

Land Use Preferences of Property Owners
within the Dry Creek Preserve,
A Clovis Community

*A survey to determine the preferences and attitudes of area landowners and residents
for use in developing Land Use Goals, Objectives and Standards for
the Dry Creek Preserve Specific Plan*



Prepared By:

The Dry Creek Preserve Neighborhood Committee

For

The City of Clovis, California

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In particular, we thank Dwight Kroll and Bryan Araki of the Clovis Planning Division, for first recognizing and calling to our attention the need for our 2009 owner preference data to be updated, then for providing the mailing list of DCP landowners of record, which was used for our mailing. They then reviewed our questionnaires and transmittal letters for objectivity in advance of them being sent out. Following the mail survey, they reviewed our preliminary data with us and provided guidance with regard to summarizing and handling the data. Bryan and the Engineering Division provided ancillary data and GIS assistance which enabled us to analyze parcel size distribution within the Dry Creek Preserve area. Both Dwight and Bryan provided assistance at times when they were besieged by other General Plan-related responsibilities. We greatly appreciate their timely and able assistance along with that of the Engineering Division in producing very usable and clear analytical products.

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Thank You

ABSTRACT

The purpose of the current survey was to gather landowner preference data regarding Dry Creek Preserve (DCP) land uses and general neighborhood character. A second phase then utilized the results of the preference survey, in concert with mapped data about existing parcel sizes and locations to project future land development interest and capacity across the 739 acres of the DCP.

A mailing list of DCP landowners of record was provided by the City of Clovis Planning Department who had recommended the updated survey. A one-page questionnaire was then sent to each of the 225 addressees appearing on the mailing list. The survey was preceded by a Newsletter sent to the same list of owners, about three weeks in advance of the survey, informing landowners that they would be receiving an important survey by mail and requesting participation. The Newsletter invited the recipients to a neighborhood meeting, on July 9, 2014, at which an additional explanation of the questionnaire survey was provided. About 45 people attended the meeting.

A second explanatory letter (Appendix A) was enclosed with each questionnaire, along with a post-paid and return-addressed envelope for responses. The questionnaire and enclosed explanatory letter were both reviewed for objectivity by the City of Clovis Planning Department prior to mailing. The questionnaire was formatted to enable owners to respond anonymously if they desired. A two week response period was provided.

Of the 225 questionnaires sent out, a total of 94 responses were timely received, representing 41.7% of DCP landowners and 47.7 % of total DCP acreage (range = 1 ac. to 31 ac.). Six responses were received late, after the two week deadline for response. These are listed in Appendix D. For reasons explained below, they were not included in the calculations of owner preferences. They were however used in the second phase of the work, involving analysis of land acreage that is likely to become involved in future development. For that reason, some percentage values will necessarily differ between the two parts of this evaluation.

Of the 33 larger parcels of four acres or more within the DCP, 21 of their owners (63.6 %) responded. 79 parcels of less than 4 acres (about 43%) responded. This response pattern gave us confidence that the received data was not unduly weighted toward smaller parcels and, therefore, reliably approximates owner preferences for larger parcels which are most likely to change or be developed.

We noted a contrast between resident and absentee owner responses. Among 88 timely-reporting *resident* owners, only 4 owners (5.2 %) with acreages of 3.3, 20, 2.5, and 3.0 acres, expressed preference to develop at densities greater than one unit per acre. The remaining 94.8% preferred to maintain the existing DCP neighborhood character and limit residential construction to one unit per acre or less. 86 % of responding owners (with 79 % of acreage) preferred to keep existing 2-acre zoning and expressed that they do not desire to further develop their land. 52% indicated support for the DCP Open Space Legacy Program concept (with another 34% describing themselves as unfamiliar with the Legacy concept). Conversely, 85 % of the 7 *absentee* owners who timely responded preferred urbanization and maximum-intensity development of their property.

Executive Summary of Key Results:

- i. Owner residency: 83% of DCP owner addresses indicated they are “resident owners”. Absentee owners included addresses within 10 cities located outside of Fresno County, and 28 addresses within Clovis, Fresno, or Sanger.
- ii. DCP development interest: There is low interest in DCP property development. The majority of owners (86% ± 6%) prefer to keep their existing land use zoning. Of owners who desired to change zoning, 80% (± 8%) were absentee owners.
- iii. Across all parcel sizes, a very large majority of owners (90.4% ± 6.8%) owning 79 % of responding DCP acreage indicated that they do not wish to develop their lands or have other DCP owners develop in excess of one residential unit per acre. Of the 9.6 % who desired to develop at densities greater than one unit per acre, 87% (± 7%) were absentee owners.
- iv. Regarding larger parcels, only 33 DCP parcels exceed four acres in size (259 total acres). Of those parcels, twenty-one owners (186 acres) responded to our survey (including two late responses). Of those 21 respondents:
 - Ten owners (74 acres) preferred not to allow residential development at greater than the existing 0.5 units per acre.
 - Five owners (4.5, 5, 9, 31 and 9 acres – 58 total) preferred to allow up to one unit per acre.
 - Six owners (7.8, 4, 20, 8, 19 acres and 7.5 acres – 66.3 total) preferred to allow three or more units per acre.
 - Thirteen of the above owners expressed desire to preserve DCP open space resources.
- v. Regarding General Open Space Protection: Most owners (86% ± 6%) prefer to preserve DCP open Space, compared to 6% (±5%) who desire more urban appearances. Of the 6% who desire more urbanization, 83% (± 7.6%) were absentee owners.
- vi. Regarding the Open Space Legacy Proposal: Of owners who were familiar with the DCP OSL Proposal, 52% (± 10%) Support it, 6% (±5%) do not support it, and 3% (± 2.6%) were undecided. Another 32% (±4.0%) indicated they were unfamiliar with the concept. Of the 6% who do not support the concept, 83% (±7.6%) were absentee owners.
- vii. Regarding commercial uses: 87% (±7%) preferred no commercial use within the DCP, compared to 12% (±6.7%) who preferred commercial development. This result remains uncertain due to no distinctions being made in the questionnaire between different commercial development types (light v. urban types of commercial).
- viii. Regarding annexation to Clovis, 6% (± 4.7%) preferred to annex, 41% (± 9%) stated they would annex only with an annexation agreement, and 48% (± 10%) indicated they would not willingly annex under any circumstances.

The above results reflect the data shown graphically in Figures 1 and 2, on pages 15 and 16, and shown in tabular form in Appendix C.

In summary, resident owners of both large and small parcels generally indicated preferences as follows:

- 1) desire to keep their existing zoning,
- 2) prefer no, or very low, density residential development of less than one unit per acre,
- 3) support preservation of open space,
- 4) support the Open Space Legacy concept, and
- 5) prefer not to annex their lands to Clovis or would only do so with an annexation agreement.

100% of absentee owners preferred:

- 1) changing their zoning to high density residential and/or commercial,
- 2) a more urban appearance, without preservation of open space and without an Open Space Legacy Program, and
- 3) annexation of their lands to Clovis.

The above attitudes and preferences generally align with the results of the 1988 and 2009 surveys and the input received in our three neighborhood meetings.

Report Preparer:

Dale Mitchell

Dry Creek Preserve Neighborhood Committee, October, 2014

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Introduction:

Determining the land use preferences of property owners and residents should be a key part of the development of goals, objectives and regulatory standards within any land use planning process. Landowner satisfaction is not only a helpful feature in the processes of plan consideration and adoption, but it also turns out to be fundamental to the plan's implementation. If owners of properties within the planning area simply choose not to sell, develop or change their land in any way, it becomes nearly impossible for the plan's prescribed landscape-level changes or improvements to take place. Conversely, if a plan fails to adequately address the development interests and/or needs of area owners, then pressures for plan amendments and variances quickly unveil and the process can quickly turn into a piecemeal approach to land use; the very thing the plan originally set out to avoid.

Accordingly, the Dry Creek Preserve Neighborhood Committee undertook this survey as a part of its development of an Area Specific Plan for the Dry Creek Preserve (DCP) area. By identifying the desires and preferences of landowners and residents early on, it is intended that the Specific Plan's goals and objectives will reasonably reflect at least the present-day interests of owners, while also supporting a longer term "Legacy" of mixed use and recreational open space to enhance Clovis' general and overall living quality and attractiveness.

Gathering human preference information is always a challenging process which requires careful and objective design of each data collection instrument, and a careful process of data analysis. Because the responsiveness of individuals is variable, it is improbable that the entire subject population will elect to respond to inquiries. This necessitates a well-designed statistical analysis to quantify the extent to which the gathered data actually represents the full target population, without significant bias.

