Appendix B:

Vista Ranch Master Development Plan

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Vista Ranch
Master Development Plan

Clovis, California

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VISTA RANCH MASTER DEVELOPMENT PLAN
Clovis, California

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September 2025

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Vista Ranch Master Development Plan

Introduction

Welcome To The Vista Ranch Master Development Plan



This document is more than a development instrument. Within these pages you will see the combined efforts of a community and a developer in bringing forward a true village that will become a recognized and cherished facet of Clovis. The result of this partnership will be the creation of a place where a true legacy is protected, where families will progress through their lives in a meaningful and well thought out neighborhood and where many years from now residents will continue to cherish Vista Ranch as a unique and welcoming place to live.

The City of Clovis is well known as a “Community of Choice” due to its reverence to its past, its attention to its present and concern for its future. A major component of Clovis’ success is its recognition that a community is truly a celebration of unique physical, cultural, and historical facets that represent the lifecycle of its residents. The development of the Master Plan process has greatly assisted in capturing a vision that addresses these facets and a variety of currently developing master plans are a testament to this goal.

Wilson Premier Homes, Inc. has a long history of creating quality neighborhoods in California’s Central Valley, many of which now cradle their third and fourth generation of residents. Known for excellence in design and construction and creating neighborhoods with authenticity and depth in design, Wilson Premier Homes, Inc. has left an indelible and progressive mark on Clovis.

The Vista Ranch Master Development Plan document further continues this important relationship between community and developer in a manner that is easily understood and implemented.

These pages that you hold before you are the start to making the next great place in Clovis.

Vista Ranch Master Development Plan Legal Description

Introduction

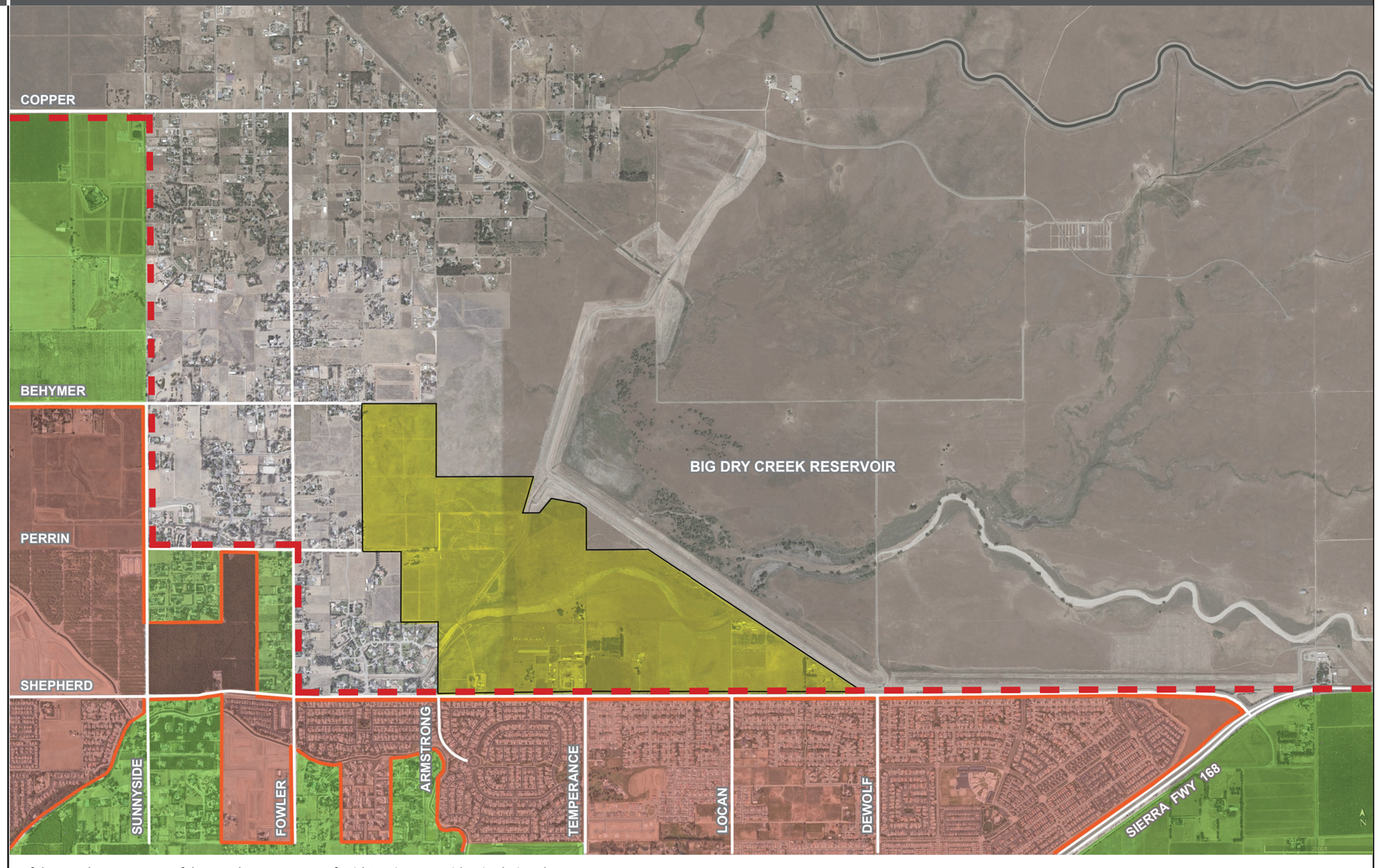
Legal Description

Those portions of Sections 16, 21, 22, and 23, Township 12 South, Range 21 East, Mount Diablo Base and Meridian in the County of Fresno, State of California, described as follows:

