accordingly, the group has regularly coordinated with City Staff with the goal of developing a Specific Plan for the DCP area. The group named itself the Dry Creek Preserve Neighborhood Committee, and as the area’s name suggests, one of their main goals was preservation of the DCP’s less intensive land use plan and lifestyle. Most residents within the DCP have expressed a desire for the area to remain rural. In fact, it was largely in response to requests by many of these landowners that the General Plan designation of this area remained Rural Residential in the 2014 General Plan Update and in previous planning efforts, dating back to 1988.

Significant time and energy was invested into these early planning efforts, including more than a hundred Committee meetings and production of sequential drafts of a Specific Plan, which were forwarded to the City Staff, requesting feedback. When the 2014 General Plan Update was adopted, it included a requirement that a Master Plan, rather than a Specific Plan, be developed for the DCP area, prior to any further development within the area. That provision presented the opportunity for a neighborhood goal-focused land use planning endeavor to advance. Considerable cooperation and compromise occurred between participating developers and the neighborhood during development of this Plan, which incorporates the input and many of the previous products from the Neighborhood Committee. The concepts expressed in this Master Plan thus represent give and take by all parties. They advance a workable compromise between area residents and property owners (with varied opinions and interests), the City of Clovis and Fresno County.



One of many Dry Creek Preserve Neighborhood Committee meetings



Neighborhood Committee





2.5 Relationship to the General Plan

One of the goals of this Master Plan is to remain consistent with the goals and policies of the City’s General Plan. The 2014 Clovis General Plan referred to the Dry Creek Preserve Area as Focus Area No. 7. Below are the pertinent goals and policies from the 2014 General Plan update and summaries of how this Master Plan fulfills these goals and policies.

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

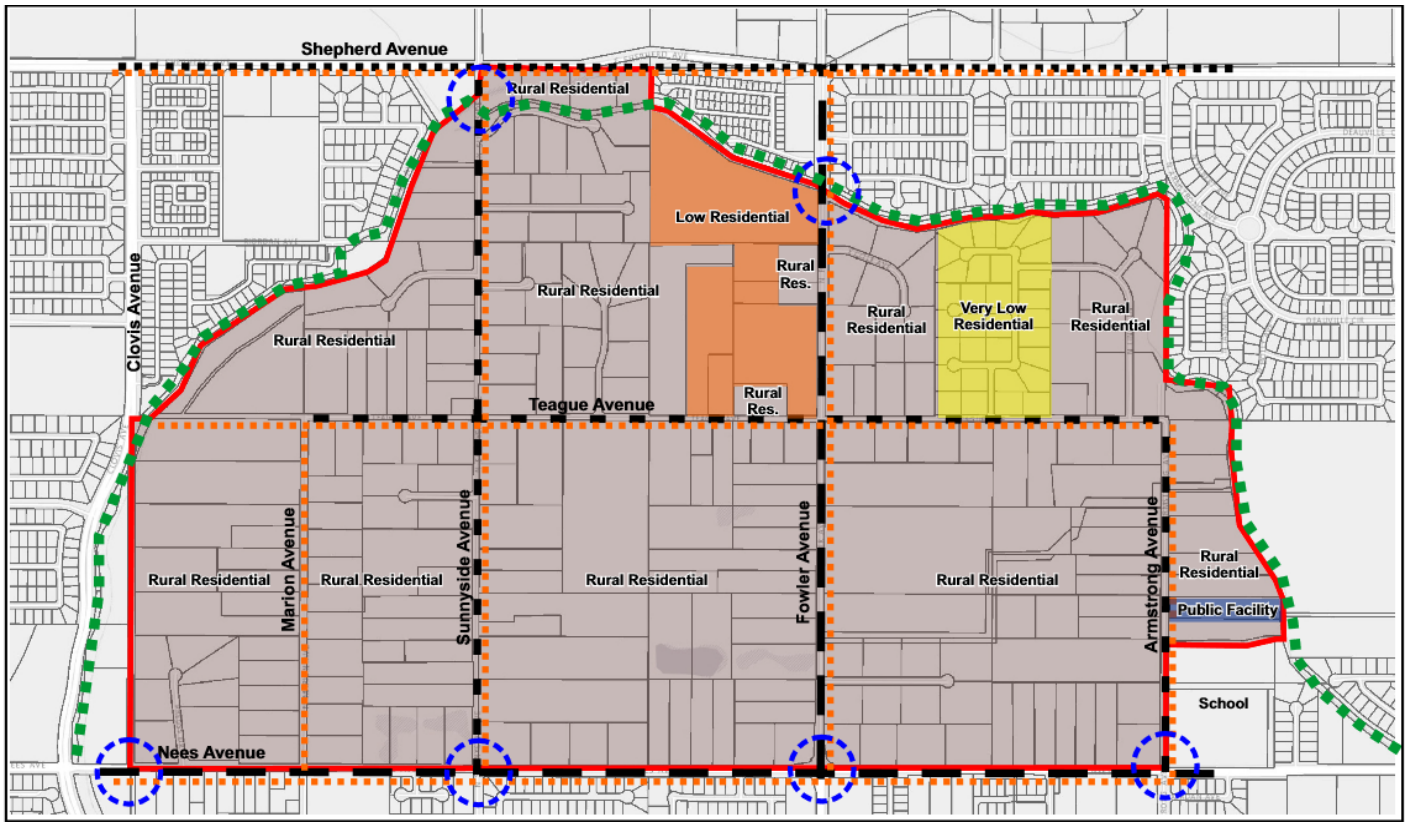
While we don’t normally think of above average income housing as a place of need, the movement toward higher density over the years had led to smaller lot sizes and fewer options for higher income or larger families, or families who prefer an outdoor lifestyle. By allowing for larger lots, this Plan will allow builders to offer unique house plans and designs which will address the needs of Clovis families and residents that are currently being ignored. Our initial research has shown many Clovis families want more home and yard than they currently have but they want to stay within the City of Clovis so that they can enjoy City services and Clovis Unified Schools. This Master Plan targets an underserved population in Clovis; buyers with larger families and, in some cases, higher incomes that are not being met by other parts of the new home market in Clovis.

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.*

This Master Plan puts a ceiling on residential development densities at .5 units per acre unless the proposed development parcel is 10.0 net acres in size or greater, in which case, the density of development applications may reach as high as 2.3 units per acre. These large lot sizes are relatively unique for the City of Clovis and approximately three times the median lot size currently being developed in the City. These larger lots also achieve the New Housing Goal of the Fresno Multi-Jurisdictional Housing Element recently adopted in April 2016 to “facilitate and encourage the provision of a range of housing types to meet the diverse needs of residents.”

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

By allowing lot sizes not typically found in the City of Clovis, the Master Plan will offer housing product types that are not easily found elsewhere in Clovis. For example, the plan will allow the construction of large single-story homes that could provide a large usable backyard. With the recent move to density, many residents have expressed both a desire to build wider single story homes with three-bay garages. There is a large group of home buyers who are concerned about the almost entirely indoor lifestyle of their children, and who are seeking space to learn and enjoy outdoor activities. In other cases, aging individuals are seeking single-story housing for safety reasons, but they still are in need of larger size homes to house belongings or visiting relatives, or to provide living space for live-in caretakers or relatives, as need arises. Second homes within a parcel are also allowed, up to 640 square feet for family members or care givers subject to City requirements.



General Plan Focus Area 7





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

By addressing an underserved but higher income market, the Plan aims at creating larger lots and custom home capability, with the aim of attracting professionals and executive level individuals who may be looking at Clovis as a place to site new businesses or locate professional practices.

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

The movement in recent years towards higher density has left a void at the upper-end of the market. There are fewer and fewer opportunities for families who desire more than an urban style home on an urban size lot in a typical subdivision in Clovis. Many of them live in homes that worked when their children were younger or their families were smaller, but now they need more house and more yard. Rather than have them leave for the County or other cities, this Master Plan provides a unique offering which will help keep Clovis workers in Clovis and may also serve to attract workers from neighboring cities as well.



## 3.0 Community Outreach and Feedback

The Plan area encompasses over 795 acres and more than 235 parcels. Parcel owners have a wide variety of opinions about development in the area; particularly concerning future annexations. It is difficult to find middle-ground between those different interests. In spite of the differences, several common themes have emerged from the various meetings held to discuss this Master Plan and future development in the area. Listed below are the most common themes raised in the Community Meeting.

Common Theme 1: Maintaining and Protecting the Rural Lifestyle. The DCP has long been associated with a slower pace of life inherent in rural residential living. Street lights don't exist in the area allowing the stars to be seen at night. The two-acre minimum lot size, rights to have domestic and farm animals, and less restrictive regulations and standards, helped provide, for many, a very desirable lifestyle. All of the Rural Residential properties rely upon individual wells for domestic water supply and upon individual in-ground septic disposal facilities. Some residents also have small agriculture operations on their properties which are dependent upon surface water rights and deliveries from Fresno Irrigation District. For this broad array of uses, lower housing densities, and the area's uniqueness, to be preserved, the City recognizes that some area-specific changes and variances to existing City Ordinances and Regulations may be needed and forthcoming, in the event properties within the area becomes annexed to the City. As an over-arching principle, the City intends to continue to allow all Rural Residential property uses that were legally conforming to the County requirements at the time when the property is annexed to Clovis.

Common Theme 2: Concerns Regarding Annexation to the City of Clovis.

Given their strong desire to maintain their current lifestyle, many owners have expressed concerns about the possibility of losing their existing Rural Residential land uses and associated rights if or when their property becomes annexed into the City Limits. At one of the neighborhood meetings this topic, landowner rights, was the main topic of conversation. Following this meeting in late 2016, certain neighbors took these concerns to the City Council. The Council then encouraged City Staff to work on an Annexation Agreement for the area. The resultant Annexation Agreement is incorporated into this Master Plan, as Appendix A.

Common Theme 3: Desire to Sell or Develop Property. There are also a dozen or more owners of larger parcels who desire to either sell their property to developers or to develop themselves. These owners have been frustrated by the General Plan Land Use Designation of Rural Residential, as it has limited their ability to sell or develop their land. Developers have expressed concerns regarding the profitability of building at the 0.5 unit per acre density. Some landowners believe the current General Plan Designation has put a ceiling on their property values and restricted their ability to liquidate their property.

Common Theme 4: Importance of Surface Water Rights to the Continuation of Agriculture.

A significant number of residents in the area currently have small agricultural operations which are completely dependent upon surface water assignments from Fresno Irrigation District (FID). A major purpose of this Master Plan is to preserve the historical small-scale agriculture to the extent the owners desire it to continue. Water assignments associated with these parcels are extremely important to the owners. The purchase prices of the parcels were originally much higher because of the inclusion of the FID water assignments and facility access. In most cases the water entitlement and facilities access is a recorded feature of the property deeds, and the owners have intended to recover that extra cost if and when the property is ever sold. Normally, at the time an owner requests to be connected to City residential water supply, the FID water allocation to the property would be transferred to the City and it thus offsets City costs in acquiring additional water sources to supply the requested domestic water. In the case of the Dry Creek Preserve, the City has agreed to allow property owners who sign Annexation Agreements to keep their individual water allocations, subject to a one-time "water acquisition fee" intended to enable the City to otherwise acquire the water needed to supply the requested domestic water. This process is detailed in the Annexation Agreement (Appendix A). It will facilitate the continued agricultural use of properties in the area. Area-specific exceptions to existing City ordinances and regulations may need to be made to accommodate the terms of the Annexation Agreements.



Common Theme 5: Need for Predictability. Many area residents have expressed a desire to have a Master Plan in place so that the neighborhood will not be surprised by future development applications with higher levels of density or development being proposed in unexpected areas of the Plan area. This Plan is intended to provide predictability to area development (or lack of development).

Common Theme 6: Desire for a Unique Area Visual Signature. It is intended that the Dry Creek Preserve should have its own unique visual appearance and “signature” which defines the area as a unique “softer” appearing area of Clovis, reflecting the area’s valuable open space attributes and its agricultural roots in history.

Landowner Issue Resolution Each of the above Common themes is addressed in the various sections of this Master Plan. In most, but not all cases, issues have been successfully negotiated with resulting landowner consensus.



4.0 Master Plan Goals

- Maintain the DCP’s Rural Character and Appearance. Establish area-unique design standards to maintain the preferred semi-rural look and feel of the area.
- Protect the Ability of Current Landowners to Maintain Their Current Lifestyle. This is accomplished through thoughtful standards for future development, provision for owners to execute individual Annexation Agreements with the City of Clovis, required recordation of “Right to Farm” covenants on developing lands, and the grandfathering of all preexisting permissible land uses which have existed within the Rural Residential zoning of Fresno County.
- Provide a Framework for Future Development. Identify desirable development guidelines which promote lower housing densities to allow compatible development, but encourage a rural look and feel for the Plan area.
- DCP Wildlife are plentiful. They are enjoyed by area residents and visitors and are an important part of preserving the area’s character and identity.

- Build Identity. Create a “signature look” for the plan area, to set it apart as a unique and special place, which is semi-rural in character and thus preserves the Historic Clovis Western Way of Life.
- Establish Predictability in Land Use Changes. Respect the guidance and direction provided in the development guidelines that were collaboratively developed.

This Master Plan does not alter the General Plan designation for any of the Plan area. Upon adoption of this Master Plan, the RR designation will remain in effect over the Plan area, with allowances for denser development applications up to 2.3 SFR units per acre to be considered in the future on qualifying larger parcels, subject to General Plan Amendment approvals. One of the purposes of this document is to clarify understandings regarding allowable future General Plan Amendments in the Plan area. Such future GPAs will amend the land use designations for specific development areas and parcels, and must be consistent with the density and other standards advanced within this Master Plan.



*Young Grey Foxes explore a DCP residential garden*



*A male Wood Duck rests in a DCP pecan orchard*



*A pair of young raccoons await their mother’s return*





## 5.0 Plan Application and Implementation

This Master Plan is intended to serve as guidance for community groups/individuals, the City, Fresno County, and prospective developers within the area.

- 1) All landowners in the Dry Creek Preserve will be able to sign an annexation agreement with the City of Clovis, protecting their rural lifestyle rights. This agreement will be available for owners to sign for a specified period of time after approval of this Master Plan or at the time an annexation is proposed for their property. This agreement protects the rights of each landowner in the case of annexation.
- 2) Those who wish to develop their land to the County standard of .5 residential units per acre can apply in the County, while their property remains in the County, per the terms and conditions of the City-County Memorandum of Understanding.
- 3) If a property is annexed into the City, the landowner can file a development application to the City per the then-current zoning code. Under the current General Plan Designation of Rural Residential, the City would allow development of up to .5 residential units per acre.
- 4) If a General Plan Amendment is sought from the City, this Master Plan is intended to guide landowners, applicants, and policy makers to limit approvals to 1) densities of no greater than .5 units per acre for projects smaller than 10.0 net acres, and 2) no more than 2.3 units per acre for projects of 10 net acres or greater (See Section 9.1 for specific requirements).

New residential development will be held to maintaining a semi-rural look and feel through compliance with development standards. (See Section 9.2.1 for specific requirements).