This report describes the above questionnaire survey of landowners, undertaken by the Dry Creek Preserve Neighborhood Committee in July 2014. It is one of three separate studies of DCP landowner preferences which have been completed within the current generation of property owners. The two older studies are summarized herein for reference, and as a basis for comparison with the 2014 study results. The first was a California State University, Fresno, Master's Degree thesis project (Morley, 1988) which utilized a questionnaire instrument to analyze landowner attitudes toward annexation of lands within the Herndon-Shepherd Specific Plan area. It was completed in 1988, at the time that Specific Plan was being developed by the City of Clovis. The second study was a questionnaire survey and a set of neighborhood input meetings completed in 2009 by the Dry Creek Preserve Neighborhood Committee. It was undertaken as a starting point for drafting of the Dry Creek Preserve Specific Plan. The preference information formed the foundation of the goals and objectives within that draft document.

Because land use interests and preferences can change rapidly as economic and other factors change, and because the 2009 survey data is now five years old, the DCP Committee was urged by the City of Clovis Planning Division to initiate the present update study in July 2014. The purposes,

methods, results and statistical analysis employed in that study are described herein and compared to the results of the two earlier studies.

Results of all three studies are similar. Even though the geographic focus of the 1988 study was much larger and the scope of some of its questions differed compared to the 2009 and 2014 efforts, we have reported the applicable 1988 and 2009 results here for comparison. In general, landowner preferences have not materially changed over the 26 years. In particular, there was very little difference between the results of the 2009 and 2014 studies, as described below in detail.

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Based on the similarity of the outcomes of these three studies, and upon limited (as below) statistical analysis of the results of the most current two surveys, we believe we have accurately captured the viewpoints and preferences of the Dry Creek Preserve landowners and residents. It is our intent to reasonably and inclusively incorporate these views and interests into the policy goals and objectives which we will advance as the foundation for the Dry Creek Preserve Specific Plan. The process of public review and comment during consideration and adoption of that Plan should provide yet a fourth view into the landowner preferences.

Methods:

Selection of a Survey Method:

Several different data gathering methods were considered, as the means to make a valid assessment of 2014 landowner attitudes and preferences. The evaluated methods included:

- i) personal interviews,
- ii) telephone interviews,
- iii) neighborhood meetings, and
- iv) use of a mail-based survey, such as a questionnaire.

All four methods have potential benefits and shortfalls, which were carefully evaluated.

Personal and telephone interviews were rejected due to their inherent risk of bias, either from: a) interview responses being affected by visible/evident attitudes of the interviewers, b) subtle differences in the way questions and follow-up questions are asked between interviews (which may be quite invisible to the analysis), and/or c) from reluctance of the persons being interviewed to candidly state their opinions to an interviewer who is not closely known to them.

Neighborhood meetings are a traditional method used by local governments for soliciting and recording public input. They have the advantage of affording everyone a limited opportunity to be heard. However, they have inherent disadvantages in that: a.) time is usually constrained for each speaker, b.) normally it is unknown if a disproportionate segment of the population being surveyed is in attendance at the meeting, which makes the results impossible to quantify or statistically evaluate the input received, c) (importantly), persons may attend, but be shy about public speaking

or insecure about stating their preferences, relative to those of neighbors sitting around them in the meeting, d.) neighborhood meetings can be “stacked” by proponents of particular points of view, and/or e.) the most outspoken neighbors may skew the survey results in one direction or another, which adds to the difficulty of quantifying the results and precludes any form of reliable statistical evaluation. Use of neighborhood meetings usually requires surveyors to adopt the assumption that those who are truly interested will speak up. But this assumption is also understood to be dubious.

Neighborhood meetings were used in this study; however, they provided only a general buttressing tool, to clarify and interpret the results of a more objective mail-based, anonymous questionnaire survey.

Mail-based Questionnaire: The latter has many advantages, including: a.) the survey instruments are known to be identical in each interview, b.) survey questionnaires can be carefully designed to afford valid statistical analysis, c.) survey instruments can be reviewed and approved by interested entities, prior to their deployment, d.) responses can be anonymous and are thus more likely to be candid, e.) results can be quantified into metrics which support statistical analysis to determine their likelihood of their representing the entire population being surveyed, and f.) in this case, use of the same method in 2014 as was used in the 2009 and 1988 work would enable a trend comparison and evaluation over the 26 years.

Data Gathering Questionnaires:

The primary data collection instruments in both the 2009 and 2014 surveys were questionnaires, sent out by mail to each of the 190 addresses (2009) and 225 addresses (2014) on mail-lists provided at those times by the City of Clovis. The City Planning Department staff reviewed both studies’ questionnaire instruments and their accompanying transmittal letters for objectivity, prior to the mailing. Both instruments were sent to each landowner of record, along with an explanatory letter/request for participation. In the 2014 survey, a post-paid return addressed envelope was included in an attempt to enhance landowner response. Respondents to both surveys were asked to mail the questionnaire to the Dry Creek Preserve Neighborhood Committee, or physically return it to a centrally located DCP drop box within a two-week response period. In both surveys, the response deadline was informally extended one week, to allow us to receive any questionnaires delayed in the mail, but post marked by the deadline. Late responses were not counted, due to concern of potential unfairness introduced by continuing to accept questionnaires from some respondents after others may have withheld their mailing due to the deadline expiration. (One late-returned data form was included in the analysis. In that case, a 19-acre interest had previously notified us of their desire to develop their property at a density of 3 residential units per acre). Late responses were not included in the computations of DCP landowner preferences; however, their data were kept (Appendix D) and used in the second part of the work, involving projections of DCP acreage which is likely or unlikely to become available for future development.

The 2009 and 2014 instruments differed substantially. The 2009 questionnaire was initiated to gather preference data for use in developing the initial round of Specific Plan Goals and Objectives. In that stage of the process, we needed to understand what scope of land uses and changes the DCP landowners desired, and what changes or lack of changes they preferred to see. This involved a

two-page questionnaire which included a number of detailed choices of prospective land uses in several categories. It also sought preference information regarding the DCP neighborhood character, open space resources, water and sewer utilities, and other specific items.

The 2014 instrument was a one-page questionnaire which was designed to assist in the process of refining/updating the land use goals, objectives, policies and standards within the draft DCP Area Specific Plan. Its questions were more generic; seeking respondent preferences in neighborhood character, permissible uses, DCP area development, and general attitudes about development, housing density, open space preservation, the Open Space Legacy Program and City of Clovis annexation.

Both the 2009 and 2014 questionnaires and their respective transmittal letters are included in Appendix A.

Neighborhood Meetings:

In addition to the two questionnaire surveys, landowner preference data was gathered at three neighborhood meetings. Two were convened during 2009, and a follow-up meeting was held July 9, 2014. The first two meetings were facilitated by a member of the DCP Neighborhood Committee, who simply asked residents and landowners to identify what they would like to see and not like to see in the DCP Specific Plan. The discussion was divided into “elements” to reflect the Specific Plan elements, including:

- i) general land use
- ii) circulation
- iii) housing
- iv) economics and employment (e.g., commercial use)
- v) Government services and utilities
- vi) open space/recreation
- vii) financial and fiscal sustainability

The items suggested and discussed by the two groups were recorded on easel pads and later summarized/condensed. The two lists were combined (Appendix B), and published on the Dry Creek Preserve Committee web-site at www.drycreekpreserve.org, under the heading of “Goals – What We Heard.” The interactive web-site requested corrections or further comments via the web-site based e-mail address. None were received.

The July 9, 2014 community meeting followed a different format. The DCP Committee members made brief presentations, regarding: i) communication and use of the website, ii) the draft Specific Plan, iii) the Open Space Legacy Proposal, iv) circulation and planned traffic features, and v) proposed development within the DCP. The second hour was reserved for questions from the floor, and it resulted in a meaningful discussion of many Specific Plan elements and features, including prospective DCP annexation and annexation agreements. A note-taker kept a general record of the discussions and preferences.

The 2009 meeting transactions were used in the formulation of the initial set of draft DCP Specific Plan goals, which were posted on the website for more than two years, with a request for comments. No comments were received. The Committee proceeded in developing an initial draft of the Specific Plan, using the material gathered up until that time. The final draft Plan will reflect the results of the more recent 2014 update questionnaire and neighborhood meeting transactions.

Handling of Data:

Data forms (questionnaires) were equipped with a perforated landowner information tab at the top which could be removed and returned separately by respondents who desired to remain anonymous, but who wanted to be placed on the DCP Committee's mail and e-mail lists for future notifications. The use of anonymous data required security measures to assure that forms submitted were authentic and not mass produced by particular respondents seeking to unduly influence the study outcomes. As such, each data form was marked in a manner that allowed us, upon receipt, to determine if the form was original or not. Because some respondents legitimately made photocopies of their form prior to mailing, then mailed the copy and kept the original for their records, we did receive some photocopied forms. Fortunately those responding on legitimately photocopied forms did not remove the top tab, thus leaving their identity attached, enabling us to contact them to obtain or at least verify the original forms. Unfortunately some identifiable counterfeit forms were in fact received during the response period and thereafter. Those forms' handling will be separately discussed in a later section of this report.