COMMENCING at the Southeast corner of said Section 21; thence North 00°47'04" West, along the East line of the Southeast quarter of said Section 21, a distance of 34.00 feet to the POINT OF BEGINNING; thence continuing along said East line, North 00°47'04" West, a distance of 1288.22 feet to the Southeast corner of the East half of the Northeast quarter of the Southeast quarter of said Section 21; thence South 89°22'36" West, along the South line of said East half, a distance of 659.77 feet to the Southwest corner of said East half; thence North 00°48'31" West, along the West line of said East half, a distance of 1292.39 feet to a point being 30.00 feet South of the Northwest corner of said East half; thence South 89°23'27" West, parallel with and 30.00 feet South of the South line of the Northeast quarter of said Section 21, a distance of 660.31 feet to a point on the West line of the East half of the Southeast quarter of said Section 21; thence North 00°49'57" West, along the West line of the East half of the Southeast quarter of said Section 21, a distance of 30.00 feet to the Southwest corner of the East half of the Northeast quarter of said Section 21; thence North 00°46'54" West, along the West line of the East half of the Northeast quarter of said Section 21, a distance of 2643.88 feet to the Northwest corner of the East half of the Northeast quarter of said Section 21; thence North 89°22'29" East, Along the South line of the Southeast quarter of the Southeast quarter of said Section 16, a distance of 1320.51 feet to the Northwest corner of said Section 22; thence South 00°47'06" East, along the West line of the Northwest quarter of said Section 22, a distance of 1352.12 feet to the Northwest corner of Parcel 1 of Parcel Map No. 7598 recorded in Book 57 at Page 99, Fresno County Records; thence North 89°26'38" East, along the North line of said Parcel 1, a distance of 1716.01 feet to the Northeast corner of said Parcel 1; thence South 15°40'32" West, along the Easterly line of last said Parcel 1, a distance of 686.62 feet to a point on the North line of Parcel 2 of said Parcel Map No. 7598, said point being on the Southerly line of that property described in Grant Deed recorded March 6, 2009 as Document No. 2009-0031333, Official Records of Fresno County; thence along the Southerly line of last said property, the following four (4) courses: (1) North 89°26'42 East, along the Northerly line of Parcel 2 of said Parcel Map No. 7598 and along the Easterly prolongation thereof, a distance of 296.93 feet; thence (2) North 38°37'24" East, a distance of 343.91 feet; thence (3) South 79°27'58" East, a distance of 500.84 feet; thence (4) South 56°15'52" East, a distance of 149.39 feet to a point on the East line of the Northwest quarter of said Section 22, said point being 747.30 feet North of the Southeast corner of the Northwest quarter of said Section 22; thence South 00°42'39" East, along the East line of the Northwest quarter of said Section 22, a distance of 747.30 feet to the Northwest corner of the Southeast quarter of said Section 22; thence North 89°24'29" East, along the North line of the Southeast quarter of said Section 22, a distance of 1093.21 feet to the Northwest corner of that parcel designated as Parcel BD-48-F and described in Final Order of Condemnation recorded May 19, 1994 as Document No. 94085027, Official Records of Fresno County; thence South 56°16'32" East, along the Southwesterly line of said Parcel BD-48-F, a distance of 1894.17 feet to a point on the East line of the Northeast quarter of the Southeast quarter of said Section 22, said point being 250.59 feet North of the Southeast corner of the North half of the Southeast quarter of said Section 22, said point also being the most Westerly Southwest corner of that parcel designated as Parcel BD-45-F per said Document No. 94085027; thence, along the Southwesterly line of said Parcel BD-45-F, the following three (3) courses: (1) South 56°16'31" East, a distance of 61.08 feet; thence (2) North 33°43'29" East, a distance of 6.96 feet; thence (3) South 56°27'52" East, a distance of 392.15 feet to a point on the South line of the North half of the Southwest quarter of said Section 23, said point being 378.46 feet from the Southwest corner of the North half of the Southwest quarter of said Section 23 said point also being that parcel designated as Parcel BD-18-F as described in Final Order of Condemnation recorded September 2, 1992 as Document No. 92135137, Official Records of Fresno County; thence South 56°27'55" East, along the Southwesterly line of said Parcel BD-18-F, a distance of 1143.69 feet to a point on the West line of the Southeast quarter of the Southwest quarter of said Section 23, said point being the most Westerly Southwest corner of that parcel designated as Parcel BD-15-F as described in Final Order of Condemnation recorded July 16, 1992 as Document No. 92100121, Official Records of Fresno County; thence South 56°27'55" East, along the Southwesterly line of said Parcel BD-15-F, a distance of 990.64 feet to the most Southerly interior corner of said Parcel BD-15-F; thence South 00°34'32" West, a distance of 82.67 feet to a point being 30.00 feet North of the South line of the Southwest quarter of said Section 23; thence South 89°13'49" West, a distance of 4747.90 feet; thence South 89°25'56" West, a distance of 2646.74 feet to the POINT OF BEGINNING.

Containing 507.45 acres, more or less.

Regional Location Map



Introduction

Site Description and Analysis

PROJECT LOCATION

The Vista Ranch master planned community is located in the northeastern part of the Clovis metropolitan area. Vista Ranch consists of approximately 507 acres, located just north of the current City of Clovis Sphere of Influence. The site is generally bounded by Shepherd Avenue to the south, Armstrong Avenue/Burgan Avenue alignments to the west, Behymer Avenue to the north and the Big Dry Creek Reservoir to the east.

SURROUNDING LAND USES AND DEVELOPMENT

Vista Ranch is located just north of the developed areas of northeast Clovis (see Site Analysis Map to right). The property is adjacent to Shepherd Avenue, a designated expressway in the City of Clovis and west of the Big Dry Creek Reservoir. This reservoir retains flood waters and is operated and maintained by the Fresno Metropolitan Flood Control District. Properties to the west of the site include Shenandoah Farms, a large lot rural residential subdivision, located in the County of Fresno. Properties to the west and north consist primarily of rural residences located in the County of Fresno, and grazing lands. Heritage Grove, (the Northwest Urban Center) is located approximately one mile west of the site. State Route 168 is easily accessed from the property from both Shepherd and Temperance Avenues.

EXISTING SITE CONDITIONS

In the City of Clovis General Plan Program, Vista Ranch is currently Planned for mixed use, residential, and school uses. Presently the site consists of fallow and grazing land, several rural residences, offices, yard for landscape contractors, and small tree nursery. Big Dry Creek Reservoir Outlet Works Channel bifurcates the site as does the Dry Creek remnant channel.