- 5) Projects requiring a public hearing are subject to legal notification per the Development Code, which requires a mailed notice to all property owners within a specific radius of the project boundaries. Additionally, a mailed notice shall be sent to all property owners within the boundaries of the Dry Creek Preserve.

- 6) Minor modifications to the Master Plan. A minor modification requested or agreed to by the property owner shall be intended to accomplish one or more of the following:

Any change or modification which does not change the basic intent of the Master Plan such as modifying plant materials, allowable uses as a result of Code changes, and amendments due to State or Federal regulations. A minor Modification may be approved by the Director of Planning and Development Services through a Minor Modification process.

An appeal of the Director’s determination regarding the minor modification shall be processed in compliance with Chapter 90 of the Clovis Development Code.

- 7) Major modifications to the Master Plan. A major modification includes any modification which does not qualify as a minor modification including but not limited to changes to circulation patterns, density, rural residential rights policies, and annexations. A major modification shall be processed and reviewed by the Commission and approved by the Council in compliance with the Development.



## 5.1 Plan Significance

This Master Plan will allow the City to continue to prepare for the annexation of this county peninsula, into its boundaries, which will increase efficiencies in the delivery of services to the area. At the same time it will protect the area’s agricultural roots and lifestyle.

The Dry Creek Preserve will continue to be a pastoral-appearing, less intensively developed neighborhood, with evident viable agriculture, equestrian and other livestock use, long views, and other rural attributes. It will continue to have a Rural Residential designation over most of its area, which allows single-family residences to be placed on very large parcels, where desired. It will thus provide a residential housing option wherein people who desire to have larger yards or other connected land area; either for agriculture, gardening, privacy, play areas for children, workshops, livestock, other kinds of outbuildings or just open space surroundings can enjoy those lifestyles, and not be found in violation of City ordinances or regulations, following annexation.

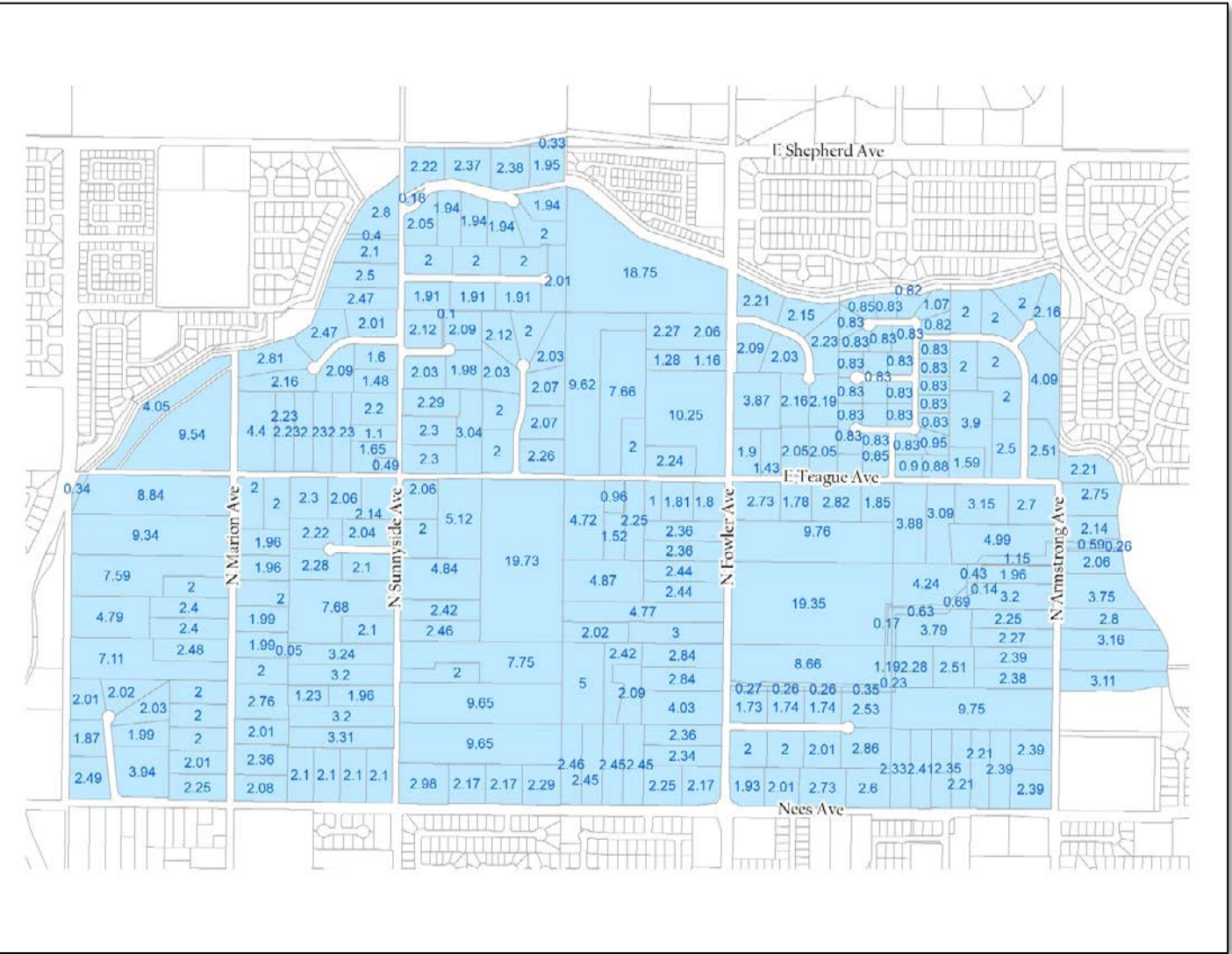
For landowners, this plan will provide predictability when considering the future of the area. The Annexation Agreement will also protect their current allowable rights. For some landowners, this Master Plan will also allow them to consider developing their land, or selling their property for development. For all parties involved, this Master Plan further identifies how Fowler Avenue will be improved over time, as development comes to the area.

New development of large parcels is likely to occur. The 10.0 net acre minimum project size (per this Master Plan) will cause much of the Plan area to remain largely rural, as it is today. Potentially, up to 145-165 of the 747 privately owned acres of the Plan area could be built-out with new, more intensive development. Under this scenario, about 20-22% of the Master Plan area may eventually consist of new development with up to 2.3 SFR units per acre, and 78-80% would remain in its current Rural Residential status. Very importantly, the Plan will provide the community more assurance regarding the type of developments that may be coming to the Plan area, and where those developments could be located.



6.0 Land Use and Future Development

- 1) Future residential development greater than 0.5 SFR units per acre within the Dry Creek Preserve requires a General Plan Amendment, per the Herndon-Shepherd Specific Plan. The Large Lot Residential designation (maximum 2.3 units per acre) reinforces the “Community Brand/Identity” of the DCP, serves to reduce peak traffic loading, and reduces development impacts upon the rural character of the area.
- 2) Future residential development of projects smaller than 10.0 net acres (excluding required street rights of way) will be limited to a minimum Rural Residential lot size of 2 acres nominal, unless they are landlocked, or adjacent to a previously developed subdivision, pursuant to section 9.1d.
- 3) New residential development that is approved would conform to the DCP Master Plan with respect to density, community aesthetics, materials, and street furniture as later described in the Dry Creek Preserve Design Guidelines.



Dry Creek Preserve parcels





6.1 Annexations

Purpose. The purpose of this Policy is twofold. First, to identify an annexation program describing the probable properties that the City of Clovis, County of Fresno or the Fresno Local Agency Formation Commission (“LAFCo”) will request be annexed concurrently with development project property (“Non-Development Annexed Properties”). Second, to identify protections that will be made available to the Non-Development Annexed Properties. It is the overall intent that the owners of these properties be allowed to continue with their rural residential lifestyle as permitted under the Ordinance Code of Fresno County in effect at the time of annexation.

6.1.1 Annexation Program

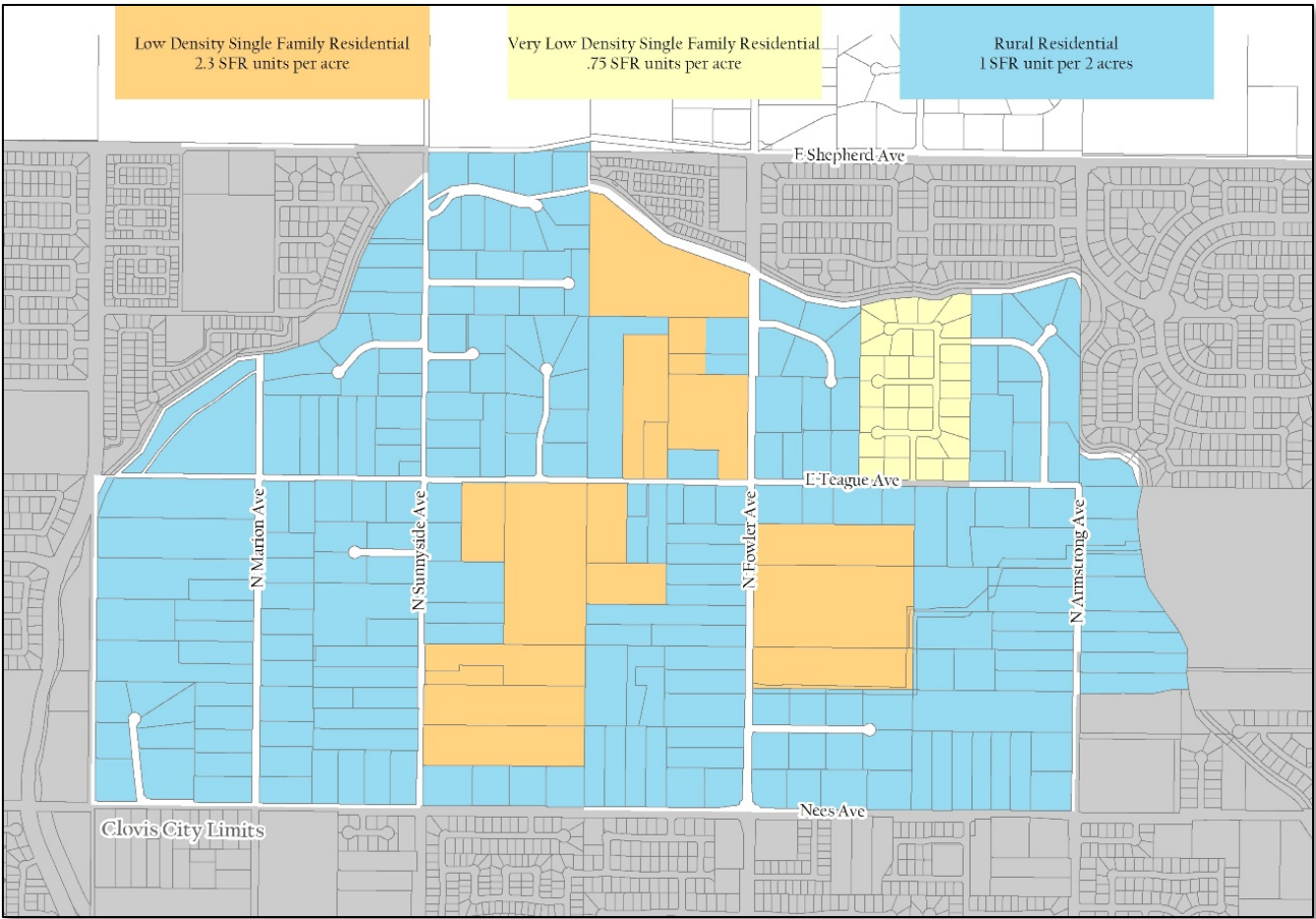
Development of land at a higher density than .5 units per acre within the DCP will require the Project to be annexed to the City of Clovis. Depending upon the location of the Project, the annexation boundary could encompass several surrounding properties. Currently, the City of Clovis and County of Fresno are party to a Tax Sharing Agreement which includes policies regarding annexation boundaries. Additionally, the Fresno Local Agency Formation Commission (LAFCo), has policies and Codes which further address annexation boundaries. This Master Plan includes an exhibit which illustrates scenarios which may or may not follow strict Codes and Policies for annexation boundaries. The intent of the scenarios is to illustrate the challenge of development in the DCP as it relates to annexation.

6.1.2 Annexation Agreements

Owners of Non-Development Annexed Properties will be offered an opportunity to enter into an annexation agreement (“Annexation Agreement”) with the City which spells out how the owners will be allowed to continue with their rural residential lifestyle. A form of the Annexation Agreement is included in Appendix A. Owners of Non-Development Annexed Properties shall have two opportunities to enter into the Annexation Agreement as follows:

- (1) For a period of one hundred twenty (120) days after approval of the Master Plan (“Initial Execution Period”); or
- (2) At the time of being asked to annex their property.

During the Initial Execution Period, the City Clerk may arrange for specified dates and times to have the agreements signed, notarized, and recorded.