In both the 2009 and 2014 surveys, all responses were sequentially numbered in indelible ink, in the order received, to enable tracking (i.e., detection if any were lost or misplaced) through the analysis process. The receipt numbers remained a part of the data record for each questionnaire and the numbers appear on the data summaries in Appendix C.

Upon receipt, each questionnaire was checked for postmark date, opened, numbered and tabulated in the order received. The raw data forms were then filed in numerical (chronological) order and kept for future reference or examination. At the study conclusion they will be offered to the City of Clovis Planning Department for archival storage, or otherwise retained in a manner prescribed by the City staff. The original raw data forms are available for review by any party by contacting the Dry Creek Preserve Neighborhood Committee. They include six otherwise legitimate responses (listed in Appendix D) which were received after the deadline, and nine responses which were forensically determined to be counterfeit and therefore invalid, one of which was also received late. Examination of the six legitimate-but-late forms indicates that they do not materially differ from most of the other forms received. Their acreages (2.0, 2.1, 2.5, 7.5, 3, and 9 acres) were in approximate balance with the proportions of acreages otherwise received, and their responses did not differ remarkably (Appendix D). If they had been included in the preference analysis, they would have had minimal effect on either the percentage values obtained or the overall study conclusions. The late forms were, however, included in our projections of land acreage which is susceptible to future development, consequently, *some calculated percentage values will differ* between the two work phases.

Data Analysis:

The data from each form was input into a Microsoft® Excel® spreadsheet tool which was then utilized for the data analysis. After initially being input, the data was twice checked to assure that items were input accurately and without errors. For privacy or other reasons, some respondents failed to complete all of the items on the questionnaire. In such cases, the spreadsheet was highlighted to show non-response. The number of responses indicating favor or disfavor was counted separately for each questionnaire item. These counts were then divided by the total number of respondents (94) to determine the proportion of owners indicating that particular response. Unfortunately, in those columns with null data markers, the computations of percentages of respondents were necessarily lowered because of the missing data. The divisor in these calculations was not reduced by the number of null data (blank) entries. 94 was used in each reiteration. Accordingly, the results shown in Figures 1 and 2 tend to slightly underestimate the numbers of respondents for those columns which contain null data highlighting.

Percent of owners favoring one item or another is similar to a voting process, with each respondent having one vote on each item. But it is important that the process not be just a voting process; it is important that all of the identified needs and interests be reasonably addressed in developing a land use plan. One potential hazard of a simple “voting process” is that a strong majority of small parcel owners could easily override the views of fewer owners with larger land parcels, which can play a material role in Specific Plan implementation. To understand potential small or large parcel bias, we separately determined percentages of respondents and of affected acreage. Both analyses (Figures 1 and 2) will receive consideration in developing the Specific Plan goals, objectives and standards.

To calculate acreage, we manually input the acreage associated with each returned questionnaire into the spreadsheet columns for each question/response. This was manually accomplished for each respondent choice on all 94 questionnaires received. We then calculated percentages of total acres by dividing each of these column acreage totals by the total acreage reported by all of the respondents (334 acres). So if a total of 78.5 acres indicated support for commercial development, we would report $78.5/334$ or 23.5 percent.

To evaluate DCP owner residency or non-residency, we did not use the returned questionnaires directly. Instead, we used the mailing list data provided by the City of Clovis. This enabled us to know the accurate percentage of owners whose addresses are located within or outside the DCP, irrespective of participant response levels. For this reason, the percentage residency numbers are absolute, and we had no need to compute 95% confidence intervals. We cross-checked the mail list against the questionnaire response information, to assure that the list was current. Four respondents indicated residency within the DCP, who were represented on the mailing list by an older non-DCP address.

Statistical Approach:

It is always an uncertain practice to try to apply statistical tests to data that must be gathered by methods which require a decision to respond from the party being surveyed, such as a mail-based

questionnaire. While the questionnaire methods may still be preferable to other available methodologies, as discussed above, they rely on respondents making overall participation decisions, which can be affected by considerations that directly relate to the data being collected. For example, those people desiring an outcome which may be unpopular with their neighbors may simply decline to participate; preferring not to reveal their preferences at the time of the survey, but unfortunately, as a group, they could seriously bias the sample. Because all statistical tests assume to some extent that the sampling process is truly random, it thus becomes difficult or impossible to assure that the test prerequisites are met.

We note that it is still possible to compute confidence intervals around questionnaire data, and confidence intervals are included in Figures 1 and 2, below. However, it is important to recognize that the randomness prerequisite of the statistical test may not be necessarily fulfilled, and as such the confidence intervals should not be considered *alone* as validation of the representativeness of the results to the target population characteristics. Other factors and metrics must be used to reinforce any interpretations of the results. In this case:

- a. We looked at the proportion of questionnaires which were returned, compared to the total population being evaluated: we received 94 returned questionnaires out of 225 mailed out (41.3 %), which constitutes a very strong level of response.
- b. We examined the balance between percentages of owners responding and percentages of total acres reported: this balance was very close, with 41.3% of owners and 47.73% of total acres.
- c. We also looked at the balance and range of parcel sizes responding: we received responses from 41% of small parcels (< 4 acres) and 57% of larger parcels (> 4 acres). Responding properties ranged in size from the smallest DCP parcel (1 acre) to its largest (31 acres.)
- d. Finally, we considered the balance between resident and absentee landowners: we received responses from 23% of the 38 absentee owners and 45.8 % of residents owners.

We note that all of the above percentage values are quite consistent, with little or no evidence of data skew with respect to the parameters listed. As such, we are confident in using this data sample to describe the DCP population's attitudes, with or without the calculated confidence intervals shown in Tables 1 and 2 and in Appendix C.

For perspective, we contrast the sample characteristics above with other commonly used public attitude surveys, such as: i) a national poll wherein the sample size is often about 1,000-1,500 contacts, intended to describe characteristics of a population of tens or hundreds of millions of people within a couple percentage points, or ii) an election return wherein statisticians fairly accurately predict the winners at times when less than 10% of the votes are actually counted.

Further, and very importantly, the use of the subject data is for formulation of the goals, objectives and standards within the Dry Creek Preserve Specific Plan. That process will not require precise percentage metrics in order to be inclusive. We further note that many governmental decisions are

commonly made on the basis of testimony heard at hearings, at which a very small percent of the affected population may testify -- certainly much smaller percentages than those reported above. In the present survey, we received data from over 40% of a known population of only 225 individuals, and over 45% of larger parcel owners. So even given the inherent limitations of the methods used, we believe the data was adequate to describe the general attitudes and preferences of the Dry Creek Preserve landowner population for the intended use; particularly if considered in context with the results of the neighborhood meetings in 2009 and 2014, and two preceding questionnaire surveys in 1988 and 2009; collectively presenting a 26-year history of similar results.

Statistical Tests Employed:

After percentage values were computed (usually percent of respondents or percent of acres responding, as above), it was necessary to determine if the sample sizes (number of responses on that particular questionnaire item) were sufficient to draw conclusions about the attitudes and preferences of the overall DCP landowner population. To accomplish that we calculated the 95 percent confidence interval for each calculated percentage value, based on computation of the Standard Error of the Proportion for each percentage value.

The 95% confidence intervals shown in Figures 1 and 2 and in Appendix C should be interpreted as follows: If we did 100 random questionnaire surveys of the DCP residents, we would expect the results of 95 percent of those surveys to fall between the lower and upper 95% confidence interval (which equals \pm one “z” score or \pm 1.96 standard error). Another way of saying it is that there is generally a 5% or less probability that our results do not represent the overall DCP landowner population. Because we have done two surveys, one in 2009 and the current one in 2014, with similar results, we have an even greater expectation that our 2014 survey results do not lie in the 5% outlying range of values. Moreover, our 2014 survey received responses from over 40% of the overall DCP population; therefore the sample size was quite adequate. Based on the sample size adequacy and the narrow 95% confidence intervals shown in Figures 1 and 2, we conclude that the survey results are reliable and repeatable, in describing the broader DCP owner population. The statistical methods and formulae used in these and other cross-check calculations are shown in Appendix F.