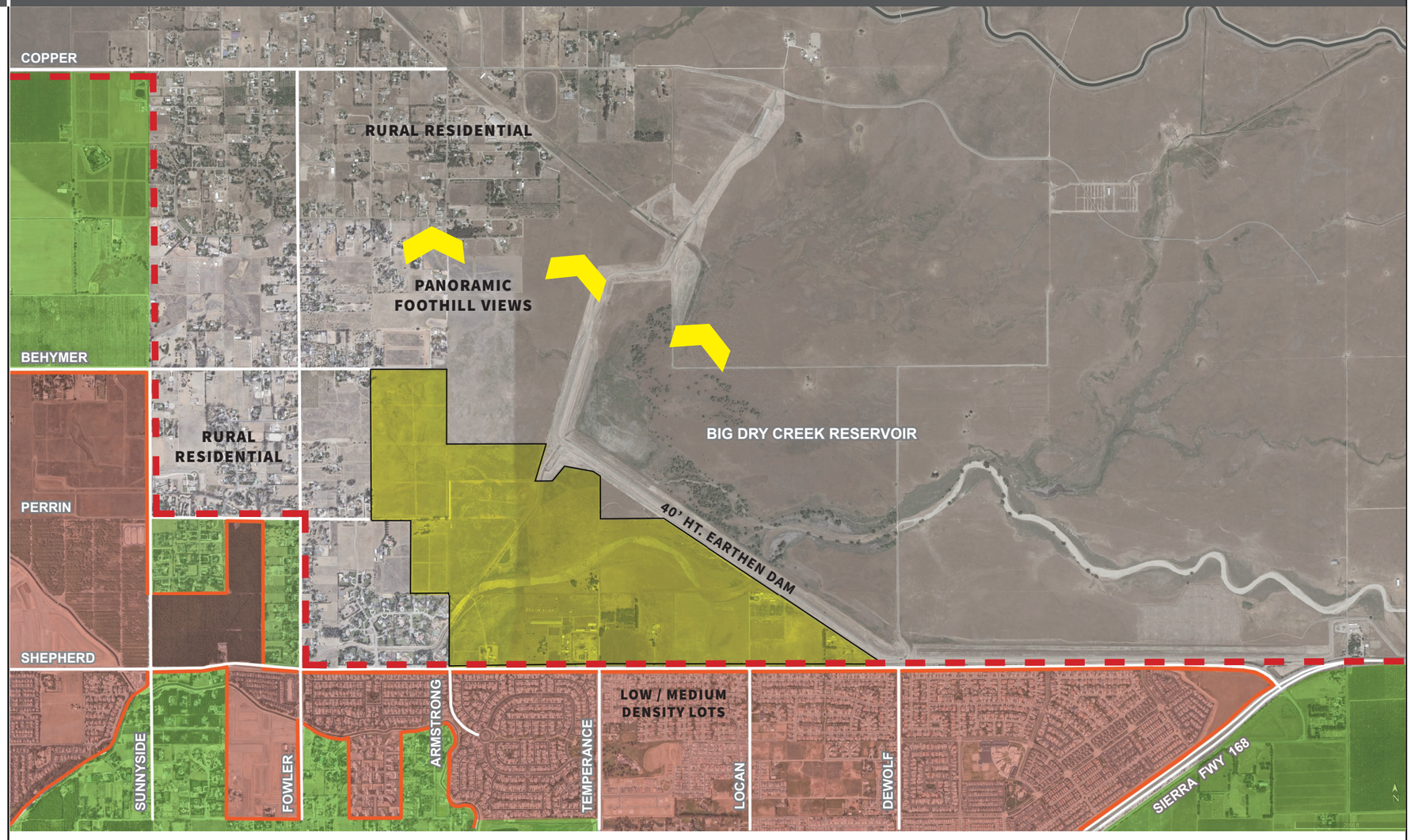
Topographically, the site is characterized as flat to gently sloping southerly and westerly. The property abuts the Big Dry Creek Reservoir to the east. There is an earthen dam adjacent to the site that is approximately 40 feet in height. Rural residences exist to the west and north of the Vista Ranch properties. This site offers panoramic views of the Sierra foothills.

Shepherd Avenue is identified as an expressway in the Clovis General Plan Circulation Diagram and is partially improved to an urban level adjacent to the Site. Perrin Avenue and Behymer Avenue are county roads and located adjacent to several of the parcels within the site. Both roads provide access to Fowler Avenue which is also a county road.

OPPORTUNITIES AND CONSTRAINTS

Given the existing conditions of the site, proximity to existing City streets and services, the site is suitable for a mixed-use development project. The site will include a Mixed-Use Village service and commercial area surrounded by higher density residential development. The project intends to create a diverse mix of residential uses, provides for compact and connected development with easy walkable access to the Mixed-use Village service and commercial area, public trails, and amenities throughout the community. Vista Ranch will embrace the views of the Sierra Nevada. The greatest challenge as well as the greatest opportunity for the project will be the edge treatment along the Big Dry Creek Reservoir.

Site Analysis Map

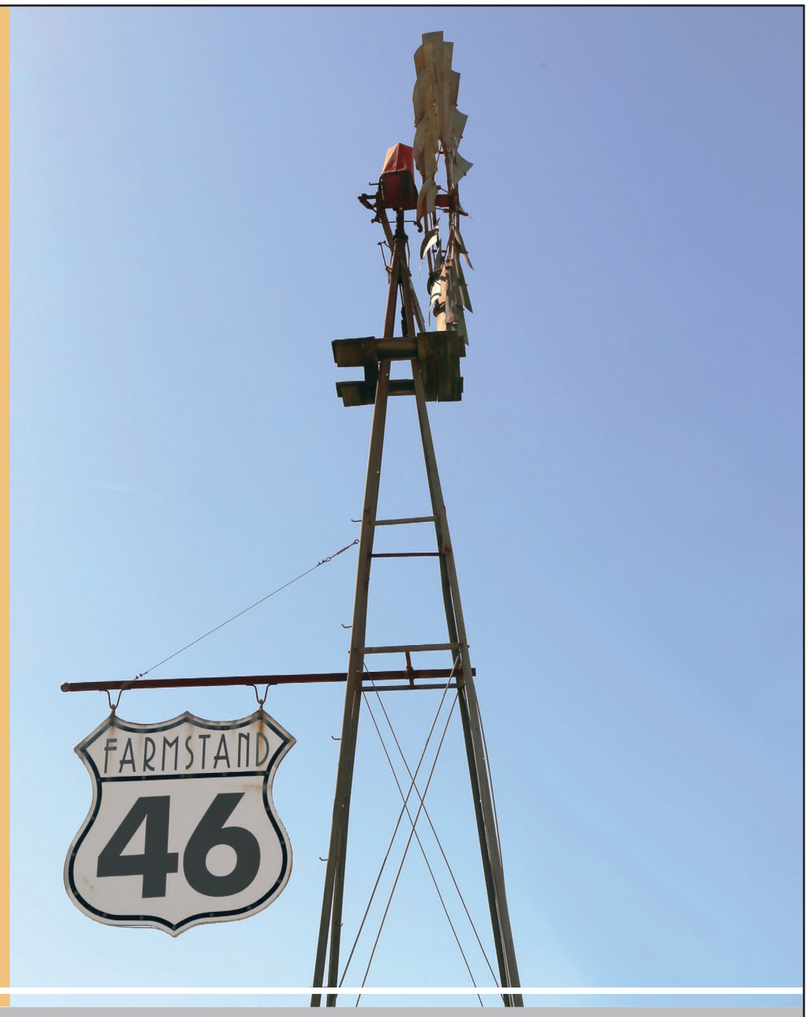








NORTH



Vista Ranch Master Development Plan

Vista Ranch Vision and Guiding Principles

Vision and Guiding Principles

VISION

Our Vision is a commitment to the Clovis Community Family, their needs, their values and a quality way of life for all, by providing a comprehensive planning effort that allows for creative and advanced development solutions and design opportunities, while incorporating principles of Smart Growth development and Landscape of Choice.

GUIDING PRINCIPLES

The following Guiding Principles have been established to help guide the design of a multi-use community. These principles were continuously applied throughout the planning process to ensure that the project's ultimate Vision and goals were successfully achieved.