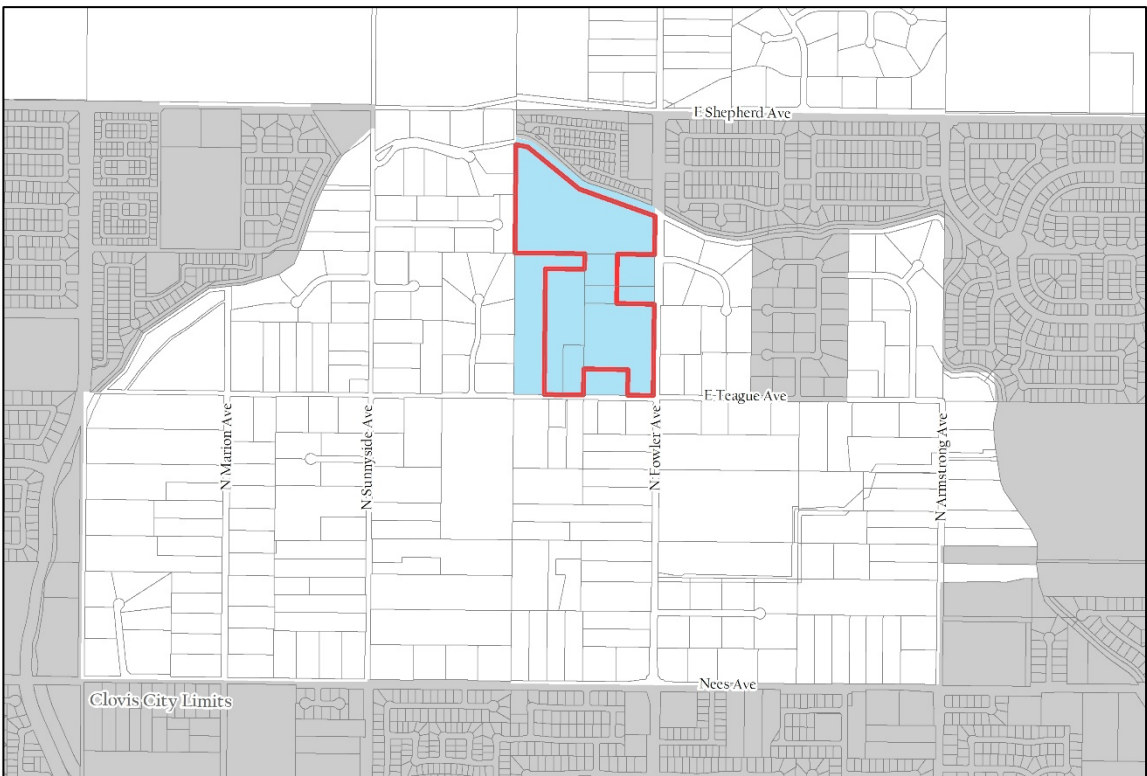


Expected 20-Year Level of Development

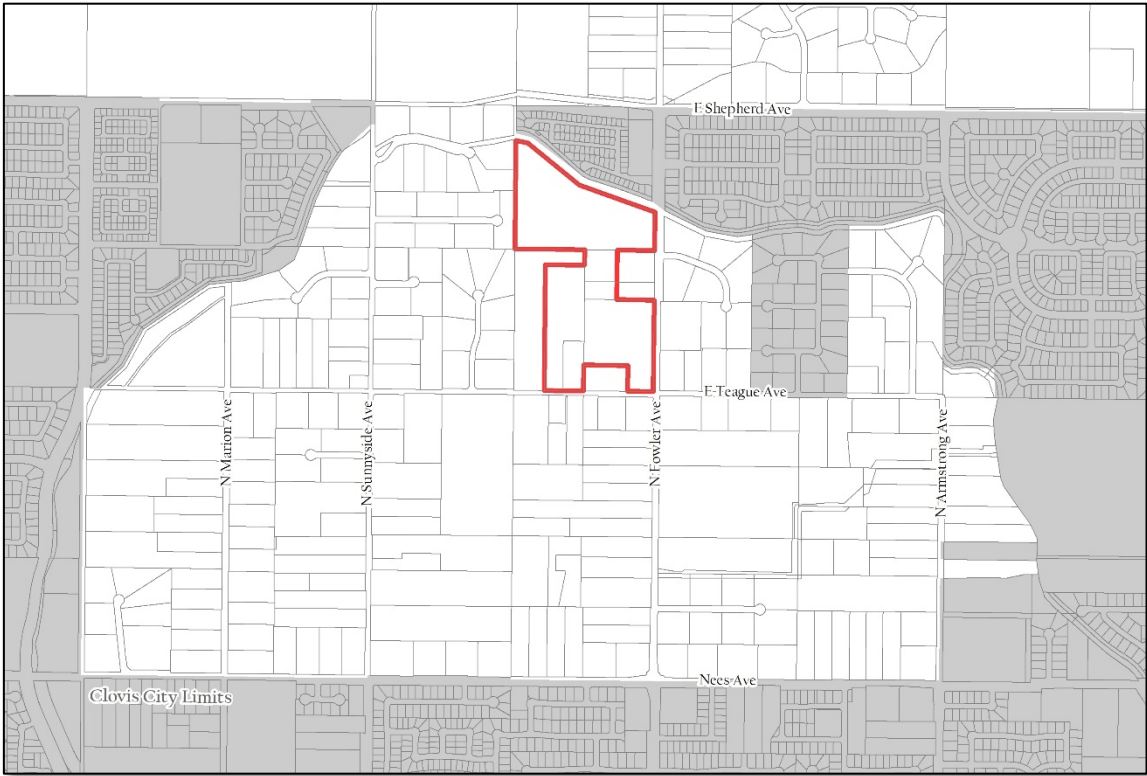




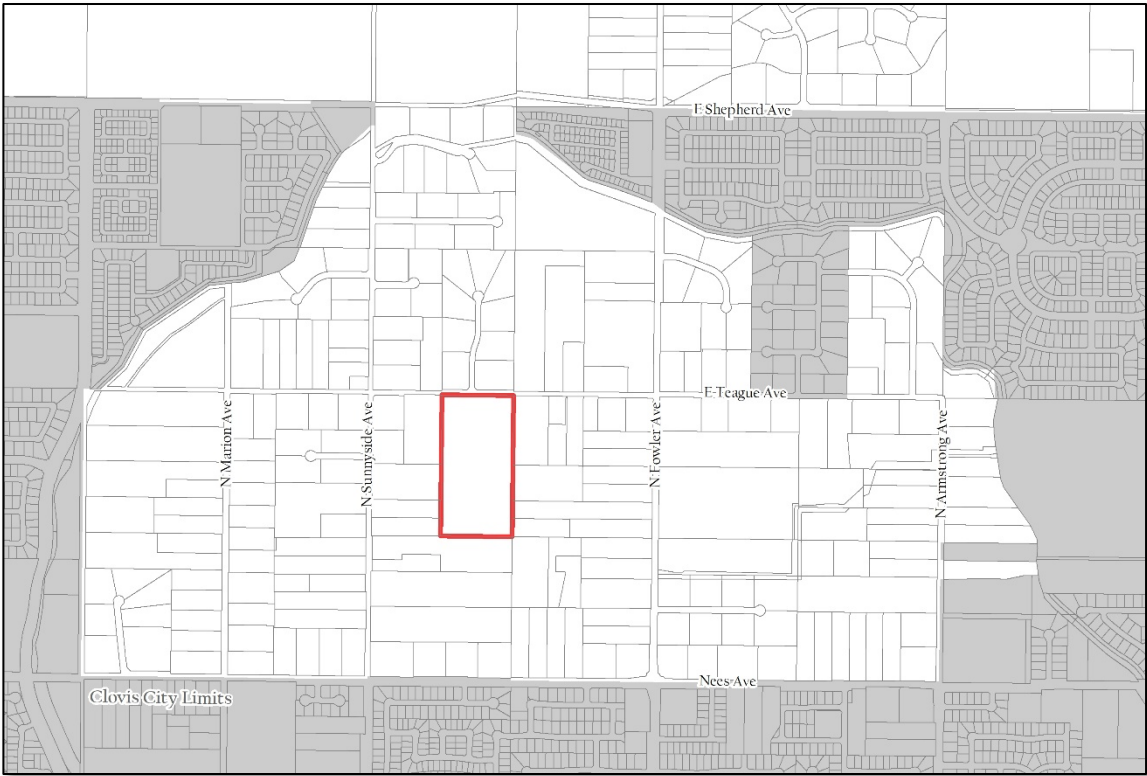
Annexation Program Scenarios



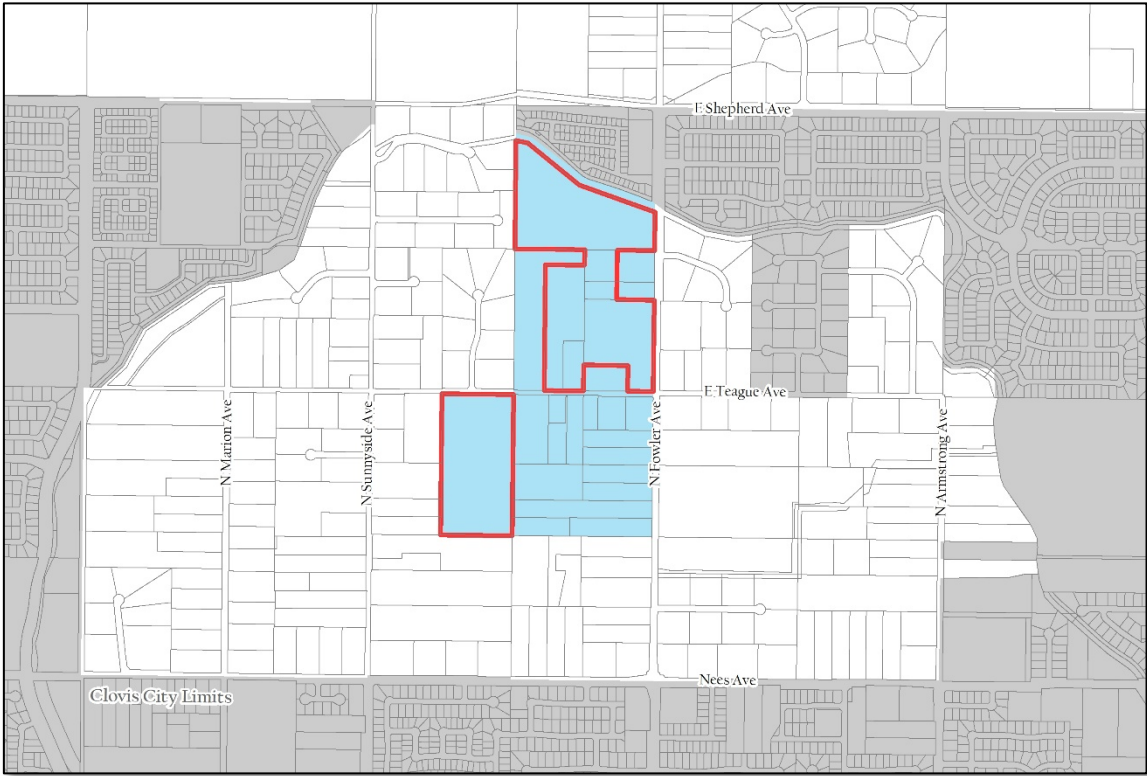
Annexation Scenario A



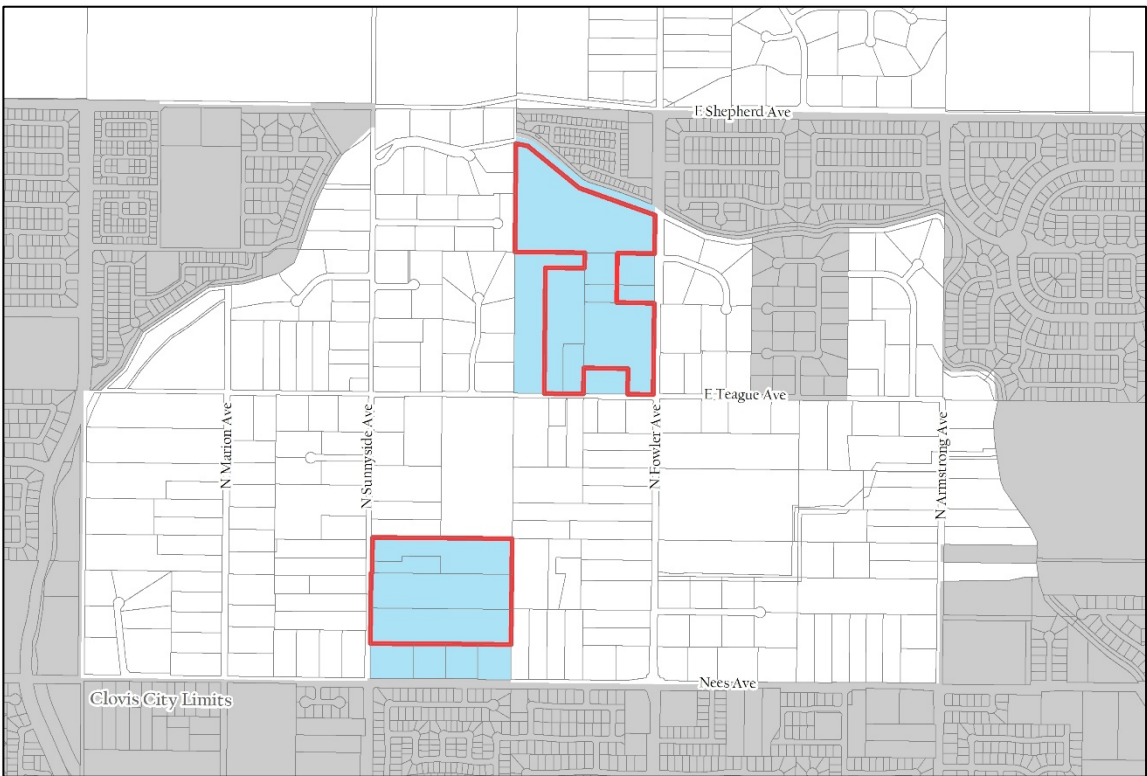
Tract 6054 Development



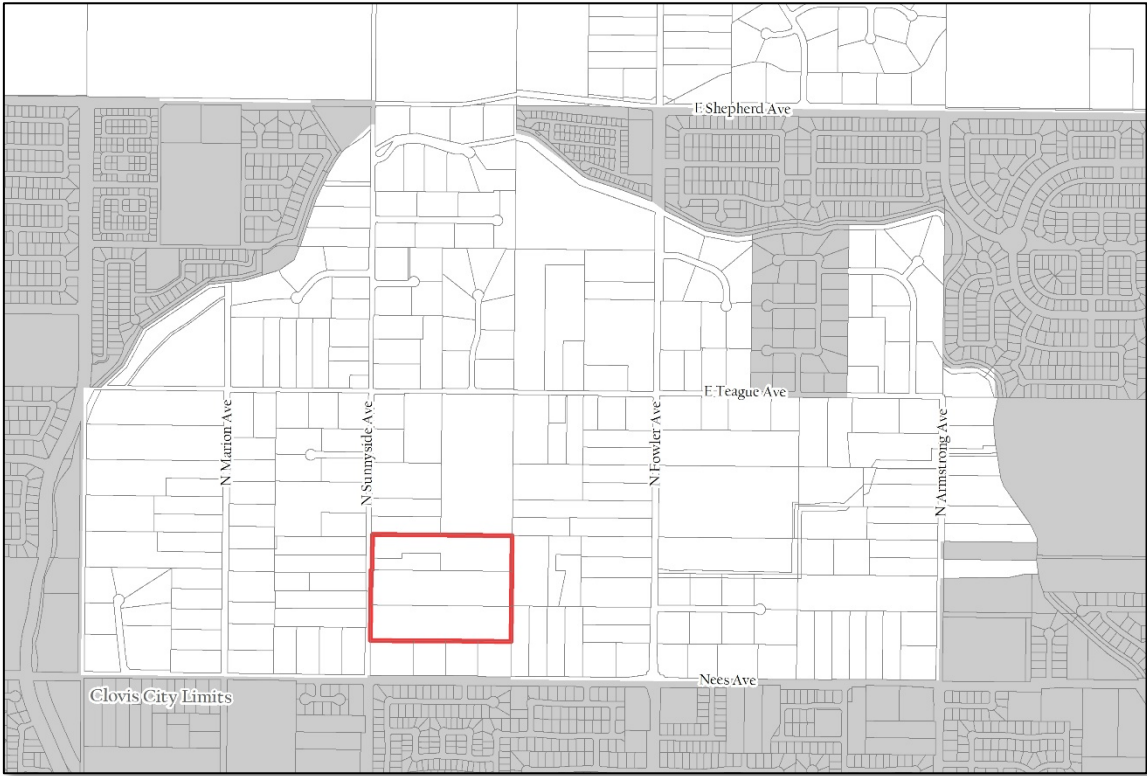
Potential Development B



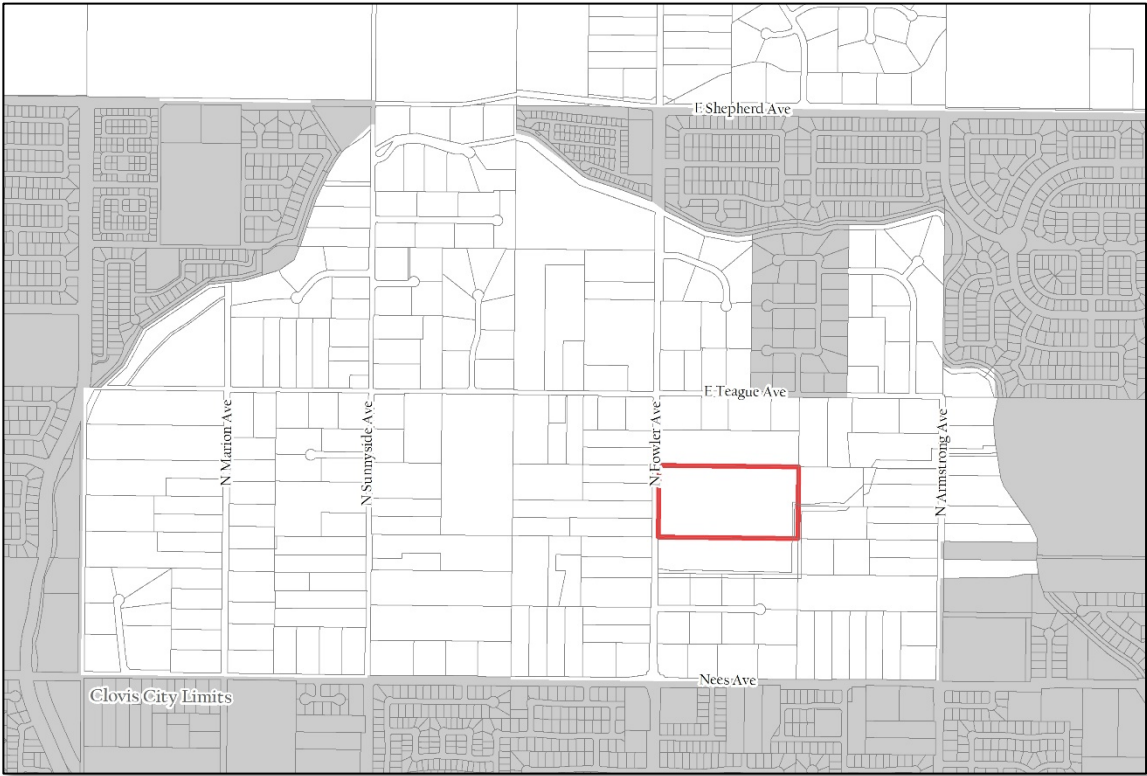
Annexation Scenario A & B



Annexation Scenario A & C

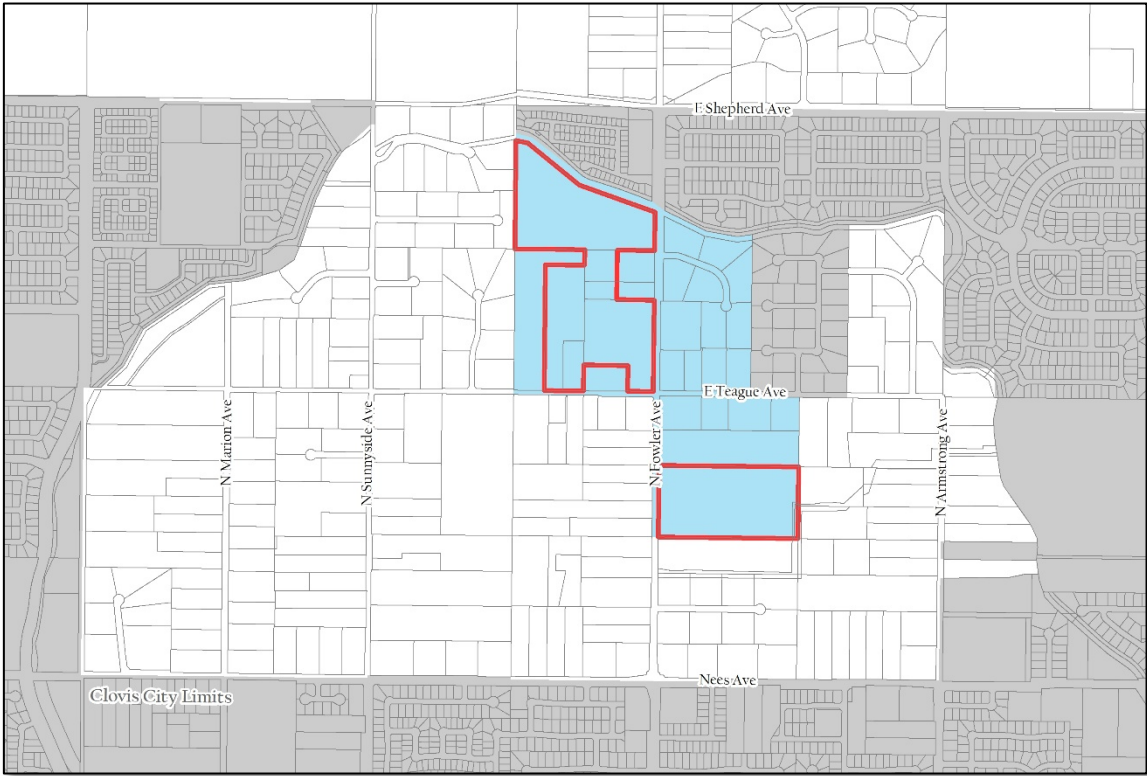


Potential Development C

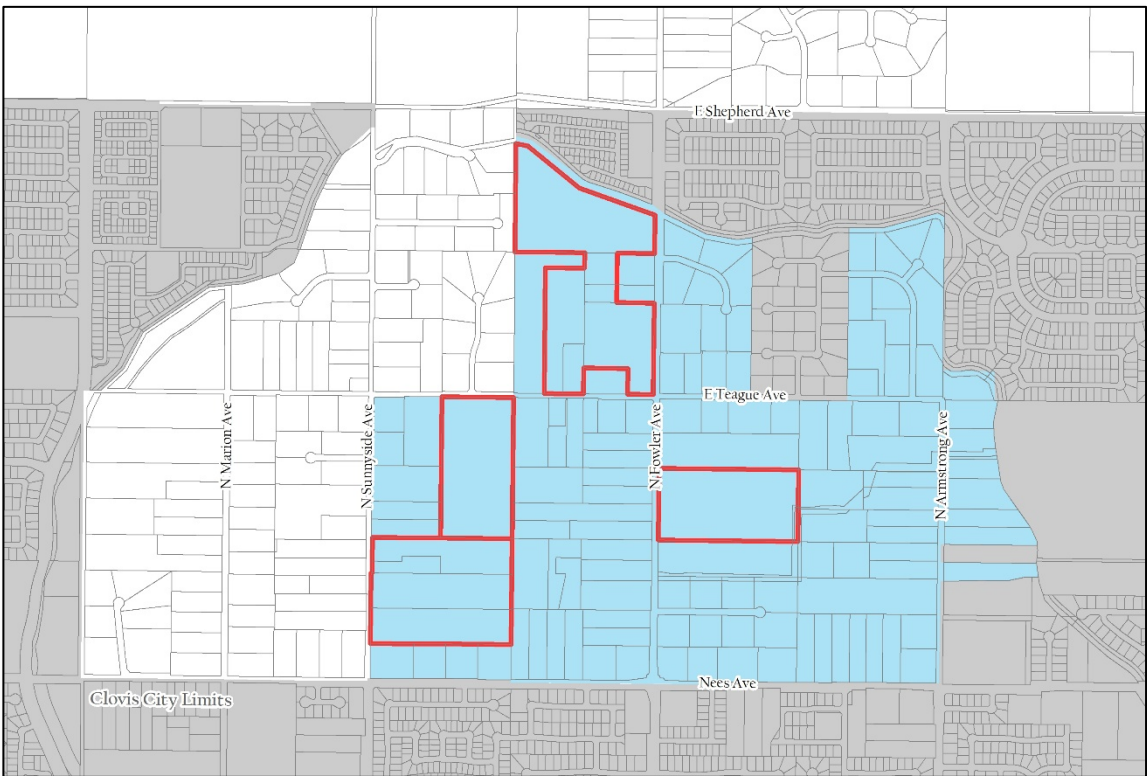


Potential Development D

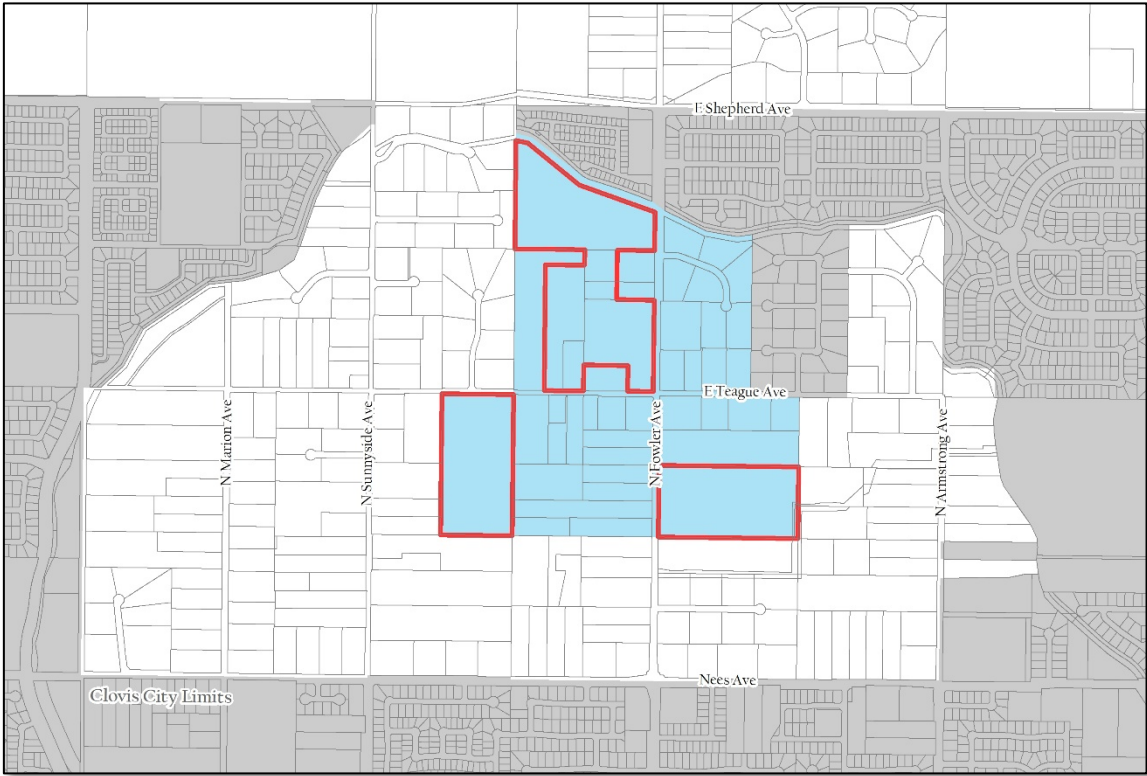




Annexation Scenario A & D



Annexation Scenario A, B, C, & D



Annexation Scenario A, B, & D





## 7.0 Agriculture

### Protecting Agricultural Operations

Protection and continuation of DCP agriculture is a key element of this Master Plan. It will be facilitated as follows:

- Agricultural uses will continue to be allowed and encouraged within the DCP, as long as owners wish to maintain them. This will help maintain the DCP's open space values and keep alive Clovis' historical agricultural heritage.
- An Annexation Agreement (Appendix A) is provided herein as the primary basis for protection of many aspects of individual parcel agricultural operations.
- Where public landscaping is utilized along roads, trails and parks, only non-toxic (to livestock) plant materials will be utilized.
- Because free-roaming or feral dogs represent a threat to livestock, wildlife, and humans, the Plan Area shall be subject to strictly enforced licensing, leash laws, and animal control laws and ordinances. The use of chain-link or other livestock protective fencing will be allowed, provided it meets structural requirements per City and County regulations.
- Agricultural irrigation using FID surface water is encouraged and will continue to be allowed. Agricultural water entitlements will remain with parcels per the Annexation Agreement.
- Agricultural operations will be protected by Right to Farm covenants, to be recorded by the developers of any property within the DCP.