Counterfeit Questionnaires:

The July 2014 questionnaire survey was designed to gather a sample of data in a format that would enable us to statistically quantify, inasmuch as possible, the usefulness of those data in describing specific characteristics of the target DCP population. That analysis process and its limitations is described in detail above. In designing the data form and process, we anticipated that some respondents could misunderstand the process to be simply a “voting” process, absent an understanding of the full range of intended uses for the gathered data. Concern existed that some participants might attempt to mass-produce questionnaires and return them in an attempt to enhance the weight of their particular attitudes, and in doing so they could seriously skew all of the study’s conclusions and projections.

To enable detection of such activity, we marked each questionnaire document in a manner that would allow us to forensically determine with certainty whether submitted documents were authentic or reproductions. In addition, the perforation strip across the removable top tab of each questionnaire was individually done by hand with a pneumatic engraver. This produced perforation spacing patterns that were forensically unique for each form. So if one form was used to make multiple copies, not only would the above authenticity marks be absent, but also the unique perforation strip pattern from one form would occur on multiple photocopied forms. We did not anticipate that individuals might legitimately photocopy their completed form and send back the copy (absent the forensic marking), keeping the authentic form for their records. Fortunately (and somewhat serendipitously), in the two cases where this occurred, the individuals elected not to separate the top tab, which had their contact information, and we were able to contact them and authenticate the data and include it in the analysis.

Unfortunately, we did receive nine counterfeit responses. All nine: i) lacked our authenticity markings, ii) had identical perforation strip patterns indicating that one form sent to one address had been used as the master for multiple copies, iii) were printed on paper which differed from the unique original paper sent out, and iv) came back in envelopes other than the ones we sent out. All had the top tabs intact but not filled out (enabling us to microscopically examine the unseparated photocopied perforation strips on each form to determine that they were identical). They were completed in different ink colors and different handwriting. All nine failed to report their property location sector or their acreage. Only the portions of the form relating to development opportunity were completed, and with only minor variations, they consistently favored maximum development and disfavored open space preservation. One was received late. One envelope also contained an anonymous unsigned copy of a letter which indicated copies sent to City of Clovis Planning Department, City Manager and City Council members. The letter (see Appendix D) stated:

“... many property owners are not in favor of this concept you are promoting. They believe the area should be annexed to the City of Clovis...” It further stated:

“... Many of us have been silent on this issue in the past, because we do not want a conflict with our neighbors.”

We note that the questionnaire results and statistical analysis seriously contradict this claim. Annexation preference was about 5% ($\pm 4.5\%$) by numbers and 13.7% ($\pm 3.5\%$) by acreage. A much larger proportion of owners (48% $\pm 9\%$) objected to annexation and another 41% ($\pm 7.5\%$) stated they would only annex if they are offered an Annexation Agreement which guarantees all of their existing land uses (thereby indicating no desire to change land use). These attitudes have apparently endured for at least 26 years. We also believe that providing the option for owners to respond anonymously to the questionnaire would have addressed the neighbor conflict concerns expressed in the letter and enabled the letter author to respond typically (and once) as 93 others did.

We examined each photocopied form carefully to determine if any of them was in fact the valid original form (i.e., which had been used as the master in photocopying). Our intent was to include that one valid form in the data analysis. Unfortunately, none of these similar forms received before the deadline was an original form. One very similar looking but original form (missing the same data items and with the same advocacies as the earlier counterfeit forms) was post marked a full week after the deadline. As was the case with six other late-received forms, it was retained, but it

was not counted in the owner preference analysis, due to its untimeliness. Neither was it used in the land development analysis part of the work, for the reasons stated below.

Because the counterfeit forms and the identical late form described above lacked essential data regarding property location sector and acreage (and because property acreage and general location were key elements in the analysis of developable acreage), our ability to use the data would necessarily have been limited, even if the forms had been included as valid instruments.

The counterfeit data forms were shared in detail with the Clovis Planning Director, and are available for examination by contacting the Dry Creek Preserve Neighborhood Committee at www.drycreekpreserve.org.

RESULTS and DISCUSSION:

The three surveys of DCP landowner attitudes and preferences which have been completed over the past 26 years have had similar results. Below, we have summarized the results of those studies to provide a working comparison over that period.

1988 Survey of the Herndon-Shepherd Specific Plan area (Morley, 1988):

This earliest study was completed in fulfillment of the requirements for a Master of Arts Degree at California State University, Fresno. The study had a geographic scope which included the entire 1988 Herndon-Shepherd Specific Plan area, which included the Dry Creek Preserve area, along with much larger areas to the east and west. It included large ownerships which historically had expressed much more interest in residential and commercial development than had been expressed by DCP landowners. The 1988 study examined attitudes about annexation to Clovis, in relation to length of property ownership, parcel size, and motive for purchasing land.

Morley's results are summarized below:

	Small Parcels	Large Parcels
1. Motive for purchasing land:		
Orchards / Production	4%	14%
Investment	10%	24%
Privacy	59%	33%
Horses/Livestock	21%	24%
1. Length of Ownership		
0-5 years	13%	10%
6-10 years	26%	----
Longer than 10 years	60%	91%
2. Preference re: annexation		
Yes	13%	43%
No	76%	57%
3. Advantages of Annexation		
City Police & Fire	6%	0%
City Sewer & Water	12%	14%
Street Improvement	4%	0%
Zoning changes	9%	24%
No Advantage	70%	52%
4. Reaction to Annexation		
Sell all land	14%	23%
Sell some land	10%	8%
Sell no land	24%	34%
Do not know	51%	34%
5. Disadvantage to Annexation		
Sewer/Water	19%	5%
Street Improvement	9%	5%
Zoning Change	42%	33%
No disadvantage	17%	33%

While the scope of questions in the Morley study was different to the scope of the 2009 and 2014 surveys, several of the Morley questions are directly applicable, as shown by examining Figures 1 and 2 and the results of the 2009 questionnaire survey, shown below.

Results of the 2009 DCP Committee Questionnaire survey:

This questionnaire-based survey utilized a two-page questionnaire form (see Appendix A). Results of the survey are shown in Table 1, below:

Note: the numbers and percentages included in the summary below are numbers and percentages of owners responding, and not numbers or percentages of acres or area.

Table 1. 2009 Questionnaire Results

No. (%) of Respondents	Residence tenure
3 (7%)	less than 5 years
8 (19%)	6-10 years
11(27%)	11-15 years
9 (22%)	16-20 years
5 (12%)	21-35 years
3 (7%)	Over 36 years

Preferred minimum parcel size:

27 (71%)	2 acres
6 (16%)	1 acre
2 (5.6%)	0.5 acre
1 (2.6%)	< 0.5 acre

Permissible land uses:

Allow	Prohibit	
35 (85%)	0 (0%)	Continued agriculture
35 (85%)	0 (0%)	Continued large animal keeping
32 (78%)	2 (5%)	Visible storage of owner’s equipment, boats, RV’s etc.
35 (85%)	0 (0%)	Non-commercial daytime owner workshops and maint. operations
31 (76%)	4 (10%)	Temporary use of RVs (guests, etc.)
33 (80%)	1 (2%)	Fences to enclose yards, fields, etc.
22 (54%)	8 (20%)	Light commercial uses (B&Bs, wineries, etc.)
5 (12%)	25 (61%)	Commercial storage or space rental (truck parking, etc.)
4 (10%)	31 (76%)	Strip mall business
16 (39%)	16 (39%)	Limited business under conditional permit (restrict noise, traffic, etc)
15 (36%)	18 (44%)	Agribusiness operations (packing sheds, corp. farm offices
15 (36%)	17 (41%)	Daytime recreational businesses (parks, wedding facilities, etc.)

Table 1 continued:

5 (12%)	27 (66%)	Sports facilities (baseball parks, etc.)
8 (20%)	24 (58%)	Golf courses
9 (22%)	27 (66%)	Public facilities
22 (54%)	10 (24%)	Educational uses (science study areas, ag. schools, etc.)
1 (2%)	--- NA	Other: Write in: Church – place of worship

Existing Water Quality (according to respondents):

34 (83%)	Excellent
5 (12%)	Good
2 (5%)	Mediocre – poor
0 (0%)	Unusable

City-provided infrastructure or utilities:

Number (%) of Respondents				Item Description
Yes	No	Unsure / Consider	Blank Response	
41 (100%)	0 (0%)			Continued allowance of individual wells
41 (100%)	0 (0%)			Continued allowance of individual septic
20 (48%)	16 (39%)		5 (12%)	Optional City water service
0 (0%)	41 (100%)			Mandatory City water service
15 (36%)	20 (49%)		6 (15%)	Optional City Sewer service
0 (0%)	41 (100%)			Mandatory City sewer hookup
26 (63%)	5 (12%)	4 (10%)	6 (15%)	More bike lanes / trails in the DCP

Rural Neighborhood Character:

Prefer as is (Rural looking without Changes)	Prefer greater development or more urban appearance	Blank Response
37 (90%)	0 (0%) 4 (10%)	4 (10%)

Open Space Management and Preservation:

Number (%) of Respondents				Item Description
Yes	No	Unsure / Consider	Blank Response	
24 (58%)	11 (27%)	6 (15%)		Aware of Open Space Legacy proposal
14 (34%)	2 (5%)	8 (19%)		Like Open Space Legacy concept
2 (5%)	14 (34%)	7 (17%)	18 (43%)	Would today sell property for OSL uses
3 (7%)	3 (7%)	3 (7%)	20 (48%)	Consider selling to OSL in long-term

The above results indicated a landowner preference for retaining the existing DCP neighborhood character. Few respondents expressed desire to make changes or further develop their land parcels.