Landmark

- Embrace the natural resources and views of the Sierra
- Implement the Clovis way of life by designing a landmark community
- Perpetuate the Clovis model/standard of quality development

Lifecycle Community

- Encourage different lifestyles and accommodate a variety of life stages by providing a choice of housing products
- Incorporate a mix of land uses
- Provide a healthy mix of housing products and densities that can serve multiple levels of the community needs and economic levels in the City
- Increase densities to relieve pressure of prematurely encroaching on agricultural land

Community Structure

- Plan smart circulation patterns and anticipate appropriate infrastructure capacities that can accommodate future growth
- Create a framework addressing the development from community to neighborhood levels
- Organize the community structure through neighborhood/amenity focused planning and phasing
- Design well-connected street networks at a human scale
- Provide appropriately placed and sized sidewalks and enticing, pedestrian oriented streetscapes
- Provide infrastructure to support biking
- Provide high-quality spaces for multi-generational play and recreation
- Preserve or create natural terrain to support play for all ages

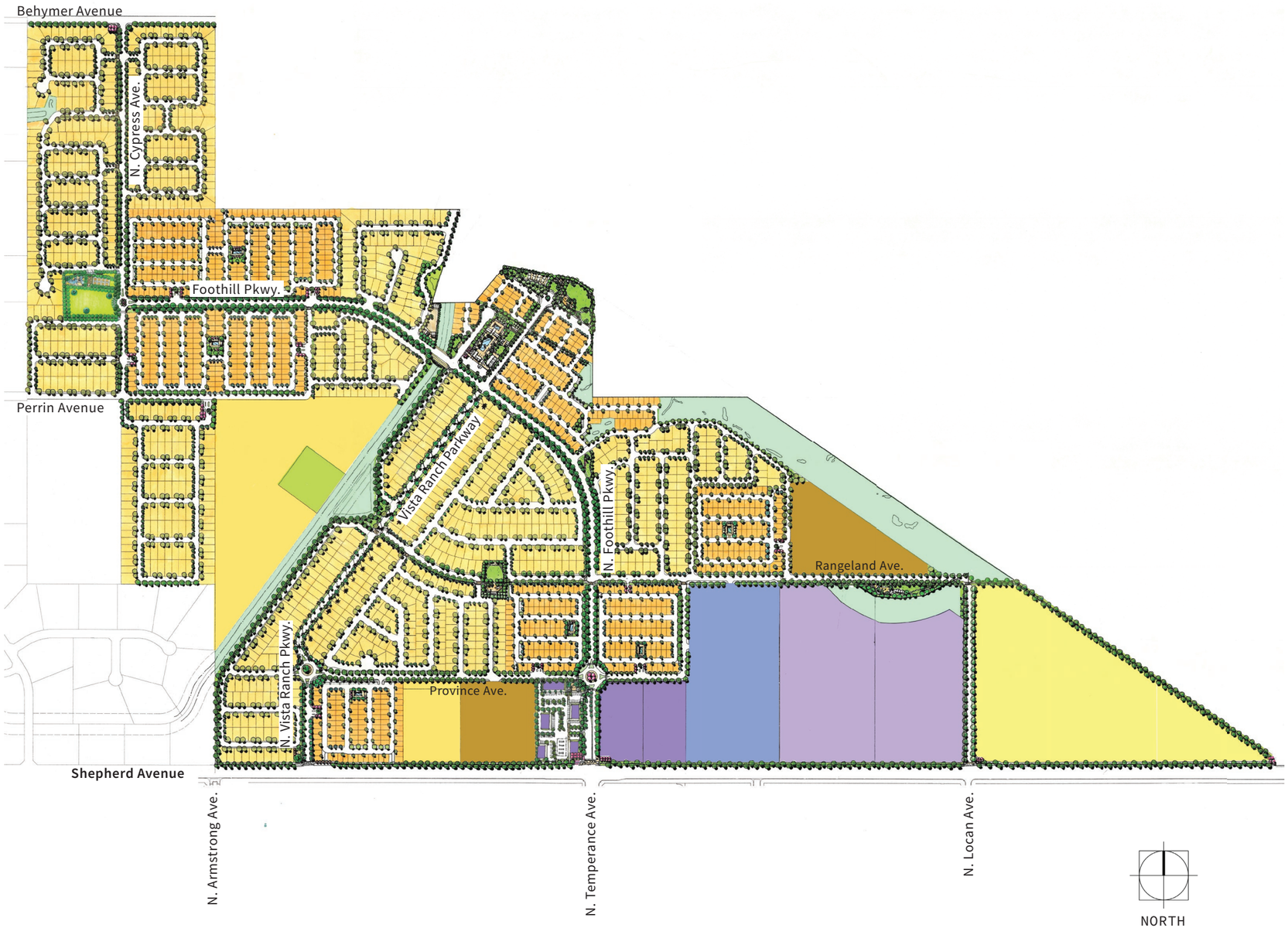
Health and Wellness

- Integrate public institutions and provide a variety of recreational facilities of different sizes and types to promote recreation, education and lifelong learning
- Develop a strong pedestrian network that links the activities, recreational amenities and neighborhoods together
- Reduce dependence on vehicular traffic and create pedestrian-friendly environments for walkability
- Increase access to nature, conserving and enhancing natural resources, and promoting connections to the Sierra

Place

- Apply innovative site planning and design solutions to create a sense of place in all environments at all scales
- Design an origin-destination network
- Build the social infrastructure… the "third" place
- Establish identity and unification through architectural and landscape treatment based on a community theme
- Create an environment that is safe and secure (CPTED – Crime Protection Through Environmental Design)
- Facilitate social engagement through creation of adaptable, multi-use spaces for community gathering, play and social activity for all ages

Vista Ranch Illustrative Plan



The Vista Ranch Illustrative Plan is conceptual in nature and subject to change.

General Plan Land Use

General Plan

VISTA RANCH GENERAL PLAN, NORTHEAST URBAN CENTER, MIXED USE VILLAGE AND FOCUS AREA 13a

Clovis' General Plan Update of 2014 identified three areas as Urban Centers where outward growth may occur and to ensure that such growth is high quality, fiscally sustainable, balanced, and helps implement the General Plan's goals and policies. Vista Ranch lies within the Northeast Urban Center that was assigned fairly specific land use planning with the intent of being further refined under a specific plan or master plan. The objectives of the Northeast Urban Center are to:

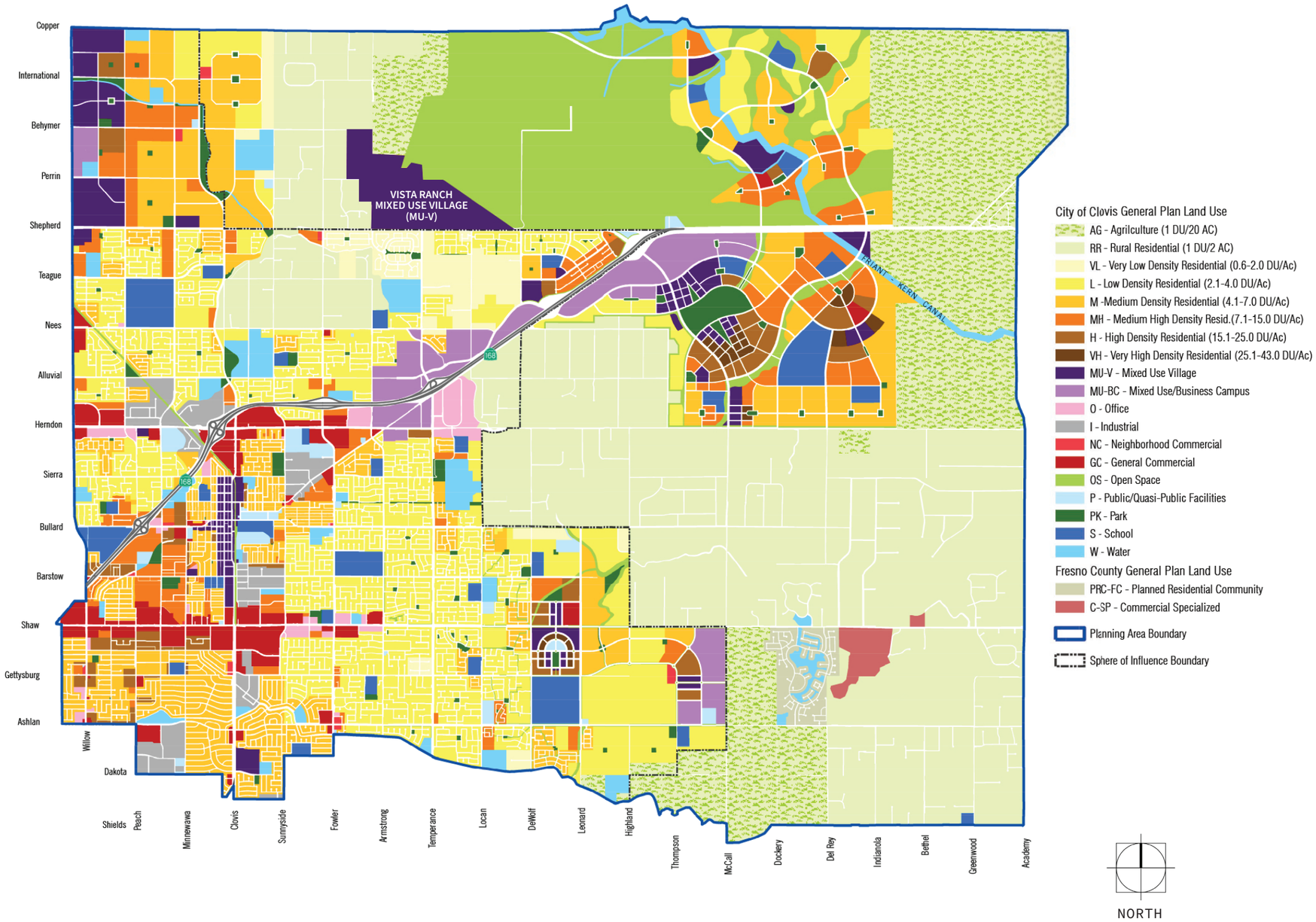
- Create a series of urban villages that are distinct but that, taken together, contribute to a common public identity for the Northeast Urban Center,
- Develop major arterials that are not on a grid pattern; rather the major arterials flow with the land and capitalize on vistas of the Sierra Nevada and pristine local view sheds,
- Provide other streets in a well-connected grid system,
- Connect neighborhoods, community centers, parks, schools, and commercial districts with a robust non-vehicular circulation system.

MIXED USE VILLAGE

The Clovis General Plan specifically designates this site as Mixed Use Village. This designation provides use flexibility to address the unique goals of the General Plan; in this case, those of the Northeast Urban Center as further refined by Focus Area 13a. It also allows the use of a special purpose Zone District to implement these goals.

Vista Ranch utilizes the Master Planned Community (MPC) Zone District as the implementation instrument consistent with the Mixed Use Village designation.

General Plan



Vista Ranch General Plan Focus Area 13a

Vista Ranch General Plan Focus Area 13a

VISTA RANCH FOCUS AREA 13a

Clovis' General Plan Update of 2014 incorporated Focus Areas to provide more refined guidance in community development. Focus Area 13 added additional land use flexibility and direction within the northern portion of the Northeast Urban Center to compliment various site characteristics. As much of Focus Area 13 is not yet suitable for development due to infrastructure and environmental constraints, its boundaries were further modified to reflect the developable Vista Ranch site as Focus Area 13a.

The adopted attributes of Focus Area 13a are as follows:

Primary Land Use

- Mixed Use Village

Additional Uses Allowed

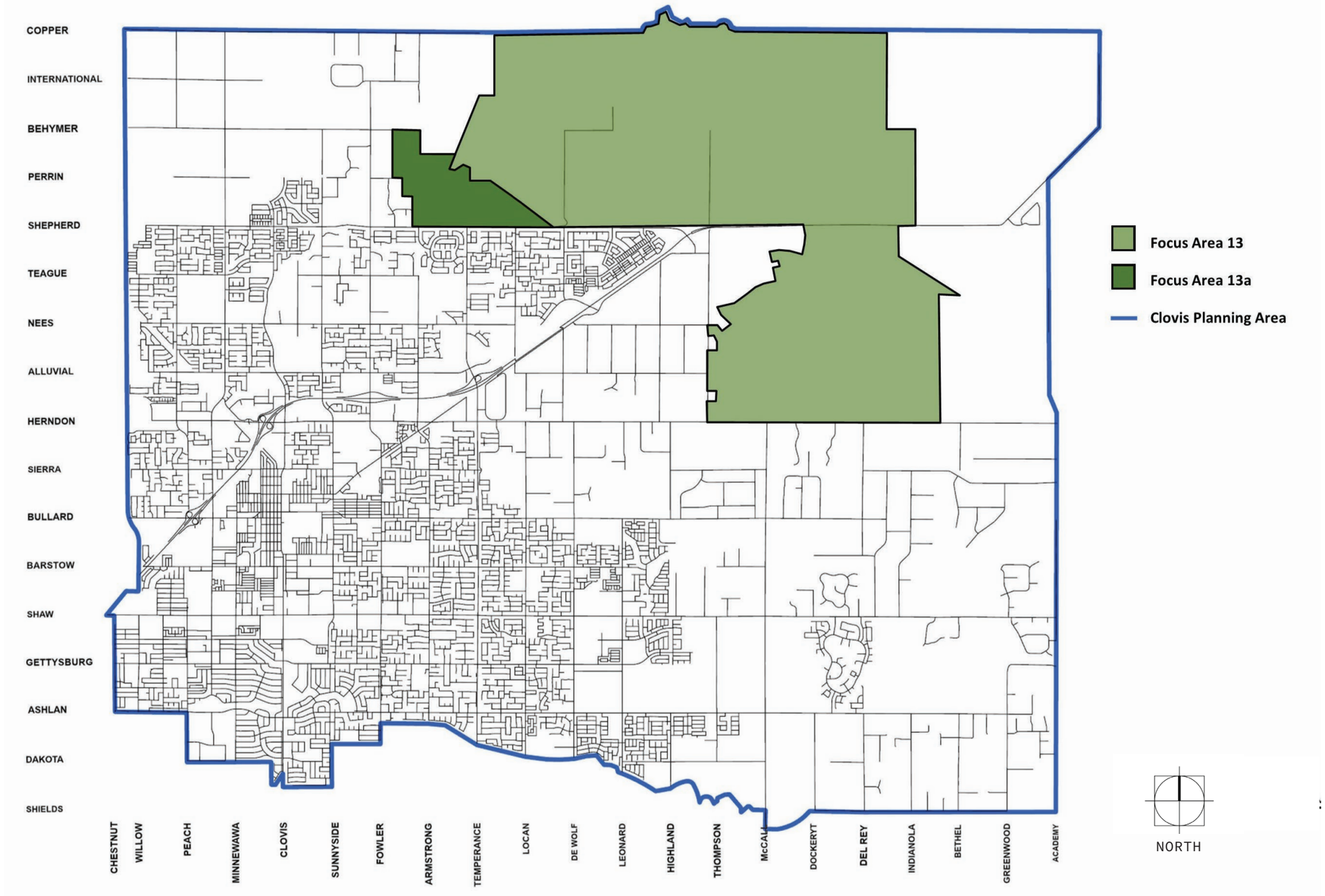
- As indicated in the adopted Vista Ranch Master Development Plan