## 7.1 Protecting Agricultural Uses

Agriculture has long been a principal use exercised by Plan Area residents. These agricultural uses have collectively helped to foster and maintain, over time, the historical rural appearance and the open space character of the Dry Creek Preserve Area. There continue to be small, profitable operations. Most are family operations, conducted by resident-owners. A relatively small variety of harvested crops is grown, including pecans, grapes, walnuts, almonds, stone fruit, and occasional small-scale row crops. Some are marketed on a commercial scale, others are marketed through “farm gate” or Famers Market sales.

Numerous DCP landowners keep large or small animals or poultry as a part of their lifestyle. The animals include horses, cows, mules, donkeys, burros, llamas, alpacas, goats, sheep, various poultry or ornamental birds, and others. Most often these animals are kept as pets, for personal riding enjoyment or for vegetation control. However; some owners do occasionally breed horses, dogs, or other animals with intent to sell the progeny. Others raise cattle or other animals for food. The diversity of large and small animals present across the Area is one of the principal attractions to recreationists, who commonly bicycle or walk with their children, pausing to view and interact with horses or other animals. This interaction is desirable, since it helps “soften” the urban lifestyle and serves to reconnect Clovis with its historical “Western Way of Life”.

For Area agriculture to persist and continue to provide aesthetic and commercial value, it will be necessary to protect existing or new farming operations from conflicts with other uses, including residential uses. This Plan is intended to create an explicit right to farm policy. It contains the following standards to assure that neighbor conflicts over otherwise legal noise, dust, spraying, harvesting, permitted burning, or other activities will not eventually preclude and/or displace the agricultural uses from these fertile lands.

The following specific agricultural use protections are identified as specific policies, within the Dry Creek Master Plan area.





