

## Appendix B What We Heard From Neighborhood Landowners

The following represent the notes taken on easel pads at the two 2009 neighborhood meetings, listed by topic

### LAND USE:

- Continue to allow agricultural uses: particularly horses/livestock
- Do not allow commercial industrial uses (not fully agreed)
- Retain 2-acre minimum parcel size and Rural Residential uses
- Allow no commercial uses or development (not fully agreed)
- If churches are allowed require them to be “single-level”
- If churches are allowed, limit congregation size
- If churches are allowed, limit acreage of church facilities
- Allow charter schools; particularly emphasizing ag or environment
- Allow nurseries
- Allow vet clinics (existing)
- Allow commercial uses consistent with RR zoning
- Limit number of animals [number per acre ?] (not fully agreed)
- Continue open space and rural appearance of entire area
- Set up an Architectural Oversight Committee (not fully agreed)
- Personal RVs should be allowed to be stored visibly
- Owners’ personal vehicle and implements may be stored visibly
- No rental parking of commercial 18 wheeler
- Allow personal truck and equipment parking by owners (not fully agreed)
- No commercial parking or permanent on-street parking
- Preserve Clovis rural character
- Plan should place growth and density near commercial areas
- ? do we have to balance housing density – allow smaller lots?
- Allow horse boarding facilities
- Allow wineries and/or B&Bs
- Allow quiet retirement developments with higher density than 1 per 2-ac
- No chicken ranches or dairies that are incompatible with residences
- Place buffer zones around commercial business
- Provide an “Agriculture sustainability” preserve and demo.
- Continue all FID and other irrigation and well usage
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### TRAFFIC AND CIRCULATION

- Maintain roads in rural style, as per County standards
- No curbs, gutters, sidewalks, street lights
- Street lights adversely affect wildlife B-1
- Lower speed limits (especially Sunnyside)
- Designate streets as rural parkways
- Design roads as “parkway” style
- Include a bridle pathway
- Include bike trails throughout area
- Slow down traffic to  $\leq$  35 mph
- Rural roads should have only 18’ Right of Way
- Provide bike paths along roadside or along canals
- Provide horse paths

### OPEN SPACE AND RECREATION

- Prohibit sports complexes
- Parks day use only
- Include trails for bikes, horses, running walking and provide benches
- Include a dog park (not fully agreed)
- No dog parks (owners feel dogs have too much free-roaming) (not fully agreed)
- Do not landscape streets or paths with oleander or other toxic plants
- Provide for passive recreation – no particular facilities, but welcome users
- Parks need adjacent parking, time limits
- No commercial uses in or around parks (food, etc.) (not fully agreed)
- Plan should emphasize that parks provide quality living and bring in businesses
- No sports complexes
- Promote voluntary retention of open space by owners to provide rural character
- Preserve rural character and open space appearance
- Provide entry and exit signs for DCP to promote rural open-space buy-in
- Consider providing a fishing lake

### AIR, WATER AND NATURAL RESOURCES

- Incorporate water taps in water mains to enable later owner hook-ups
- Calculate all costs of water and infrastructure in the Plan
- Allow continuing use and maintenance of existing and new wells
- Provide recharge basins using FID (not street drainage) water

- Owners to keep all surface irrigation rights and contracts
- Limit depth of new ag wells
- Private well ownership promotes care of water quality
- Flood irrigation is critically needed for recharge of GW

#### B-2

- Provide options for obtaining water where water is scarce
- Provide option for city water
- Allow continuing well use even if hooked up to city water

#### HOUSING

- Limit sq. footage of guest or mother-in-law houses
- Prohibit rental of guest or mother-in-law houses
- Mobile homes: no consensus – some are OK with concept if clean / neat
- No apartments or multi-family dwellings
- Provide pockets of higher density with open space surrounds (density averaging)
- Restrict occult lighting – require shrouding

#### ECONOMICS AND EMPLOYMENT

- Allow low-impact businesses (low traffic, noise, etc.)
- No strip malls (or strip joints)
- No convenience stores
- Allow artisans to work at home or have shops on own property
- Allow equestrian focused business (Heritage): tack, feed, etc.
- Allow alternate energy – solar, wind, etc. Encourage solar farms as a business
- Protect ag food production from encroaching residential
- Provide a research ag facility – trees, nursery, lab, etc – possibly with UC or CSUF

#### GOVERNMENT SERVICES AND UTILITIES

- Connection to water and sewer must be voluntary
- Save circulation cost to afford septic and water service
- Allow continuing use and maintenance of existing and new wells
- Provide recharge ponding basins using FID (not street drainage) water
- Owners to keep all surface irrigation rights and contracts
- Limit depth of ag wells
- Make solid waste service voluntary
- Provide options on solid waste management

- Private well ownership promotes care of water quality
- Provide options for obtaining water where water is scarce
- Provide option for city water
- Flood irrigation is critically needed for recharge of GW
- Not pay for City infrastructure that owners are not using

#### B-3

- Allow continuing well use even if hooked up to city water
- Do not provide natural gas to DCP area – allow propane and wood/fuel heating
- Burning of orchard waste for heating is efficient – more so than burning in field
- Allow residents to keep and use fireplaces and wood stoves, etc.

#### PUBLIC SAFETY AND EMERGENCY SERVICES

- No street lighting
- No night use of parks or of trails located away from streets/roads

#### FINANCIAL AND FISCAL SUSTAINABILITY

No input received