Design Features and Other Direction

- Master Plan Required
- Development should give special consideration to buffering of residential uses adjacent to the focus area.
- Development should integrate with and support active and public transportation.
- Development should reflect, in its design, the legacy and landmarks of the local Sierra foothill area.
- The Master Planned community should provide for a variety of "lifecycle" housing types.
- Development should encourage "walkability" and safe pedestrian and bicycle routes to all land uses.
- Trails, parks, and open spaces should logically connect with the greater Clovis area and provide additional recreational opportunities for the City of Clovis.
- Development shall incorporate neighborhood serving commercial and service uses as well as educational opportunities.
- The residential unit count shall be between 2,600 and not exceed 3,286 units.
- The density shall establish a mixture of housing types, sizes and densities that collectively provide for local and regional housing demand. Densities may vary between 2.1 to 43 du/ac.

The Vista Ranch Master Development Plan and Master Planned Community (MPC) Zone District implements the directives of the General Plan by establishing a vision and guiding principles facilitated through a number of focused planning areas, land use, community design, recreation and public transit development standards. It assigns unique zone districts to every planning area and provides guidance in administration and implementation.

Vista Ranch Proposed General Plan Focus Area, Design Features and Objectives



Community Theme and Character

Community Narrative

COMMUNITY NARRATIVE

As the San Joaquin Valley and Sierra Foothill region was being settled in the mid 1800's, a trail was developed linking the river crossings of the San Joaquin and King's Rivers. Midway, this trail crossed Big Dry Creek where a stage coach stop was placed at available water. Areas to the south of this stage coach stop provided opportunity for dry land farming while areas to the north offered good grazing land on more hilly terrain. This collision of transportation and agriculture began to produce a community.

The Vista Ranch site resides at this legacy location of ranch lands with phenomenal views of the Sierra foothills with Owens Mountain at its center. Uniquely, these lands lie adjacent to a perpetual viewscape created by the inundation area of the Big Dry Creek Reservoir.

Here a rare opportunity exists to capture the authentic ranching character of the area through a community design that celebrates the views of the Sierra foothills, connects residents via trails and open space corridors to expansive surrounding lands and utilizes architectural features that resonate with the areas historic ranching heritage.

In pursuit of these goals, Vista Ranch is proposed to have an authentic community personality that provides an understated and elegant feel of a foothill ranch while providing quality and sustainable housing and community amenities.

Here you will find few walls, a celebration of views, passive and active recreation opportunities and a neighborhood that embraces the lifecycle needs of its residents. Most importantly, Vista Ranch will provide another facet to the quality "Clovis Way of Life" as a welcoming and distinctive place available to all.

COMMUNITY ARCHITECTURE

Expressed in a variety of forms, the architectural package for Vista Ranch incorporates elements of a ranching and farming legacy. Historically, these structures were built with materials at hand. Timber, clay, and stone often formed the bases of these elements mixed with repurposed agricultural fabric.

The architecture of Vista Ranch includes these elements in a simple yet elegant fashion. Paired with restrained landscaping and focusing on openness and views of the outstanding Sierra foothill backdrop, Vista Ranch will become an outstanding example of the pairing of architecture and place.

Residential styles include Progressive Farmhouse, Ranch, Napa, Contemporary Spanish, Modern, Cottage and Modern Bungalow.

Community Character












Community Theme and Character

Community Architecture Narrative

Progressive Farm
The Progressive Farmhouse style boasts simple and honest architectural forms. This style's roof shapes, variety of textures, colors and materials can easily be extrapolated into more contemporary applications as well as in higher density settings. The Progressive Farmhouse style blends the sleek clean lines of contemporary design with warm farmhouse charm to create a uniquely fresh take on this country living inspired style. Farmhouse is authenticated with porch lighting, board and batten siding, and pitched roofs.

Ranch
The Ranch style connects to its origin with simple forms, vertical windows, and outdoor living spaces. The style is casual, earthy, and horizontal in nature based on simple ranch structures and material-mixes that suggest the home grew with the ranch. Gable and cross gable roof forms are accented by shed dormers. Use of materials connect the style to the agricultural past with stucco, stone, fiber cement board wall materials and standing seam metal roof accents. Porches are supported by simple square posts with kickers and brackets.

Napa
The Napa style captures the spirit of California agrarian family living. Homes reflect an airy connection to the outdoors with simple forms, vertical windows, and outdoor living spaces. The style is earthy and horizontal in nature, but derived from farmhouse shapes and materials. Gable and cross gable roof forms are accented by shed roofs. Use of materials such as stone, metal, and vertical wall materials provide authenticity while the application of these materials bring the past into the future. A welcoming style, Napa inspired homes may include front porches, warm colors, and rusticated stone veneers.

Contemporary Spanish
The Contemporary Spanish style includes box-like forms that can include either flat roofs with parapets or shallow-pitched roofs. The wall surfaces are simple with lightly textured surfaces and openings are distinct for windows and doors. Arched doorways or windows, small balconies and accent materials provide identifiable features that authenticate the style; but how they are implemented and types of material applied, marry the 'old' with the 'new.' Other elements typical in Contemporary Spanish elevations include wrought iron accents, panel doors, and horizontal plank-like railings.