## 7.1.1 Standards for Protection of Farming Operations

- 1) Agricultural uses will continue to be allowed and encouraged within the DCP, as long as owners wish to maintain them. This will help maintain the DCP's open space values and keep alive Clovis' historical agricultural heritage.
- 2) An Annexation Agreement (Appendix A) is provided herein as the primary basis for protection of many aspects of individual parcel agricultural operations.
- 3) Where public landscaping is utilized along roads, trails and parks, only non-toxic (to livestock) plant materials will be utilized.
- 4) Agricultural operations will be protected by Right to Farm covenants, to be recorded by the developers of any property within the DCP.
- 5) Agricultural irrigation using FID surface water is encouraged and will continue to be allowed. For Rural Residential zoned properties, existing access to and use of surface irrigation water, through Fresno Irrigation District facilities, and/or to groundwater through private wells will continue to be allowed, subject to an Annexation Agreement, in the event lands are annexed.
- 6) Operators making modifications to lands or developing or maintaining public works projects will be required to provide for downstream water users to have uninterrupted use and access to preexisting conveyance capacity of irrigation water, including structures, valves, pipelines, ditches, canals and other features, to enable them to normally irrigate agricultural crops or pastures, or provide water for livestock, pursuant to the Fresno Irrigation District rules. Developers and builders will have the right to realign and/or improve existing irrigation lines, structures, valves, pipelines, etc. that traverse developer owned property.
- 7) Agricultural pumping will continue to be allowed throughout the Plan Area. Pumping from existing wells for agricultural uses will not be subject to local requirements for new (i.e., not required on or prior to January 1, 2014) permits, fees, testing or other regulation, except as may be required under laws of the State of California.
- 8) Noise traditionally associated with agricultural operations (e.g., from normal operations such as harvesting, wind machines, bird control, pruning, discing, ripping, leveling, hauling, processing or other agriculture related activities) shall not be construed as a "nuisance" or other basis for legal restriction in neighbor disputes affecting City or County permitting. All such agricultural noise shall be restricted between the hours of 7:00 A.M and 10:00 P.M.
- 9) Dust arising from agricultural operations shall be in compliance with State law and with regulations of the San Joaquin Valley Regional Air Pollution Control District. No other restriction of dust from agricultural operations are intended to be imposed.
- 9) Legally compliant agricultural chemical spraying or other pest control is a permissible activity within the Dry Creek Area and will not be restricted.
- 10) No other agricultural use shall be restricted or curtailed due to concerns expressed by neighbors, unless the operations are found not to be legally compliant.
- 11) Agricultural property owners within the Area shall continue to have authority to protect livestock from injury or harassment by free-roaming domestic dogs.
- 12) Livestock protective fencing up to 7 feet in height will continue to be allowed.
- 13) Because free-roaming or feral dogs represent a threat to livestock, wildlife, and humans, the Plan Area shall be subject to strictly enforced licensing, leash laws, and animal control laws and ordinances. The use of chain-link or other livestock protective fencing will be allowed, provided it meets structural requirements per City and County regulations.





7.2 Right to Farm Covenants

The City’s existing “right to farm” covenant, as spelled out in Clovis Municipal Code § 9.40.180, will be made applicable to all development projects within the Dry Creek Preserve. The right to farm covenant contains a subdivider’s and owner’s disclosure statement which acknowledges the subdivider’s and owner’s understanding of the presence of nearby commercial agricultural use and the City’s policy regarding its right to continue.

- The commercial covenant reads as follows:

The undersigned in consideration of recordation of said subdivision by the City of Clovis, do hereby covenant and agree with the declared policy of the City of Clovis (Right-to-Farm Ordinance) to preserve, protect, and encourage development of its agricultural land consistent with the California Civil Code Section 3482.5 which provides that no agricultural activity, operation, or facility, or appurtenances thereof, as defined in the code, conducted or maintained for commercial purposes, and in a manner consistent with proper and accepted customs and standards, as established and followed by similar agricultural operations in the same locality, shall be or become a nuisance, private or public, due to any changed condition in or about the locality, after it has been in operation for more than three years if it was not a nuisance at the time it began; that the described property is in or near agricultural districts and that the residents of the property should be prepared to accept the inconveniences and discomfort associated with normal farm activities. This covenant shall run with the land and be binding upon all future owners, heirs, successors, and assigns to the property.

In addition, a further covenant will be required as a condition of approval recognizing the presence of adjacent rural residential properties that may conduct small scale non-commercial farming operations.

- The rural residential covenant reads as follows:

The undersigned in consideration of recordation of said subdivision by the City of Clovis, do hereby covenant and agree that rural residential properties, as defined under the Ordinance Code of Fresno County or the City of Clovis Municipal Code, lie adjacent and nearby to the property and that the residents of the property should be prepared to accept the

inconveniences and discomfort associated with normal farm activities occurring on rural residential properties, provided those activities are conducted in a lawful manner and in compliance with the applicable Ordinance Code of Fresno County or the City of Clovis Municipal Code. This covenant shall run with the land and be binding upon all future owners, heirs, successors, and assigns to the property.



Commercial Pecan Orchard and Barn, Teague Avenue





8.0 Land Use Guidelines

These land use guidelines operate by providing standards to apply to any development which might occur at any location within the Plan area. Currently, the entire Plan Area is in County of Fresno jurisdiction, and is designated Rural Residential, Single Family, two-acre minimum.

8.1 Rural Residential Use

The Herndon Shepherd Specific Plan designated the entire Plan Area for Rural Residential use. This was one of four general housing types advanced in that 1988 Plan. Today, all the other areas designated within the Herndon-Shepherd Plan are built-out, and at a much higher density than the current Rural Residential (two-acre minimum) standard in the Plan area. This Master Plan proposes to retain the RR designation throughout the Plan Area, except as proposed for development through the General Plan Amendment process on developments of at least 10.0 acres in size.

The RR lifestyle is desirable to many people who choose not to live in denser communities, or where elements of their lifestyle involve activities or uses that either require space or are not well tolerated by close neighbors. Some owners also have home-based aspects to their businesses, (e.g., nurseries, veterinary clinics, equipment overnight storage, arts, crafts, etc.) which were the reason they selected RR lands with suitable space and with County-approved permissible uses. Those preexisting conforming uses will continue to be allowed under this Master Plan.

Rural residential housing within the Area occupies a wide range of home values and sizes, including rentals, small older homes, new custom homes and very large estate-size developments. These housing types are mixed across the landscape in various clusters, typically containing more than one type of home.

Rural Residential land use can be typified only by its variety and individualism. Few properties are alike, reflecting the owners’ diverse lifestyles and land management practices.



*Rural Residential Homes, Purdue Lane*



*Horse pasture, Teague Avenue*



*A new Rural Residential home under construction on Teague Avenue*



8.1.1 Rural Residential Permissible Uses

All property uses and features that are legally allowed or permitted by Fresno County at the time when properties are annexed into the City of Clovis shall continue to be allowed after annexation occurs, without restriction, unless necessary to comply with State laws or regulations.

Subject to their conformance with Fresno County standards at the time of annexation, or with City of Clovis Rural Residential standards, the allowable uses on Rural Residential parcels shall specifically include, but not be limited to the following.

- 1) Large or small farming or ranching operations, including growing, harvesting, processing, shipping of produced commodities (except commercial poultry growing, confined livestock operations --i.e., feed lots, dairies, etc.-- or other operations with associated objectionable odors or potential for groundwater contamination) and disposal of agricultural waste, including by permitted burning or shredding. All above actions continue to be subject to USDA, CDFA, CARB and San Joaquin Valley Air Pollution Control District regulations.
- 2) Maintenance shops to construct or maintain resident-owned equipment.
- 3) Construction of facilities, barns, sheds, solar facilities, etc., connected to farming, livestock, or other resident-owner activities. Keeping of large animals, including livestock, horses, donkeys, llamas, alpacas, goats, sheep, or other mammals, property fencing as needed to protect those animals will also continue to be allowed.
- 4) Keeping of birds or poultry as pets or for personal use.
- 5) Drilling, maintenance and/or repair of new or existing agricultural or residential water wells upon Rural Residential parcels will be allowed pursuant to an Annexation Agreement.
- 6) Surface irrigation of crops, pastures or other features, as allowed by Fresno Irrigation District and if the parcel has FID water rights. (Properties which are annexed to Clovis and are supplied with City domestic water must have and be in compliance with an Annexation Agreement in order to continue to use FID-supplied agricultural irrigation water.)

- 8) Gardening or landscaping associated with residential uses.
- 9) Cottage industries: (Artwork, crafts, etc).
- 10) Individual parcel fencing of any type is permitted upon Rural Residential parcels up to a maximum height of seven (7) feet. Above 7 feet requires separate permitting by the City of Clovis or Fresno County, as applicable.
- 11) Visible storage and use of parcel owner’s equipment and materials, including: 1) any farm implements, 2) recreational equipment, 3) yard or residential maintenance equipment, 4) up to one commercial truck and trailer, 5) up to two (2) shipping containers, or 6) other stored materials. Storage of equipment in excess of the above standards is allowed, but must be in a concealed area of parcels, not visible to the roadways or to neighboring properties.
- 12) Non-commercial construction/fabrication of equipment, welding, wood working, or other light industrial activities.





New Low Density Residential construction on ¾ acre lots at 31-acre Whisper Creek

9.0 New Housing Development

The following policy objectives will guide development, in order to avoid adverse impacts of development upon the core rural area values, area residents, uses and resources of the DCP. As such, the following objectives shall be implemented in all decisions regarding DCP area rezoning, permitting, or other land use decisions.

9.1 Residential Density

Maximum residential densities for the DCP area shall be 2.3 single family Units/Acre. This density is consistent with the maximum residential density standards used in the General Plan and sewer and water master plans (2.5 Units/Acre) for planning available sewer and water supply capacity to the area. In addition, 10.0 net acres or more is required for development at these densities, with limited exceptions as set forth below. The following standards shall be applied:

- A. The maximum residential density shall be 2.3 Units/Acre. This density is based upon gross acreage, which is defined as follows: The total area within the lot lines of a parcel before public streets, easements, or other areas to be dedicated or reserved for public use are deducted from the parcel.
- B. Densities at greater than 0.5 Units/Acre, up to the maximum density of 2.3 Units/Acre shall be limited to 10.0 net acres or more. Net acres is defined as follows: The total area within the lot lines after deducting existing public street rights-of-way.
- C. Notwithstanding the foregoing, developments up to the maximum density of 2.3 Units/Acre may occur on less than 10.0 net acres under the following circumstances:
  - (1) On landlocked parcels. Landlocked parcels shall mean those parcels which are contiguously surrounded on all sides by either (a) preexisting City approved subdivisions, or (b) one or more major through streets (Marion, Sunnyside, Fowler, Armstrong, Nees, Teague, and Shepherd Avenues, or other major public facilities (Dry Creek Elementary, Dry Creek alignment, Enterprise Canal, or Fresno Metropolitan Flood Control District facilities).
  - (2) On single parcels of 9.5 net acres or larger, but less than 10.0 net acres, if the parcel is contiguous to a previously developed City residential tract within the DCP area. Contiguous shall mean: sharing a common boundary, not separated by: (a) a dedicated public road or street, (b) Dry Creek, (c) Enterprise Canal, (d) any FMFCD maintained surface drainage canal, or (e) any other public trail or right of way. Previously developed City residential tract shall mean a fully permitted subdivision project under a single subdivision map application, which is either completed or actively under construction.





D. Properties of less than 10.0 net acres may be developed as rural residential parcels at 0.5 Units/Acre, or combined with other adjacent parcels to form 10.0 plus net acres, thereby allowing densities up to 2.3 Units/Acre.

In adopting these standards, the Council finds that they are necessary to preserve the rural residential character of the DCP area and that any development inconsistent with these standards interferes with this fundamental goal.

The Council additionally finds that allowing landlocked and contiguous parcels to develop at the higher densities **pursuant to the exceptions in C(1) and C(2) above**, protects property owners that may otherwise not have any opportunity to utilize their property due to prior development patterns, while still preserving the essential goals of the Master Plan.



## 9.2 Development Standards

### 9.2.1 Development Design Standards

- All development shall comply with the City of Clovis' building and development codes. No architectural design template is imposed for new development within the Plan area, however variety in residence size, cost, style, and appearance/design should be provided.
- Residences located adjacent to existing homes that carry the Rural Residential City or County designation (Existing Home), may be either single or two-story homes unless the proposed home will lie within 100 feet of an Existing Home. If the proposed home is within 100 feet of an Existing Rural Residential Home, the proposed home shall be limited to one story. The Developer may request an Administrative Use Permit to consider a two-story home upon an agreement with the owner of the adjacent Existing Home, and mitigating measures (the planting of trees between the homes, etc.).
- Developers of all new housing projects shall record a "Right to Farm" covenant over each of the subdivided parcels. This covenant shall disclose that living near farming operations may cause inconveniences to new home buyers. This document gives the farming operations standing to continue their practices as they were in place before the new development was proposed.
- Construction of residential subdivisions or units, or construction of any other feature pursuant to this Plan must not obstruct, reduce, interfere with, or in any way prevent the free use of surface irrigation facilities and/or water for agricultural purposes. Developers of new projects may reroute or replace old irrigation lines, but will coordinate this with adjacent landowners and in all cases, must provide for the flow of water through their developed property to adjacent and downstream parcels. The developer will not however, be required to fix broken irrigation systems on property that is not a part of their development, unless they participated in the breakage.
- To preserve the undeveloped character of the Plan area, on Arterial and Collector Roads concrete sidewalks will not be installed adjacent to development projects. Rather, walkways made of asphalt, decomposed granite, or other more rural appearing material will be installed. For the interior tract development of new residential homes, concrete sidewalks may be replaced with either: 1) no sidewalks (upon Council approval), or 2) sidewalks made of asphalt or decomposed granite, etc.
- The development of road frontage and the requirement for dedicated right of way shall only exist on: 1) land that is actively being developed, 2) frontage from a landowner who has sold a portion of a parcel for active development, or 3) areas otherwise needed for orderly street access. Where improved streets front along land parcels that are not developed more densely than 0.5 Single Family Residence units per acre, urban appearing landscape vegetation will not be required, and owner landscaping will be allowed.





## 10.0 Commercial Uses

At present, few commercial uses exist within the Dry Creek Area. Existing commercial uses include commercial agriculture, a veterinary clinic, a nursery, equestrian center, a boutique winery, and several cottage industry uses. All of these uses were/are properly permitted under Fresno County, and are permissible uses under the County's Rural Residential designation. Many of these are mixed uses, wherein the business owners reside at their place of business. Most existed under existing County RR (2 acre-minimum) zoning, or were allowed pursuant to County-issued variances or permits. All such prior permitted uses shall be grandfathered here and continue to be allowed within the Plan area.

It is the intent of this Plan that particular types of commercial use that are not allowed under Fresno County's Rural Residential designation will not be allowed within the Dry Creek Preserve.

Several landowners have expressed interest in very low intensity commercial enterprises, such as bed and breakfast facilities, a winery, a commercial community gardening enterprise, along with the several existing commercial uses already noted above.

To the extent that these uses are consistent with County regulations for Rural Residential parcels at the time of annexation or City Rural Residential regulations, including any required permits under those regulations, they will be allowed.







11.0 Area Signature and Branding

One of the major goals of this Master Plan is to help set this Plan Area apart from all other areas and to celebrate its uniqueness. This plan proposes to create a “signature look” for developed portions of the area that ties the area together and is found through the project in its monuments, signage, and street signs.

The logo from the Dry Creek Trailhead was deemed to be a good choice for the area (see figure below). It will appear on Dry Creek Preserve Street Signs throughout the DCP area and on various public structures and monuments.



Fowler Avenue is the primary entry to the Dry Creek Preserve. As guests and owners heading south, cross over the Enterprise Canal into the Dry Creek Preserve, there will be a large monument on the west side of Fowler, providing a clear message that one is entering a special place, set apart from others in the City and County.



Welcome Entry Monument





11.1 Lighting

Street lights located in new residential developments shall be hooded to direct the light downward (with approvals needed by PG&E). This is an important restriction that will keep ambient light to a minimum throughout the area, thus helping to preserve the rural nature of the Dry Creek Preserve and enable area nocturnal wildlife (owls, foxes, raccoons, etc.) to continue to exist. Lighting at intersections and along developed streets will be provided by Pacific Gas and Electric Company and will be directed downward. Lamp posts and signage will be according to PG&E, and City standards, except that a Dry Creek Preserve logo will be a part of signage within the area.

