Appendix E.  <u>Draft</u>   DCP LAND USE GOALS:

The following Specific Plan Goals were developed by the DCP Neighborhood Committee to address the above landowner input and interests.

1.     Design, develop and maintain a well-organized, high quality, predictable and functional community which meets the needs of the DCP areas' diverse population.

2.     Maintain a high degree of neighborhood familiarity and a sense of "place" and "neighborhood", while articulating well with the surrounding developed area of Clovis.

3.     Create a unique living environment which preserves the existing softer open space character, rural appearance and quietness of the area, and which provides for continuing agriculture, agro-tourism, keeping of farm animals, land use individuality, residential variety, and which preserves all pre-existing permissible uses.

4.     Enable reasonable passage of rural-appearing, but efficient infrastructure across the DCP area, and provide for DCP residents to reasonably connect with and utilize those facilities in the future, if and when need arises.

5.     Maintain a rural appearance and unique DCP identity, which promotes awareness, appreciation and pride among Clovis residents, and which provides for reasonable public recreational use and enjoyment of the DCP's open space features. Develop a strong public identity, and recognition DCP's "Clovis heritage – western way of life" values.

6.     Preserve opportunity for a Legacy Program of long-term acquisitions of public recreational parklands, trails and other recreational sites across the DCP area, as they are offered by willing sellers, as places for the public to safely enjoy the DCP's open space resources.

7.     Preserve the opportunity for future public use and enjoyment of the DCP's open space resources by avoiding land use changes which could alter, diminish or degrade the core open space values and character associated with the DCP, or cause increases in traffic volume or  intensity which would detract from the quality and safety of recreational experiences.

8.     Recognize that agricultural operations are a desirable open space visual attribute within the DCP; therefore, agriculture must continue to be a viable and permissible use.  Future residential, light commercial, or infrastructure development must be sited/designed to avoid conflicts which restrict agricultural operations or affect the delivery of water to area agricultural sites.

9.     Recognize the important relationship between area resident lifestyles and their existing land uses and facilities, and preserve continuing opportunity for that variety of uses to exist.

10. Avoid development intensities which incur excessive associated infrastructure planning, development and/or long-term maintenance costs for the City of Clovis, Fresno County or to DCP property owners.

11. Historical features of the area will be preserved, and properly interpreted to the public.

12. Characterize the DCP to the public as rural and open space resource which is a legitimate and valued part of Clovis, with a particular vision and values, rather than as a "holding" area eventually intended to undergo future dense or intense urban types of development/build-out.

*******

Draft Objectives for Implementing DCP Goals and Maintaining Community Character:

In order for the rural character and open space assets of the DCP to be preserved for future generations, this Specific Plan advances specific objectives and Design Standards for each Plan Element. Those Design Standards need to be followed carefully in order to preserve the character, visuals, wildlife, and other attributes of the DCP. For those rural characteristics to remain intact over time, the following Policies and Objectives will need to be implemented.

A. DCP development decisions must respect and protect the unique open space and rural characters of the Dry Creek Preserve area, and recognize the immediate and long-term value of its open space and other features to the broader Clovis Community.

B. To protect the open space values, it is important that all new developments be designed and built in scale with the rural surroundings, with rural residential density levels (not to exceed 1 unit/acre), rural design/appearance, visual and spatial compatibility with public trails, visual buffering, and absent features which are characteristically not present in rural areas, such as block sound-walls, unshrouded street lighting, sidewalks, urban landscaping, or monolithic structures.

C. Historical features of the DCP area need to be highlighted by interpretive signage and by their inclusion in designs and rights of-way for trails, park sites, etc.

In order for public interest to develop in the DCP's trails and bikeways, the public needs to be made aware of available recreational opportunities. They need to be promoted through street design standards, such as: i) signs or monuments at the DCP entrances along major

D. streets, ii) characteristic street designs with associated trails, bikeways or other public recreational rights-of–way. iii) street name signage which has a particular DCP logo, and iv) other interpretive features which create a unique sense of place, and invite the public to utilize and enjoy trails and public facilities within the area.

E. Development within the DCP area must recognize the importance of facilitating public recreation in the area. Projects, therefore, will include trails and/or other recreational features and be designed to avoid hazardous traffic patterns, elevated traffic speeds or congestion, excessive noise, or otherwise adversely affecting the safety, comfort and/or enjoyment of families utilizing area bikeways and roadside trails.

F. Clovis should initially work with DCP resident organizations to seek willing property sales to enable land acquisitions through the Open Space Legacy Program. Acquisition by the City of even a few larger recreation sites will greatly add to quality of Clovis life, and to the public value and interest associated with the DCP neighborhood.

G. Residential Densities on properties within DCP developments will not exceed pre-existing R-R densities, except as provided in this Plan.

******