Modern
The Modern style represents the current thinking in design. The style is composed of simple, rectangular geometric forms with generous window areas, accented by use of materials and colors, and detailed by interesting balcony railings and canopies. Flat roofs are typical but shallow-pitched roofs may also be utilized. Windows and balconies can emphasize a corner orientation to break open the mass of the building. Color can distinguish architectural features as will modern exterior materials such as fiber cement or horizontal stone veneers. Windows help articulate the form to create larger organizations, whether in horizontal or vertical compositions.

Cottage
Cottage is a style evolved in the early 20th century originating from the New England states. Although adaptable to contemporary aesthetic, traditional features such as gable roofs, divided lite windows, natural material accent walls, and simple ornamentation help to define this style. Shutters on features windows and metal awnings or roof accents may also be used to enhance these homes.

Modern Bungalow (has hipped roofs)
The Modern Bungalow is best identified by the use of hip roofs. Inspired by the Craftsman movement but streamlined for a more contemporary aesthetic, the Modern Bungalow utilizes primarily stucco walls, horizontal accents either with windows or siding, and a porched entry. Windows are typically clear without divided lites and can be either vertically or horizontally proportions, single or grouped together. The Modern Bungalow uses thinner square columns when columns are included, and are typically found in multiples rather than individual heavy piers with stone bases. Modern Bungalow homes can feature various accent materials as long as consistent with the bungalow style and conveying a more contemporary feel.

Community Architecture















Community Design Structure

Community Design

COMMUNITY DESIGN

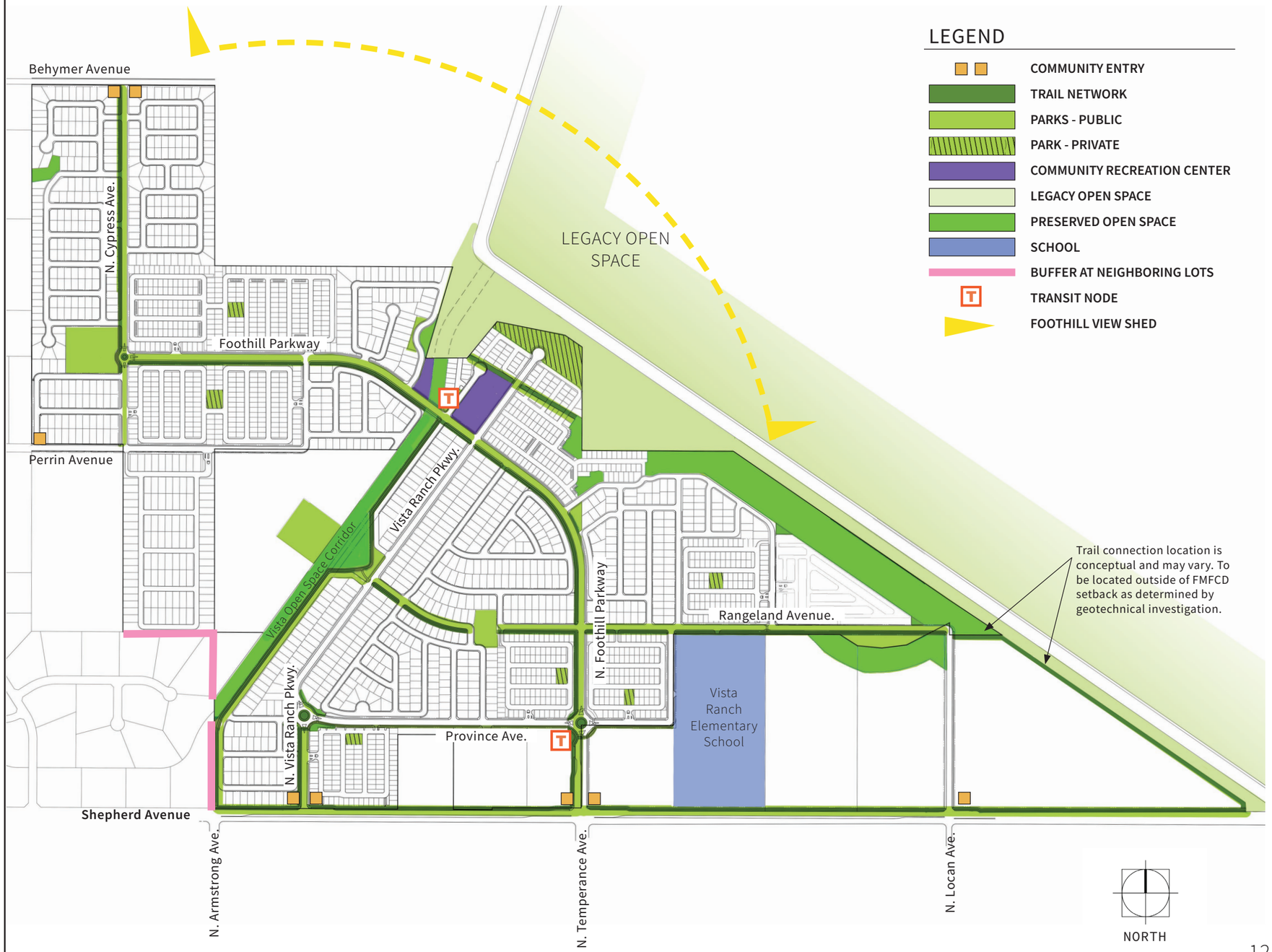
Vista Ranch is envisioned as a master planned community composed of a variety of residential neighborhoods, public and private recreational facilities, and a local-serving gateway neighborhood commercial center. The variety of housing types, activities and amenities within the community unite as a synergistic whole to create a very sociable, quality of life enriched environment. The complementary mix of neighborhoods are sensitive to the adjacent neighborhoods both new and established and provide integration of product throughout the community. Opportunities for very high density are located near the gateway neighborhood commercial center and proposed elementary school within the community.

North Vista Ranch Parkway, Foothill Parkway and Locan Avenue entries provide focused view corridors to the Sierra. The neighborhoods are held together by a strong circulation plan, emphasized by well landscaped streetscapes and a network of parks and trails that connect the community for the pedestrian and bicyclist. The plan also provides for public transit nodes at the commercial center and the recreation center.

As a part of the development, there are three identifiable activity centers. At the Temperance Avenue entry to the community, a mixed-use gateway neighborhood commercial component flanks the street. This local serving commercial center will provide the project residents and the community at-large with retail services and a place of gathering. Within the commercial center one hopes to find the conveniences of shopping, dining and services. Another activity center includes an elementary school conveniently accessed by the entire community. The remaining activity centers include private recreational facilities with nearby and adjacent City parks, with connectivity to the community trail system. The recreation center provides an HOA office, community pools, community gathering places and a multitude of activities for all lifestyles and ages.

Parks throughout the community vary in both physical scale and their program amenities, to instill uniqueness and variety to provide something for all residents and the Clovis Community to enjoy.