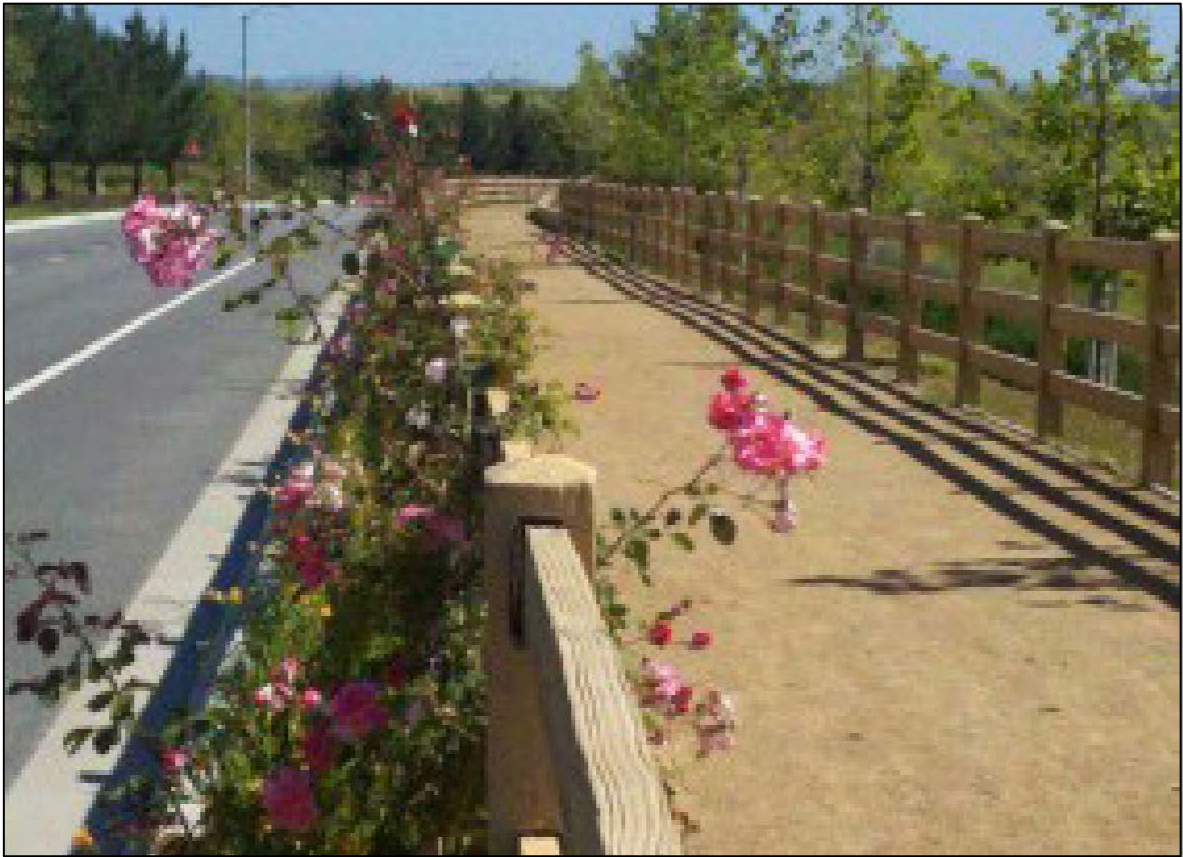


11.2 Split Rail Concrete Fencing

Split rail/concrete fencing is recommended as an accent for new development projects. This will help promulgate the countryside look and feel throughout the plan area.







## Material Matrix

ELEMENT	MATERIAL	A - 1 Stone Veneer	A - 2 Metal Copper Steel	A - 3 Reclaimed Wood	A - 4 cmu Block (Earth Tone)	A - 5 Crushed Rock (Colored)	A - 6 Decomposed Granite (Tan)	A - 7 Colored Concrete	A - 8 Asphalt	A - 9 Powder Coated Metal
Community Walls					•					
Accent Walls		•								
Pilasters		•			•		•			
Sidewalks							•	•	•	
Fencing		•	•	•						•
Street Lighting			•	•				•		•
Monumentation / Signage		•	•			•	•	•		•

11.3 Asphalt Rather than Concrete Walkways

Developers shall utilize asphalt or other materials in place of concrete when constructing walkways on the exterior of projects, in order to maintain the rural look and feel of the area.





11.4 Landscaping

11.4.1 Ornamental Trees, Grasses, and Shrubs

Street vegetation and landscaping will be required along new development parcels. Remaining areas of the DCP will retain their existing rural appearance, without curbs, gutters, sidewalks, street trees or other public landscaping. Landscaping in the undeveloped areas will remain as it is today, individually placed and managed by property owners, unless and until further development occurs. The goals of the landscaping palette will be to keep a simple and rural look to the developed area, while avoiding the use of any noxious plants or plants that are toxic to livestock. On the following pages are the tree, shrub, and groundcover matrixes to be used along developed street segments:



Typical Developed Street Landscaping along east Teague Avenue, Whisper Creek Development



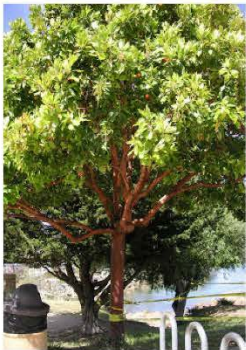
Typical Undeveloped Street with Owner Landscaping – Teague Avenue, west of Sunnyside





Tree palette

SYM	Common Name	Botanical Name	Water Use	Deciduous/ Evergreen
T-1	Strawberry Tree	Arbutus unedo	L	E
T-2	Lemon, orange, etc	Citrus spp.	M	E
T-3	Goldenrain Tree	Koelreuteria paniculata	M	D
T-4	Crape Myrtle (Red)	Lagerstroemia indica 'Dynamite'	L	D
T-5	Crape Myrtle (White)	Lagerstroemia indica 'Natchez'	L	D
T-6	Crape Myrtle (Pink)	Lagerstroemia indica 'Muskogee'	L	D
T-7	Bay Laurel	Laurus nobilis	L	E
T-8	Saratoga Bay	Laurus nobilis 'Saratoga'	L	E
T-9	Olive	Olea europaea	VL	E
T-10	Fruitless Olive	Olea europaea 'swan hill'	VL	E
T-11	Chinese Pistache	Pistacia chinensis 'Keith Davies'	L	D
T-12	London Plane	Platanus X acerifolia and cvs.	M	D
T-13	Holly Oak	Quercus ilex	L	E
T-14	Valley Oak	Quercus lobata	L	D
T-15	English Oak	Quercus robur	M	D
T-16	Cork Oak	Quercus suber	L	E
T-17	Southern Live Oak	Quercus virginiana	M	E
T-18	Interior Live Oak	Quercus wislizeni	VL	E
T-19	Brisbane Box	Tristaniaopsis laurina	M	E
T-20	Saw Leaf Zelkova	Zelkova serrata	M	D



T-1



T-6



T-11



T-16



T-2



T-7



T-12



T-17



T-3



T-8



T-13



T-18



T-4



T-9



T-14



T-19



T-5



T-10



T-15



T-20





Shrub matrix

SYM	Common Name	Botanical Name
S-1	Prostrate Acacia	Acacia redolens 'Desert Carpet'
S-2	Fern Leaf Yarrow	Achillea 'Moonshine'
S-3	Lily of the Nile	Agapanthus africanus 'Queen Anne'
S-4	Weber Agave	Agave weberi
S-5	Crimson Pygmy Barberry	Berberis thunbergii autropurpurea
S-6	Japanese Boxwood	Buxus m. japonica
S-7	Bottle Brush	Callistemon citrinus 'Little John'
S-8	Fortnight Lily	Dietes bicolor
S-9	Pineapple Guava	Fejoa sellowiana
S-10	Evergreen Euonymus	Euonymus japonicus
S-11	Daylily (Evergreen varieties)	Hemerocallis spp.
S-12	Red Yucca	Hesperaloe parvifolia
S-13	Red Hot Poker	Kniphofia uvaria
S-14	Bay Laurel	Laurus nobilis
S-15	Spanish Lavendar	Lavandula stoechas 'Otto quast'
S-16	Japanese Privet	Ligustrum japonicum 'texanum'
S-17	Little Ollie Dwarf Olive	Olea europaea 'Montra'
S-18	Russian Sage	Perovskia atriplicifolia
S-19	New Zealand Flax	Phormium tenax
S-20	Dwarf Pittosporum	Pittosporum tobira 'Wheelers Dwarf'
S-21	Dwarf Indian Hawthorne	Rhaphiolepis indica 'Ballerina'
S-22	Yeddo Hawthorne	Rhaphiolepis umbellata
S-23	Carpet Rose	Rosa
S-24	Floribunda Rose	Rosa floribunda
S-25	Rosemary	Rosmarinus officinalis 'Tuscan Blue'
S-26	Trailing Rosemary	Rosmarinus 'Prostratus'
S-27	Germander	Teucrium chamaedrys 'Nanum'
S-28	Society Garlic	Tulbaghia violacea
S-29	Laurustinus	Viburnum tinus
S-30	Yellow Bells	Tecoma Stans
S-31	Stacked Bulbine	Bulbine Frutescens
S-32	True Myrtle	Myrtus Communis
S-33	Lantana	Lantana
S-34	Gopher Spurge	Euphorbia rigida



S-1



S-2



S-3



S-4



S-5



S-6



S-7



S-8



S-9



S-10



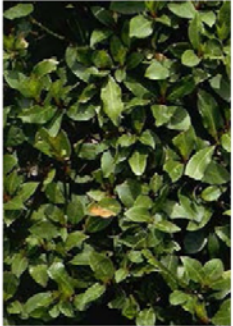
S-11



S-12



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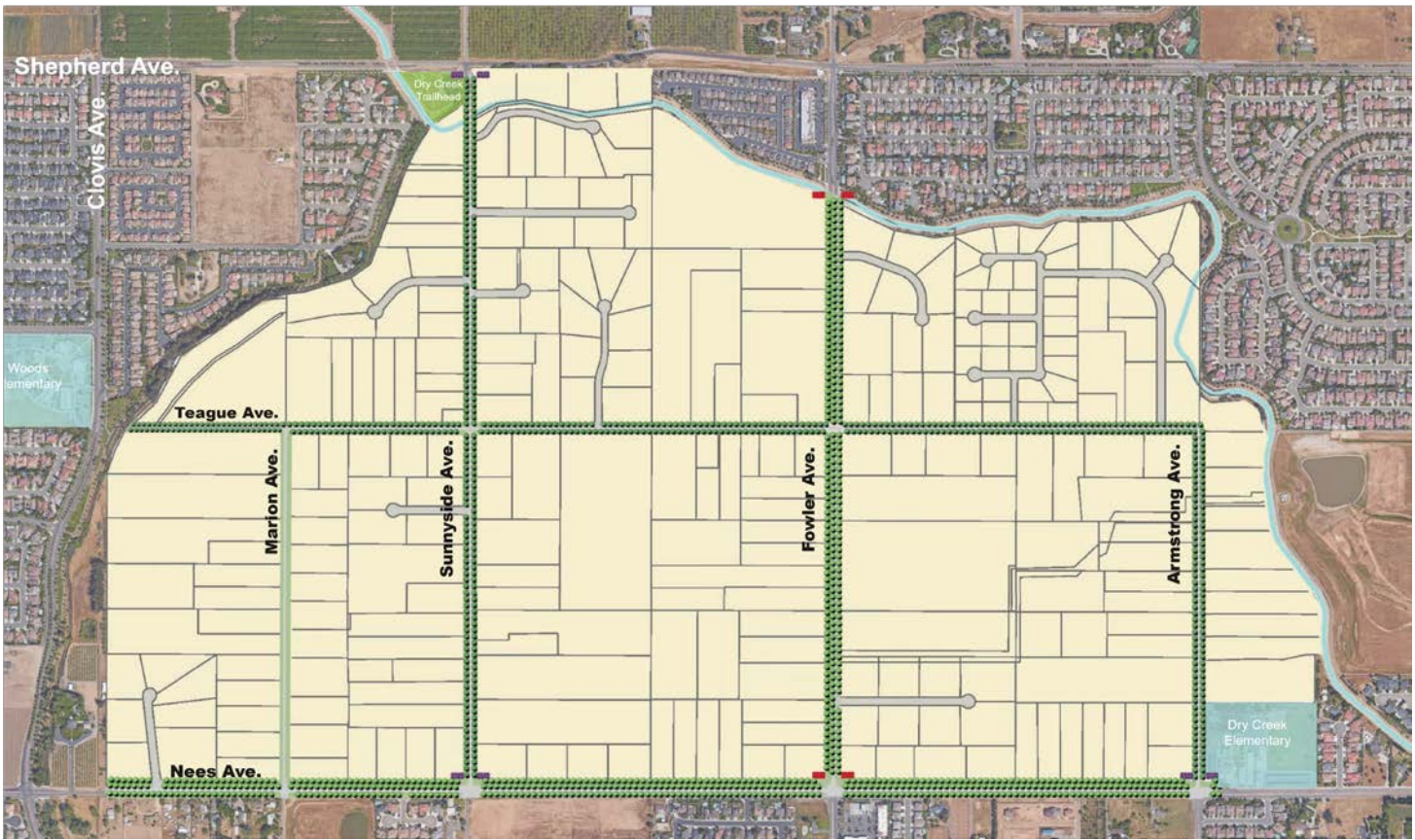


## 12.0 Circulation and Traffic Objectives

When traffic enters the DCP, drivers will know they are entering a less intensive neighborhood of different character, intensity and uses. Faster traffic will be encouraged to use Fowler Avenue. Speeds must be slower, and traffic patterns calmer on Sunnyside, Armstrong, and Marion Avenues.

### Circulation Objectives:

1. Provide for through traffic circulation across the Plan Area only on major roads such as Fowler and Nees Avenues, while recognizing the need for speed limits and other traffic controls to be consistent with side-entering private driveways, passive recreationists, and multi-modal transportation.
2. Discourage non-Plan Area-related traffic from utilizing the minor Area roads to avoid adverse noise and safety issues.
3. Support safety of non-motorized modes of transportation including walking, bicycling, and equestrian.
4. Provide attractive signage along through roads to promote the unique identity of the area and its recreational values, and to interpret the need, reasons for and values associated with slower speed travel within the area.
5. Require land developments to mitigate for their traffic impacts by dedicating rights-of-way for public streets and roads and upgrading roads to serve their developments, including constructing frontage improvements and left-turn channelization where appropriate, and where consistent with the neighborhood appearance.







## 12.1 Traffic Design Criteria

The following street design criteria will apply to area streets within the Master Plan area. The diagrams and descriptions include street segment designs for sections that are more intensively developed (usually shown on the left side of diagrams), as well as for areas that remain in their existing rural residential use and conditions (right side on most diagrams). The different design intensities are provided, because where development does not occur, improvement of the streets will not have an available financing source.