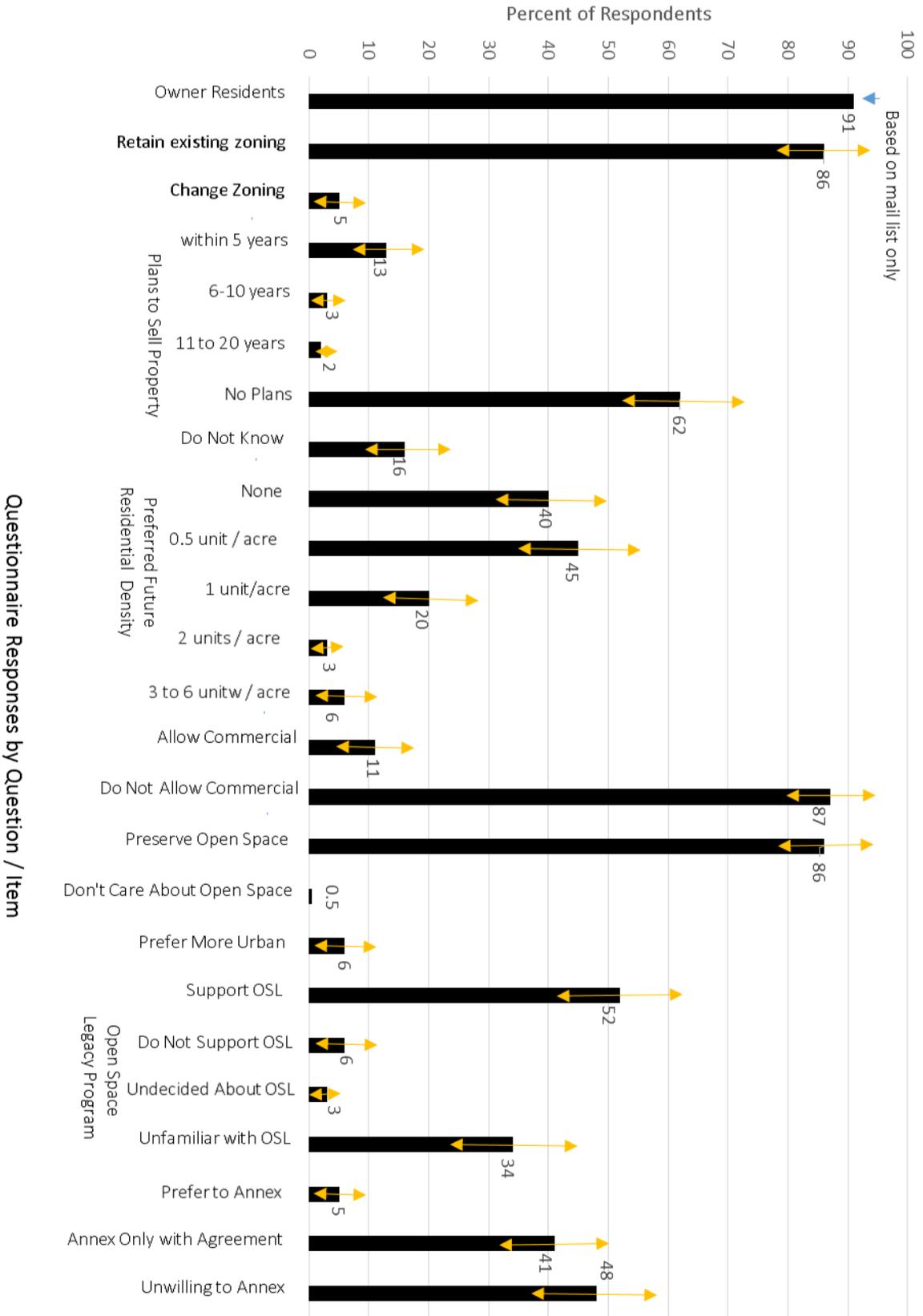
2014 DCP Questionnaire survey:

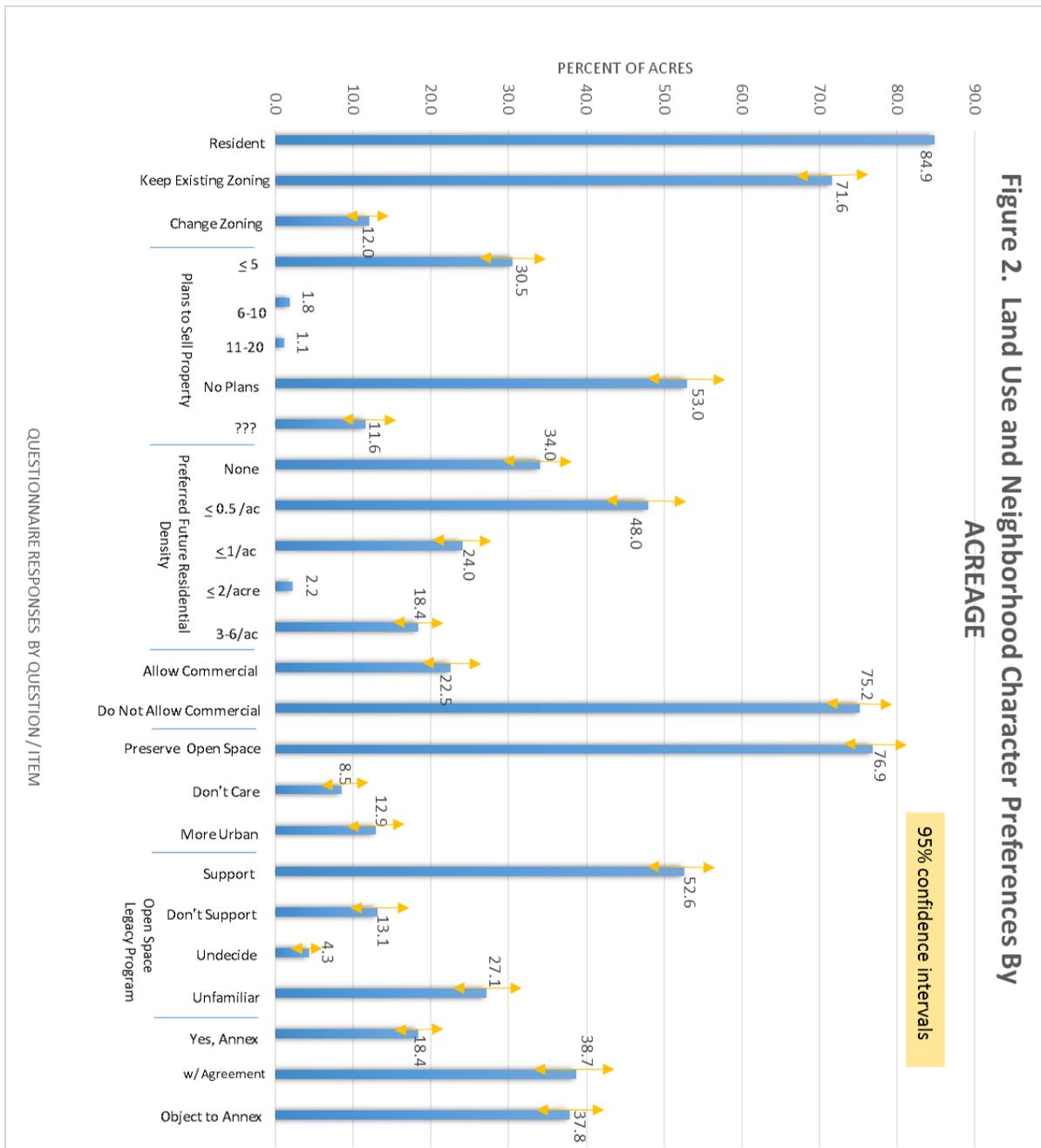
The key results of the 2014 survey are summarized in Figures 1 and 2 below. The results are also provided in tabular summaries by respondent numbers and by acreage in Appendix C.