In most cases, roads adjacent to properties that are not developed will have little change from their present condition, unless or until development occurs. This reflects the desire for slower, less intensive streets in the rural residential neighborhoods and where multiple individual driveway entries exist. In general, the DCP streets, except the Fowler Avenue Arterial, have been designed at minimum levels for their forecast traffic, with the intent to: 1) encourage heavy and faster traffic to utilize more highly developed roadways, and 2) reduce the degree of change and resultant traffic congestion impacts which will exist within the road development transitions across the area. Those objectives are consistent with the overall goal of providing a quieter, more rural environment within the DCP.

### 12.1.1 Service Streets

The Plan Area has eight existing service streets which serve the residents of rural residential areas. They include:

- Cole Avenue (2 reaches)
- Serena Avenue
- Linda Lane
- Powers Avenue (2 reaches)
- Richmond Avenue
- Lebanon Avenue
- Purdue Avenue
- Preuss Drive

Many of these streets end in a cul-de-sac; therefore, although they are dedicated public rights of way, they are not a part of the through traffic circulation within the Plan Area. These street reaches will remain public rights of way. They will be paved but will have no lane striping.

## 12.1.2 Intersection Traffic Control

Intersections can be controlled with two or all-way stop signs, traffic signals, or roundabouts. The appropriate type of traffic control is determined by guidance in the California Manual on Uniform Traffic Control Devices.

### 12.1.3 Traffic Signals

Traffic signals are currently in place at the intersection of Nees and Fowler Avenues. Additional traffic signals are planned on Nees Avenue at Sunnyside Avenue and at Nees and Armstrong Avenues when warrants are met. Signalization at the Fowler-Teague intersection may also be required, if future traffic loads make it necessary.

### 12.1.4 Bicycle Facilities

Substantial walking and bicycle recreation exists today along the quiet Plan Area streets and roadways. It is intended that this non-developed recreation will continue, until more formally developed trails and facilities are in place. Subject to funding and normal road improvement timetables, trails and bikeways will be provided along all area roads and streets, in accordance with the design diagrams included for each area roadway segment.

A comprehensive network of bicycle facilities is planned throughout the Plan Area. Bicycle facilities may be Class I bike paths, which are dedicated paths separate from vehicular traffic, Class II bike lanes, striped bicycle lanes adjacent to a vehicular traffic lane, or Class III bike routes, shared facilities for both vehicular and bicycle traffic.



12.2 Circulation Implementation and Road Design Standards

See below for the design plans for the various streets in the Plan Area adjacent to developed subdivisions or undeveloped rural residential parcels. Where new Rural Residential parcel maps or lot line adjustments are proposed, rights of way for eventual street development will be required. However, full build-out of streets will not be required of such parcel divisions as long as the resulting lots remain Rural Residential parcels.

The network of roads and bicycle and pedestrian facilities has been designed to meet the needs of the residents of the Dry Creek Preserve community, as well as the needs of other users who visit or commute through the area. Facilities will not be over-designed, in order to minimize the associated capital improvement and ongoing maintenance costs and also to maintain more of a rural appearance to area streets, consistent with the Master Plan and Clovis 2014 General Plan objectives. Additional facility improvements may be needed to meet regional transportation needs beyond the 20-year horizon of this Master Plan, and the City of Clovis Planning and Development Services Department shall ensure that sufficient rights-of-way are set aside for future improvements.

The roadbeds and rights-of-way within the DCP are described below with accompanying typical street cross-sectional diagrams.

12.2.1 Fowler Avenue

Fowler Avenue, north of Nees Avenue is a designated Arterial Roadway in the Clovis General Plan and Regional Transportation Plan. It carries Dry Creek Preserve traffic, as well as regional traffic from the incorporated area to the north. Because this route connects to State Highway 168, it carries substantial traffic loads at times, particularly during peak commute hours. The present condition of Fowler Avenue roadway is inadequate, even for today’s traffic loads. It frequently results in traffic congestion during peak periods, and automobile and pedestrian accidents.

Normally, street sections are improved at the time that adjacent property is developed, but in an attempt to remediate many of the traffic issues on Fowler Avenue more quickly, the City of Clovis and the development community will participate in completing certain Fowler improvements on an accelerated timeline, as described below.

12.2.1.1 Improvements to Fowler Avenue

The initially improved street configuration (Figure A. below) will have one twelve-foot traffic lane in each direction, and a 12-foot continuous bi-directional left turn lane. In areas approaching the intersection of Fowler Avenue and the Dry Creek Trail, the left turn lane may become a raised lane divider to provide safety for pedestrians. At the: 1) Fowler and Teague and 2) Fowler and Nees Avenues, the continuous left turn lane may become a raised lane divider with left turn channelization. The intersections at Teague Avenue and Nees Avenue will be signalized with left turn signals.





Both sides of Fowler Avenue will have an eight-foot-wide bicycle lane. Within street segments that are adjacent to properties developed in excess of 0.5 SFR units per acre, a 10' walkway will also be required to be provided and separated from traffic by at least a six-foot-wide raised landscaped strip. Developed street reaches must also be equipped with concrete or asphalt curbs to accommodate street sweeping, and drainage facilities adequate to control and direct storm run-off.

Fowler Avenue segments adjacent to undeveloped properties shall be equipped with 8' bicycle lanes and a minimum four-foot shoulder. Street curbs, and street drainage facilities will be optional, until the properties become developed in excess of 0.5 SFR units per acre, at which time the above described features shall be required.

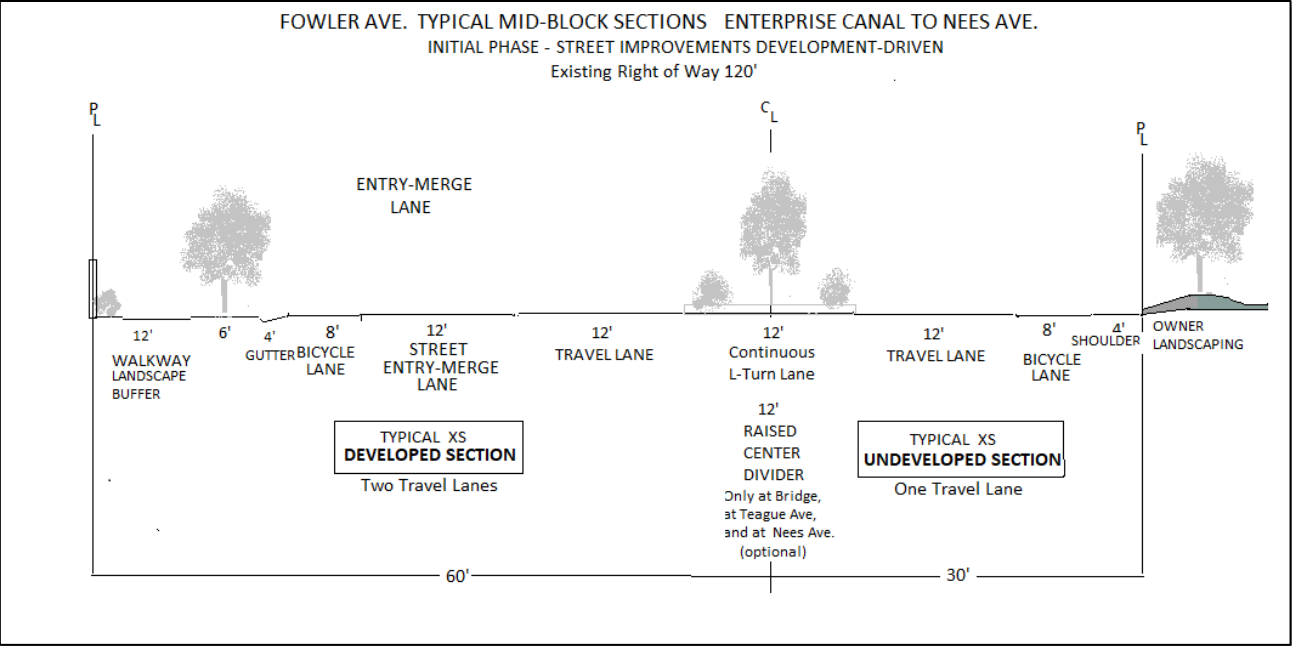


Figure A: Initial Planned Improvements to Fowler Avenue

12.2.1.2 Longer Term Fowler Avenue Improvement

Eventual build-out of the Northwest and/or Northeast Village areas may generate regional traffic in excess of the levels anticipated at this time. If future traffic generation places undue peak loads upon Fowler Avenue, it may become necessary to consider widening Fowler to accommodate added travel lanes. That need could arise irrespective of whether or not DCP properties adjacent to the roadway are developed. The diagram in Figure B, below illustrates the right-of-way widths that will be needed to enable full eventual Fowler Avenue build-out. This right-of-way width must be preserved unobstructed by developed structures, to efficiently accommodate eventual roadway widening.

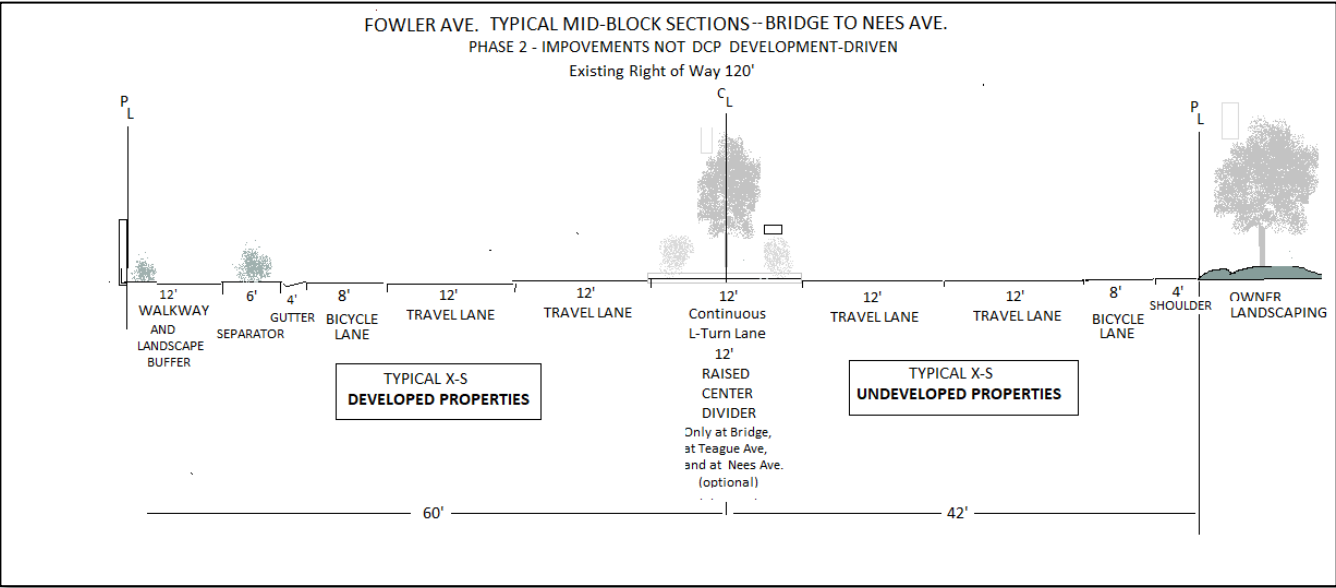


Figure B: Eventual Expected Build-out of Fowler Avenue



12.2.2 Sunnyside Avenue

Sunnyside Avenue is a designated Collector Street in the Clovis General Plan and Regional Transportation Plan. Today, it principally carries traffic between Shepherd and Nees Avenues, thus serving the areas north and east of the Dry Creek Preserve, and connecting the DCP area to the Clovis Central District. Because a major school facility, Century Elementary School, is located on Sunnyside just south of the DCP, considerable traffic utilizes Sunnyside during morning and afternoon hours. The roadway is adequate to carry this traffic at present, and because Sunnyside does not connect directly to State Highway 168, it is less likely than Folwer Avenue or Clovis Avenue to experience major future increases in traffic loads.

Sunnyside Avenue is planned to remain a rural-appearing collector street, with one twelve-foot-wide travel lane in each direction. Figure C shows the street configuration and required right-of-way widths for segments of the roadway that are adjacent to both developed and undeveloped properties. The vehicular travel lanes will be separated by solid double striping and be signed to prohibit vehicles passing. This is due to the number of existing rural residential driveway entries located along both sides of the roadway. Sunnyside will be signalized at its intersections with Nees Avenue and Shepherd Avenue, and initially be maintained as a four-way stop at its intersection with Teague Avenue. If land development occurs which materially increases the traffic loads and causes delays at the Teague-Sunnyside four-way stop intersection, the City will require those developmemnts to mitigate project impacts by signalizing the Teague intersection or by providing alternative traffic accommodations, such as a roundabout at this location. Developments along Sunnyside will also be required to provide needed signalization and left-turn channelization at Nees Avenue, Shepherd Avenue and Teague Avenue intersections, if traffic studies at the time indicate need.

Sunnyside is planned with five-foot-wide bicycle lanes on both sides (Figure C.). It is understood that the bicycle facilities will not be constrctued unless either: 1) external grant funds can be secured to construct them, or 2) sufficient properties with Sunnyside frontage become developed to enable financing of the facilities through project mitigation or other fees.

Developments fronting onto Sunnyside will be required to provide along their street frontage, an 11'-wide travel lane, a 5'-wide bicycle lane, construction of asphalt curbs and competent street drainage (if required based on site characteristics), and a four-foot-wide decomposed granite or asphalt walkway. The needed right of way for these facilities will also be required to be dedicated.

Non-developed reaches of Sunnyside will have an 11-foot-wide travel lane, a five-foot-wide bile lane, and a four-foot unpaved shoulder, without drainage facilities, unless drainage is constructed and financed as a part of development on other properties.

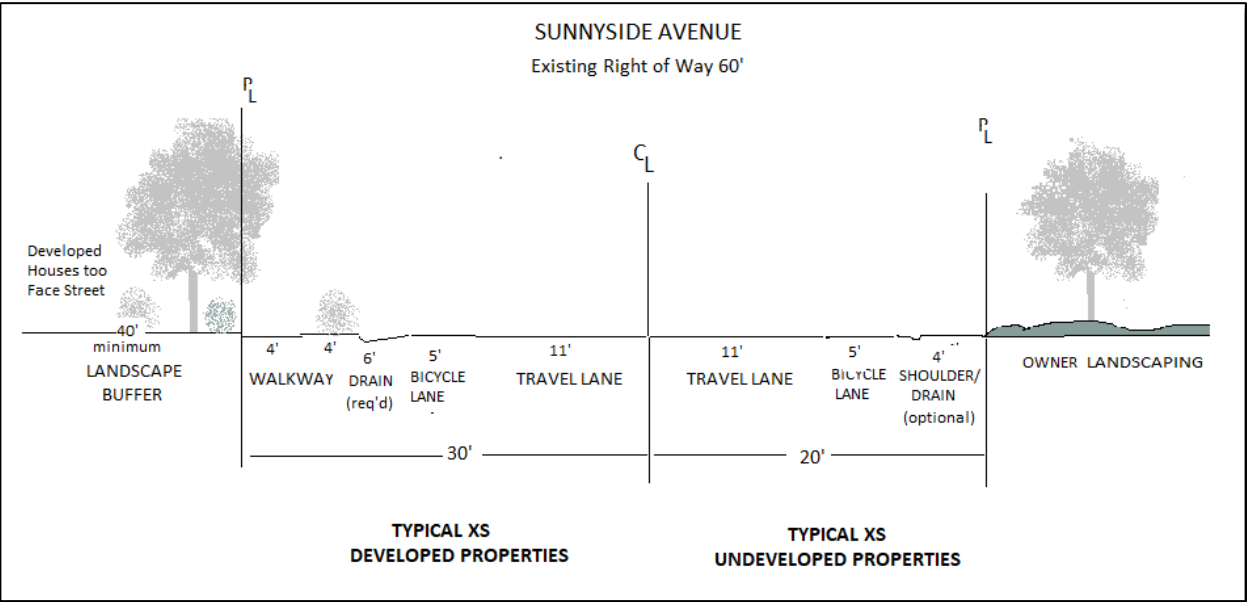


Figure C: Sunnyside Avenue

12.2.3 Teague Avenue East of Sunnyside Avenue

Teague Avenue is designated as a Collector Street in the Clovis 2014 General Plan. It carries traffic in an east-west direction across the DCP, providing a northern connection between Armstrong and Marion Avenues. Its principal traffic use occurs between Fowler and Sunnyside Avenues. The reach of Teague extending west from Sunnyside Avenue is quite different from the remainder of the street. It primarily serves a rural residential neighborhood planned to have of less than 50 residences, located along (west) Teague and Marion Avenues. The western reach is thus planned separately as a Residential Street. It is described together with Marion Avenue, below.

The characteristics of the eastern segment of Teague Avenue shown in Figure D. This street reach is planned to have one eleven-foot-wide travel lane and a five-foot-wide bicycle lane in each direction. In developed reaches, A four-foot-wide walkway will also be required, separated from traffic by a four-foot-wide landscaped separator on the developed side, wherever development with street frontage occurs. The reach located east of Fowler Avenue has already





been improved equivalently to those standards, with the development of the Whisper Creek Subdivision. The remaining area between Fowler and Sunnyside Avenues will be improved at the time development occurs within that street segment. It will be financed similarly to the methods described for Sunnyside Avenue.

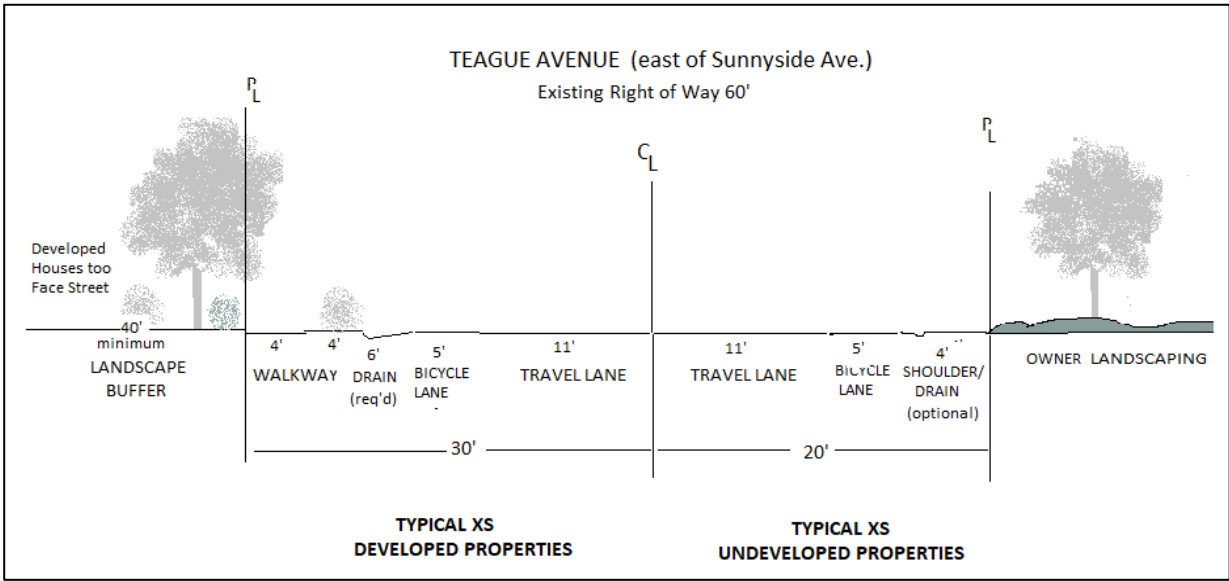


Figure D: Teague Avenue East of Sunnyside Avenue

12.2.4 Teague Avenue West of Sunnyside

This street reach extends for less than ¼ mile, terminating at its intersection with Marion Avenue. At present, it has only a 16-foot paved width, with unpaved shoulder and no striping. It is adequate for its low volume of traffic, being one of two streets serving only about 50 Rural Residential parcels, with less than 100 trips per day. This reach is planned to have one 11-foot-wide travel lane and a 5’ bicycle lane in each direction (see Figure E, below), however in the expected absence of future subdivision activity, it is doubtful that financing will exist for the improvements in the foreseeable future, unless external grants or other funding can be arranged. Planned improvements for this street segment are shown in Figure E., in the event such financing becomes available .

Potential may exist for a trail connection extending west from Sunnyside Avenue, along Teague Avenue to Marion Avenue, then west to the Dry Creek Trail. It would require acquisition and use of a currently undedicated private dirt farm access road. Future grant acquisition could be considered to finance a bicycle and walking path through that alignment, including a pedestrian-bicycle bridge over Dry Creek to connect with the existing Dry Creek Trail. Because

the west end of the trail would emerge in the immediate vicinity of Woods Elementary School, State *Safe Routes To School* grant program funding may have application for this feature.

12.2.5 Marion Avenue

Marion Avenue is planned to have 11-foot-wide travel lanes and 5-foot-wide bicycle lanes in each direction, accommodated within the existing 40’ right-of-way. The design characteristics are shown in Figure E, below.

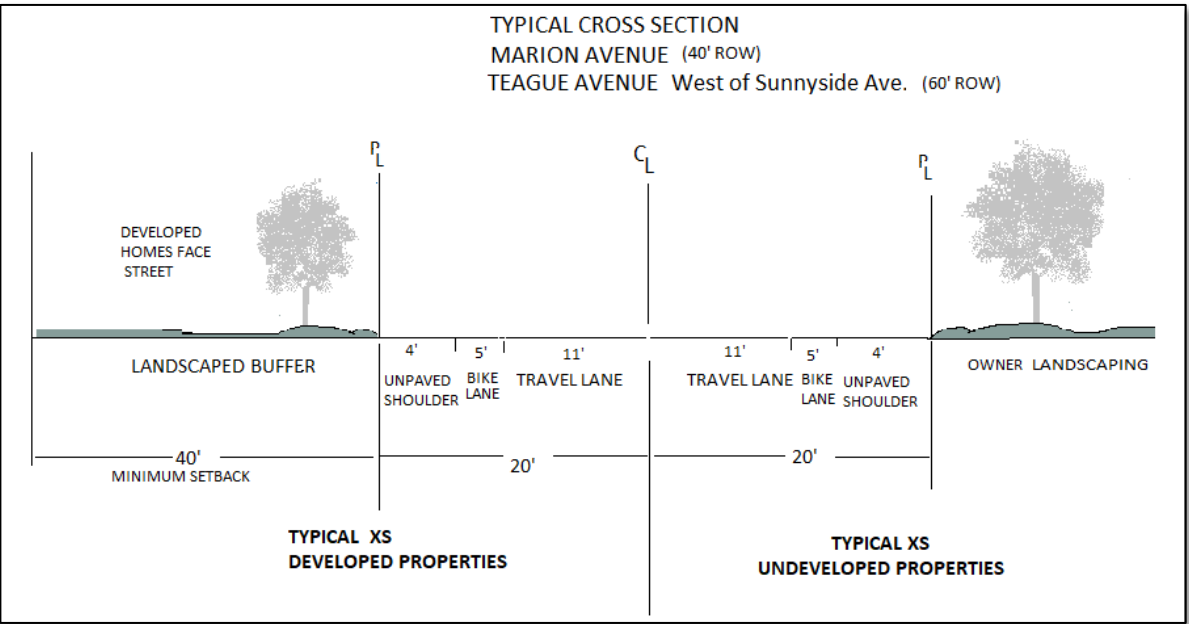


Figure E: Marion Avenue

Properties adjacent to Marion Avenue and the west segment of Teague Avenue area are already nearly fully built out into rural residential homesites, and potential exists for less than twenty additional rural residential SFR units in that area at maximum build out. Absent subdivision development, street improvement financing will not exist, unless outside funding sources can be identified, such as grants to build bike lanes.



12.2.6 Armstrong Avenue

Armstrong Avenue is designated a Collector Street in the Clovis 2014 General Plan and Regional Transportiaon Plan. The street terminates on the north at the intersection of Teague Avenue, therefore it does not carry significant traffic from areas outside the Dry Creek Preserve. It principally serves a rural residential neighborhood of about 40 existing homes, and the Whisper Creek subdivision, containg 31 homes. Because the Master Plan objective is to preserve the existing rural residential neighborhoods within the Dry Creek Preserve, there is little expectation of future subdivision development within the Armstrong Avenue corridor in the foreseeable future.

Armstrong Avenue has traffic congestion at times, due to the position of Dry Creek Elementary School at the intersection of Armstrong and Nees Avenues. During peak times, the school generates significant traffic. But the school size is unlikely to change significantly, and the roadway is currently able to handle the traffic loads, therefore Armstrong Avenue north of Nees Avenue is planned to remain largely a residential street, with path facilities intended to provide safe pedestrian passage along the roadway and safe access to and from Dry Creek School. Figure F shows the planned street configuration for Armstrong Avenue.

Armstrong is planned to have one twelve-foot-wide travel lane in each direction, along with a six-foot-wide pedestrain and bicycle path that is separated from vehicular traffic by a four-foot-wide landscaped divider strip. The intersection at Nees Avenue will remain a four-way stop sign, unless future traffic loads increase and reduce safety. Left turn channelization is not present at this intersection, and is not planned, based on existing traffic conditions.

Absent planned development within the area, it is unlikely that the planned path and divider strips will be constructed along Armstrong Avenue, unless external grants (e.g., State Safe Routes To School Grant Program) or other financing can be secured.

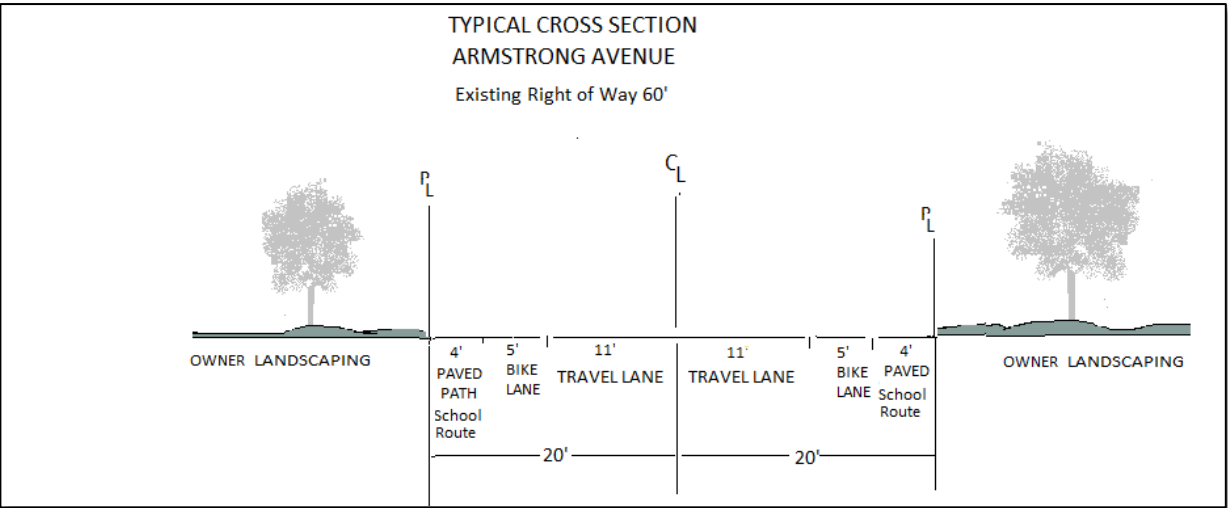


Figure F: Armstrong Avenue





## 13.0 Concluding Remarks and Vision for the Dry Creek Preserve

The Dry Creek Preserve is truly a unique place – a place with surprisingly sparse development, considering its location in the heart of what Clovis is to become as it gradually occupies its intended footprint. Today, we are at a crossroads in determining the DCP's future destiny and providence as a part of that surrounding urban Clovis Community. Here we have 795 acres of land, of which 747 acres are privately owned, under about 250 individual ownerships. The area is still largely undeveloped, by urban standards, so it offers a more or less blank pallet upon which to create a future landscape. On one hand, we might create yet another intensively developed urban residential area, like so many others that provide their particular array of benefits to the community. They may have architectural, location and price-point distinctions, but to the 30,000 foot view, their variation from the rest of the urban landscape is unremarkable.

We have chosen a different path for the DCP – one that allows the area to offer a reasonable amount of residential development opportunity, including housing on much larger Rural Residential, Estate Level, and/or Low Density lots and parcels, to accommodate a segment of the housing market that is currently underprovided. At the same time, the Dry Creek Preserve will live up to its name, by being “preserved” as a more bucolic place, right in the heart of Clovis, where residents’ families can have space enough to enjoy outdoor activities or gatherings, and where visitors to and through the area can enjoy longer, softer landscape views, and hopefully relax and reconnect with Clovis’ agricultural roots. Living quality will be the emphasis within the DCP area – both for residents and for Clovis residents who will come to appreciate and utilize the area for enjoyment, passive recreation, and relaxation.

Serious compromises took place to produce this Master Plan. It reflects the results of many discussions, negotiations and compromises. As such, neither the Plan nor its Appendix (Annexation Agreement) should be taken lightly, as future land use and public works decisions are contemplated. The Plan provides a reasonable balance between interests, while providing what we believe to be a unique “Quality of Life” asset for the benefit of Clovis. It provides aesthetic as well as economic benefits, given that new companies seeking to locate in Clovis will appreciate the added range of housing types and the community living quality which this Plan provides. The area’s community aesthetic values will exist regardless of whether lands within the DCP are ever annexed into the City Limits. They have existed and been utilized by surrounding City residents for some time. Landowners have become accustomed to having families bicycle or trek through their neighborhoods, interacting with their livestock

and enjoying the wildlife that is abundant throughout most of the area. Most owners view that passive recreation as desirable and a part of their land stewardship.

It is hoped that nothing in this Master Plan will materially alter the DCP's long-term cohesiveness as a Clovis community, or change its land uses and character to the extent that landowners and residents no longer appreciate its uniqueness and value. Hopefully the limited development allowed within this Plan will not materially change the character of the area, but will be sufficient to finance any infrastructure that may become critically needed by residents or by the surrounding community in the future. The Dry Creek Preserve will thus continue to be an important Clovis asset.





Appendix A

Draft Annexation Agreement to Protect Landowner Rights During Annexation

DRY CREEK PRESERVE MASTER PLAN