Figure 1. shows the DCP landowner responses, arrayed as percent of respondents according to the individual questionnaire items.

Figure 2. illustrates the same body of data, arrayed as land acreage tied to each response, along with summary percentage values.

Figure 1. Land Use and Neighborhood Character Preferences of Property Owners





It is interesting to note that of those respondents who advocated zoning changes, denser development standards, commercial development, non-preservation of open space resources, and non-support for the Open Space Legacy Program, about 80% were non-resident absentee owners. It is not unusual for absentee owners to have purchased their properties for investment reasons and, therefore, to have opted for more intensive development opportunity. But it is particularly confusing that they rejected the Open Space Legacy, which would represent a potential future fair-

market-value land sale opportunity. Conversely, we might expect resident owners to have concerns about the addition of public recreational uses within their immediate neighborhoods, but few expressed those concerns. Of the resident owners, about ½ expressed support for the Legacy Program proposal, and another 34% indicated they were unfamiliar with it. Other resident owner preferences included open space retention and preservation (86% ±7%), no zoning changes (86% ±7%), less dense residential development (estimated about 85%), non-support for City annexation (48% ±10%) and requirement for an annexation agreement in order to annex (41% ± 9%).

Commercial Development:

There was some confusion surrounding the 2014 questions pertaining to commercial development. The 2009 questionnaire had included an array of prospective commercial use types and asked respondents to rate their preferences or non-preferences. No such breakdown existed in the 2014 instrument, therefore respondents did not know whether the question referred to light commercial development, such as in-home businesses, or other kinds of commercial use which exist today within the DCP, or whether the question referred to more intense urban types of development (e.g., strip malls, convenience stores, retail stores, etc.) So the responses came back with 11 percent of owners indicating preference for commercial development, while resident owners typically responded that they preferred no commercial development. Five resident owners (2.5, 3.3, 20, 3.2, 2.0, acres) indicated preference for commercial uses. Three of these included clarifying notes indicating that they were referring to light commercial uses, such as those presented in the DCP web-site description of the Open Space Legacy Program.

Due to the lack of clarity in the 2014 questionnaire, commercial development opportunity remains an area in which this stand-alone survey does not adequately describe landowner attitudes. Fortunately, the results of the 2009 survey are clarifying, in that they, along with the results of the 2009 neighborhood meetings actually asked what kinds of commercial development landowners would prefer to see. In addition, the process for consideration of the DCP Specific Plan will include further opportunity for public input.

Generally, in the 2009 survey, about ½ of DCP resident-landowners expressed support for light commercial uses which are consistent with or driven out of the open space objectives within the Specific Plan, and which are conditioned to avoid night-time business hours, and impacts upon traffic, open space, noise levels and general neighborhood appearance and character (Table 1). Only about 10% expressed support for (and about 80% expressed opposition to) more urban-like commercial uses which do not conform to the rural DCP setting and which would be inconsistent with the existing quiet DCP neighborhood character. Intense urban uses, such as those described above, were almost unanimously rejected in responses to both (2009 and 2014) questionnaire surveys and all three neighborhood meetings.

2009 DCP Neighborhood Meetings

Appendix B-1 summarizes the comments received from landowners in two 2009 neighborhood meetings. The meetings were designed to give the participants an opportunity to provide direct input in to the process of developing Specific Plan goals and objectives. The meeting results were posted on the drycreekpreserve.org web-site immediately after the meetings, with a request for additional comments, via the web-site's interactive e-mail. No additional comments were received. For purposes of summarization, the results of the two meetings are combined in the Appendix, reflecting no difference in the conduct or content of the two meetings.

2014 DCP Neighborhood Meeting:

The neighborhood meeting held on July 9, 2014 was formatted to present material during the first half of the meeting, then reserve the second hour for questions and comments from the attending landowners. It was attended by about 45 persons. The sign-in sheets are included in Appendix B-2.

The presentations at the meeting included: i) neighborhood communication, ii) the draft Specific Plan, iii) the Open Space Legacy Concept, iv) the DCP website and how to access, navigate and use it, v) prospective DCP development, vi) transportation and circulation, and vii) annexation and master agreements. The comments received were more generic than those obtained in the 2009 meetings. In general, participants expressed support for the current draft Specific Plan and Open Space Legacy Proposal. They expressed concern over higher density development, and had mixed views regarding annexation. Most generally agreed that a Master Annexation Agreement, such as the one included in the draft Specific Plan is a useful concept. No polls or votes were taken at the meeting, but the major items of input were noted and will be considered in the process of refining the goals and objectives within the draft Specific Plan.

STUDY CONCLUSIONS AND ANALYSIS:

The ultimate reasons for assessing the land use preferences and attitudes of landowners are:

- i) to determine the public acceptability of planned or anticipated land use changes, and
- ii) to determine the likelihood of elective land development by owners, as it relates to land use plan implementation.

In the process of developing an Area Specific Plan for the DCP, both of these factors will be considered. Understanding them was a principal reasons for undertaking the 2009 and 2014 surveys and the basis for the following analysis of results. The analysis is presented here in two parts. First, we will discuss the landowner preference survey results, followed by a connected discussion of the DCP land base, as related to likelihood of future land development. The latter considers: i) expressed owner intent and preferences, ii) neighborhood attitudes, iii) existing parcel sizes, iv) location of existing developable-size parcels with respect to infrastructure availability,

and v) probability of DCP lands contributing to Clovis' overall residential needs, as described in their 2010 General Plan Update.

Part 1. DCP Landowner Preferences:

Figures 1 and 2 adequately describe the current landowner preferences within the DCP. Those results closely reflect the results of the surveys completed by Morley (1988) and by the DCP Committee in 2009.

Over this history of 26 years of surveys, during which a broad range of economic conditions have ensued, DCP land uses have not materially changed or intensified. Further, a large majority of DCP landowners (76%±7% in 1988, 90% ±8% in 2009, and 86% ±7% in 2014) continue to prefer keeping the neighborhood zoning, character and land uses as they are today. Despite many owners reporting that they have received multiple past inquiries and/or offers to purchase their properties from investment or development entities, they have not sold their property and have continued to pursue and advocate the same rural, non-intensive land uses. This history certainly reflects the results of all three questionnaire surveys and the results of the three neighborhood meetings. Collectively, all of these suggest very strongly that regardless of whether or not the DCP Specific Plan, when adopted, enables new development opportunity, DCP property owners are:

... a large majority of DCP landowners continue to prefer keeping the neighborhood character and land uses as they are today.

- i) not very susceptible to the temptation to sell property and convert their property into liquid assets,
- ii) unlikely to develop their properties more intensively in the foreseeable future,
- iii) unlikely to support neighboring property development at higher residential or commercial intensities,
- iv) likely to continue to appreciate and advocate open space preservation,
- v) likely to support the Open Space Legacy Program proposal*, and
- vi) unlikely to willingly annex to the City of Clovis, absent an Annexation Agreement to protect their existing property uses and lifestyle.

* Today, 86% (±6.7%) of DCP owners want to preserve open space. 52% (±2.7%) of owners who own 52.6% (±5.3%) of DCP acreage are supportive of the proposed Open Space Legacy Program. With this many owners/acres supportive, the land availability aspect of the Legacy Program is definitely viable. The funding of this program remains dependent upon the winning of grants, bonds and development of other supplemental fund sources over the expected extremely long development term of the program.

In examining the 50+ year land use history of the DCP area, we note that during its transition from its original designation of Exclusive Agriculture (20 to 40-acre minimum), to its 1977 change to Rural Residential (2-acre minimum), which is still in place today, there has never been a time when DCP lands have been designated for development in excess of the current designation. As such, no vested rights exist for denser levels of development, and no legitimate expectation of such vested rights should exist among current landowners. Clearly this is the case with about 86 percent of owners, based on the survey outcomes.

The long-running stability/predictability of the 2-acre minimum designation has apparently played a significant role in the land purchase decisions made by present-day DCP landowners. Today, a large majority (86%) of owners indicate they desire to keep their existing (2-acre minimum) designation, and preserve the area's existing rural, open space character. In 2014, when asked their preference regarding DCP residential density (including their own and their neighbors' allowed development) 37% ($\pm 5\%$) preferred no additional development, 45% ($\pm 5.1\%$) preferred the existing 0.5 units per acre, 20% ($\pm 4.1\%$) would accept higher development at one unit per acre, 3% found two units per acre acceptable, and 7% ($\pm 2.6\%$) desired medium density development at 3 to 6 units per acre. We note that of the 7% (8 respondents) expressing desire for 3-6 units per acre, only two of those owners (20 acres and 2 acres) indicated they reside on their DCP property.

Based on all three of the subject questionnaire surveys and neighborhood meetings, the rural setting of the DCP, fostered by the stability/predictability of the above land use designations, appears to be greatly valued by most landowners. According to Morley (1988) that attachment was a principal reason why a large proportion of (then) current landowners selected the area for their primary residence. The same general rural area character appears to be a major reason why land use preferences have not changed materially over the three studies and 26 years examined here.

In developing the DCP Specific Plan, the entire range of attitudes and preferences of landowners must be reasonably considered. The challenge has been to afford reasonable opportunity for lands to be sold or developed by those owners who desire to make changes, but to do so in ways that do not seriously alter the neighborhood character, affect neighbors' lifestyles or land enjoyment, or diminish the public open space values which are the basis for the Open Space Legacy Program – a program which is strongly supported by DCP landowners. To the extent grant, bond or other supplemental funds become available for its operation, the Open Space Legacy Program could resolve a part of the above challenge, by providing a timely fair-market-value opportunity for sale of lands by owners who have the desire or need, while enabling public recreational land uses which serve to maintain and implement the neighborhood's long-term rural character and open space goals.

Part 2. Analysis of Development Area Potential within the DCP

Figure 3. consists of a map of the Dry Creek Preserve land base, showing individual parcel sizes and locations. From the figure, we quickly notice that much of the area is divided into well-dispersed 2 to 3-acre parcels. These are about 85% occupied by existing residences. Scattered

among the clusters of smaller parcels, are larger parcels from 4 to 19+ acres, many of which also have existing residences and other facilities, such as agriculture, livestock or out buildings.

One unique area of denser development (31 ±1-acre lots) exists in the area located north of Teague Avenue, between Fowler and Armstrong avenues. This area (Granville Homes' Whisper Creek development) was annexed to Clovis in 2012 and is now under construction. This development received atypical support from landowners and from the DCP Neighborhood Committee based on: a.) its low density of about one residential unit per acre, b.) the developer's attention to handling of traffic and other impacts, and c.) the Developer's willingness to visually buffer the edges of the development, to mitigate impacts to the DCP's rural appearances and open space attributes.

The two following histograms (Fig's. 4 and 5) show parcel size distributions within the DCP, according to their numbers (Figure 4.) and total acres by size category (Figure 5.) The 33 larger DCP parcels (> 4.0 acres) shown in the figures total about 259 acres. Of those larger parcels, 21 owners (63.6 %) responded to the questionnaire survey. These include two larger parcel responses (7.5 and 9 acres) which were received after that response deadline (Appendix D.).

Of the 33 larger properties:

- a. eight (75.8 acres) responded that they desire to change their existing zoning/designation. or indicated desire to develop at a densities greater than 0.5/acre. (Figure 7).
- b. thirteen (123 acres) indicated preference for their existing zoning/designation (Figure 6).
- c. fourteen (69.7 acres) did not respond; their development interest remains unknown.

DCP *maximum* developable acreage would therefore be about 145.5 acres; representing the total of a. and c. above. This assumes that all of the non-responding owners of larger parcels are interested in developing their property. The responses received clearly contradict that assumption; however, due to the issues of sampling randomness described in the Statistical Approach (page 6), we left this assumption in place for purposes of calculating the *maximum* development potential.

We also had to make the assumption that owners/acres who expressed no development intent will not change their minds about development if neighboring properties begin to develop. That is unknown; however, the three surveys reported here spanned 26 years of owner history and have shown strong, consistent owner adherence to their non-development attitudes -- even as the surrounding Herndon-Shepherd Plan area developed at much higher densities. On that basis, we proceeded to keep this assumption in place for calculation of maximum developable acreage.

Figures 4, 5, 6, and 7 on the following pages illustrate a great deal about the current likelihood of development within the DCP. Figure 4 shows the size distribution of DCP Parcels. Figure 5 shows the total acreage of different parcel size categories, Figure 6 shows the acreage of DCP parcels whose owners expressed desire to retain existing 2-acre minimum parcel size and preserve the area’s open space resources, and Figure 7 shows the acreages of both large and small parcels, whose owners expressed desire to develop their property at greater than existing densities. (Figures 6. and 7. include acreages of two late-received questionnaire responses).

Figure 4.

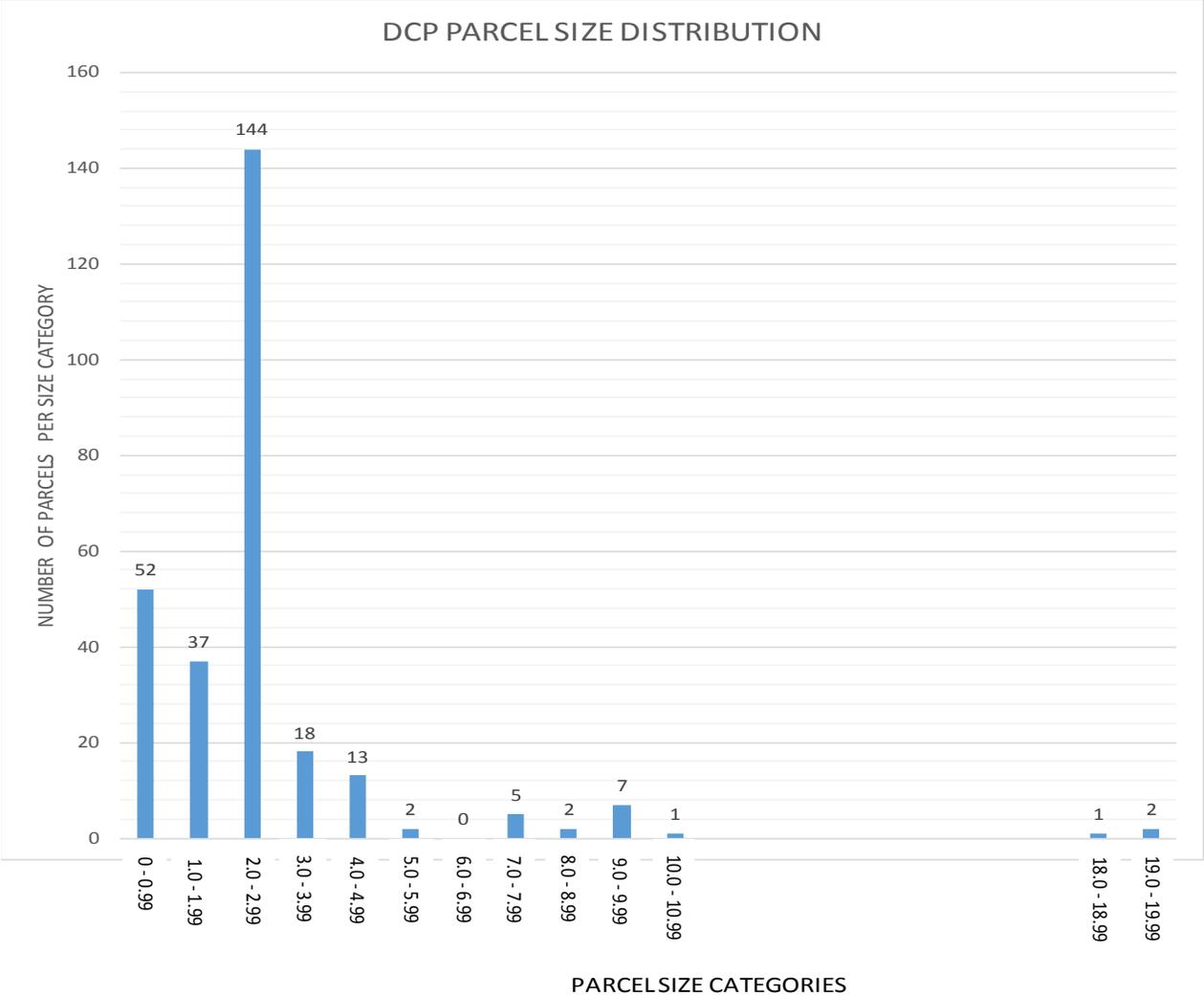


Figure 5.

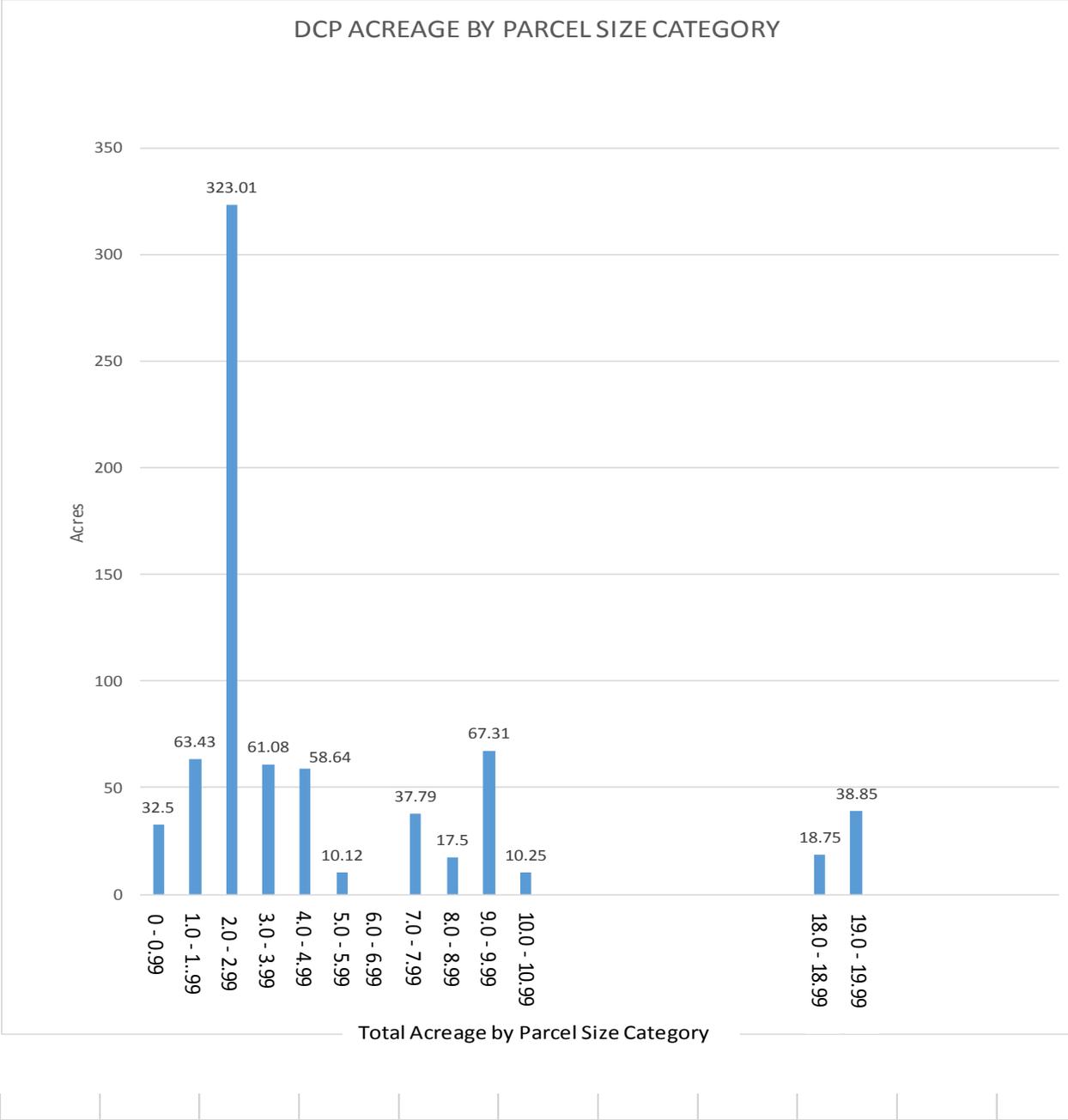
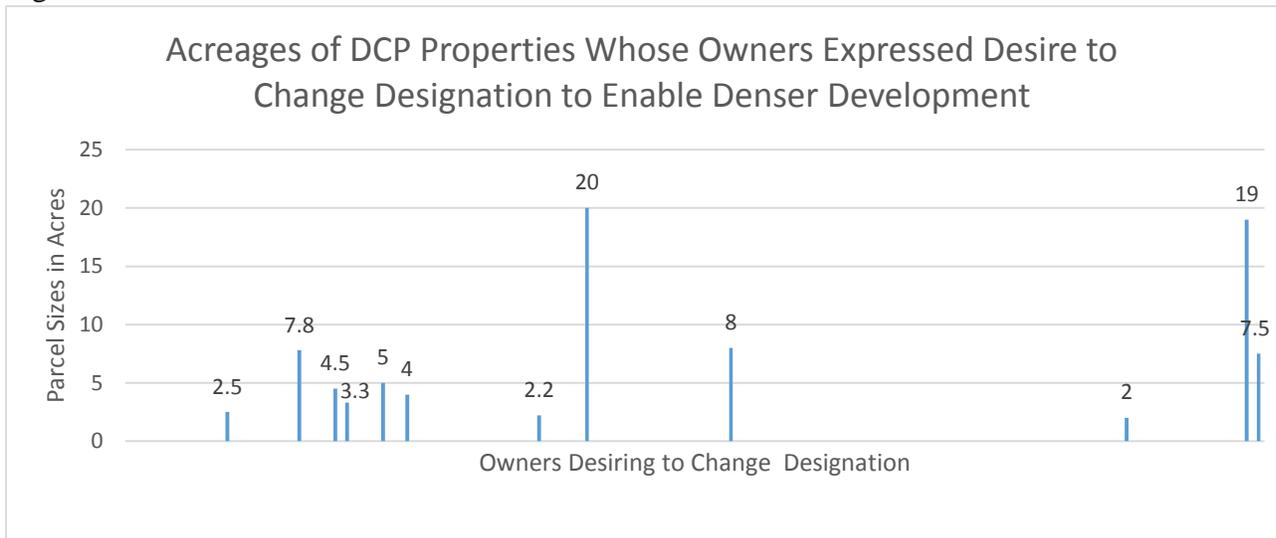


Figure 6..



Figure 7



Conclusions:

To analyze the potential maximum developable DCP acreage, we analyzed the locations and numbers of various parcel sizes directly, using the DCP area map provided by the City of Clovis Planning Division (Figure 3). As above, only 33 parcels (259 acres) out of the 284 total parcels (739 acres) exceeded 4 acres. Ten parcels equal or exceed 8 acres. We note that even if the owner preference results were set aside entirely and all of the larger DCP parcels were to be developed more densely, the area of existing parcels capable of realistically supporting denser development would still be limited to 259 acres. This limitation would remain effectual, unless contiguous tracts of 2-3 acre parcels are recombined. For purposes here, we assumed that the smaller parcels will not be subject to recombination and/or development. We base that assumption on: 1.) the scattered

distribution of the 251 smaller parcels, which include and are interspersed by 138 parcels whose owners already responded that they have no development interest/tolerance, and 2.) non-likelihood, given the interspersed owner attitudes above, that individual smaller parcels could be combined in a pattern which provides sufficient space to address infrastructure needs and acceptably mitigate the visual and edge impacts of developments, so as to protect neighbor interests and maintain the rural appearance and neighborhood character of the DCP area. (We note that *California Environmental Quality Act* and its attendant regulations require projects which alter overall neighborhood character to provide an Environmental Impact Report, which is likely to be beyond the financial capability of small, parcel recombination projects). The high per-unit infrastructure and service costs associated with development of dispersed smaller land parcels would further be expected to discourage significant additional development.

So even if the entire 145.5 acres of larger parcels whose owners either expressed interest in developing or did not respond to the surveys could legitimately be considered developable, then using average densities* of 3 units per acre (436 units) to six units per acre (872 units), the number of new residences would be of minor importance in meeting Clovis' RHNA housing objectives, as described in their 2010 General Plan Update; particularly in comparison to the 5,461 acres and 14,589 residential units of planned medium or higher density residential development in the Northwest Village, Northeast Village, and Loma Vista areas.

As such, we conclude that the limited DCP acreage available for development is likely to be of minor value in meeting Clovis' overall housing needs or its ability to reach its Valley Framework Agreement population/housing goals. Further, scattered DCP parcel development of this kind will be less efficient, with elevated per-unit infrastructure costs which will increase incremental housing costs and reduce the affordability of any planned DCP residential units.

* Development within the DCP at densities exceeding one unit per acre, typically would lack the space to properly buffer and mitigate the development's visual and other "edge" impacts upon the rural neighborhood character and open space values. Densities of even 3 units per acre would therefore need to use density averaging or other techniques in order to make edge mitigation space available to avoid detracting seriously from the key aesthetic values which are very important to 86% of neighbors and to the visiting public, pursuing enjoying the Open Space Legacy Program facilities and features, per the (draft) DCP Specific Plan.

Next Steps:

Based upon the above preference information received in these three surveys, the DCP Committee will undertake to update and revise the land use goals, policies and regulatory standards in the draft DCP Specific Plan. An effort will be made to be as inclusive as possible to allow owners to enjoy the uses which they expressly prefer, while balancing those uses with the key needs of protecting neighbor's preferred uses, the DCP's rural neighborhood character, and its valuable present and future open space attributes.