Vista Ranch Community Design Structure Diagram



DEVELOPMENT PLAN / PLANNING AREAS / ZONING

The Vista Ranch Development Plan is organized by Planning Areas (PA's) that designate specific land uses, development standards and any special design characteristics. Each PA contains base zoning that is further refined by the land use standards. The Vista Ranch Development Plan is shown to the right.

The proposed Vista Ranch Master Planned Community area was previously zoned with County of Fresno AE-20 (Exclusive Agriculture) and AL-20 (Limited Agriculture) Zone Districts.

The Vista Ranch Master Development Plan MPC (Master Planned Community) Zone District replaces existing County of Fresno Zoning with City of Clovis Zone Districts that are further modified with specific development standards. These standards provide the development requirements and guidelines for Focus Area 13a.

The catalog of zone districts including and use characteristics and distribution are shown below.

MPC ZONE	LAND USE	PLANNED DENSITY / F.A.R.	GROSS ACRES	% OF TOTAL ACRES	PLANNED UNITS	MAX UNITS	MIN UNITS	MAX F.A.R.
RESIDENTIAL								
R-1/MPC	Single Family Residential Low Density	4 du/ac.	34.17	6.7%	137	137	120	
R-1-MD/ MPC	Single Family Residential Medium Density	6.7 du/ac.	217.76	42.9%	1,338	1,469	1,186	
R-1-MD/ MPC	Single Family Residential Medium Density/School	6.1 du/ac.	19.31	3.8%		118		
R-2/MPC	Residential Medium High Density	11.6 du/ac.	89.29	17.6%	1,039	1,090	900	
R-4/MPC	Multifamily Very High Density	30.1 du/ac.	15.69	3.1%	472	472	394	
Subtotal			376.22	74.1%	2,986	3,286	2,600	
*Subtotal includes Neighborhood Parks/Paseos								
NON-RESIDENTIAL								
C-1/MPC	Gateway Neighborhood Commercial	.45 FAR	12.69	2.5%				200,000
C-R/MPC	Community Recreation - Private	.35 FAR	3.05	0.6%				48,000
M-1/MPC	Light Industrial	.35 FAR	32.21	6.3%				425,000
Subtotal			47.95	9.4%				673,000
O	Open Space - Private Parks	N/A	2.74	0.5%				
O	Open Space - Parks*	N/A	9.62	1.9%				
O	Open Space - Trails	N/A	18.02	3.5%				
O	Open Space - Preserved Open Space	N/A	28.28	5.6%				
	Major Roadways**	N/A	24.6	4.9%				
GRAND TOTAL			507.45	100%	2,986	3,286	2,600	673,000

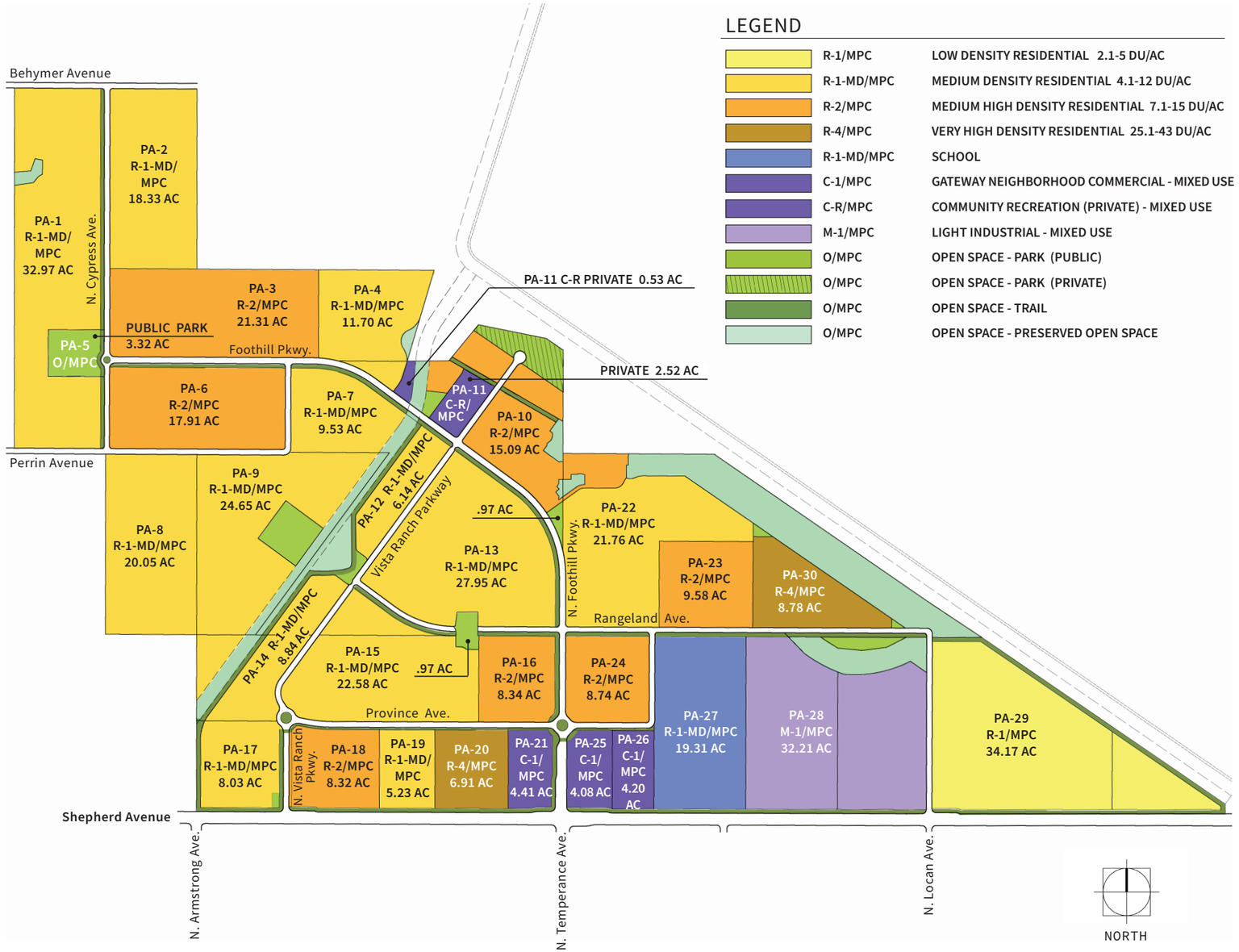
Note: Figures under Max Density may not calculate exactly due to rounding error.

Max. Units take precedence.

* Total Parks should include Parks, Trailheads, Pocket Parks accesible to the Public

** Major Roadways includes Expressway / Collector Circulation within the Project Boundary.

Vista Ranch Proposed Planning Areas











Land Use Development Standards

Vista Ranch Zoning and Planning Areas

Development Plan

Land Use Development Standards

PURPOSE AND COMPLIANCE

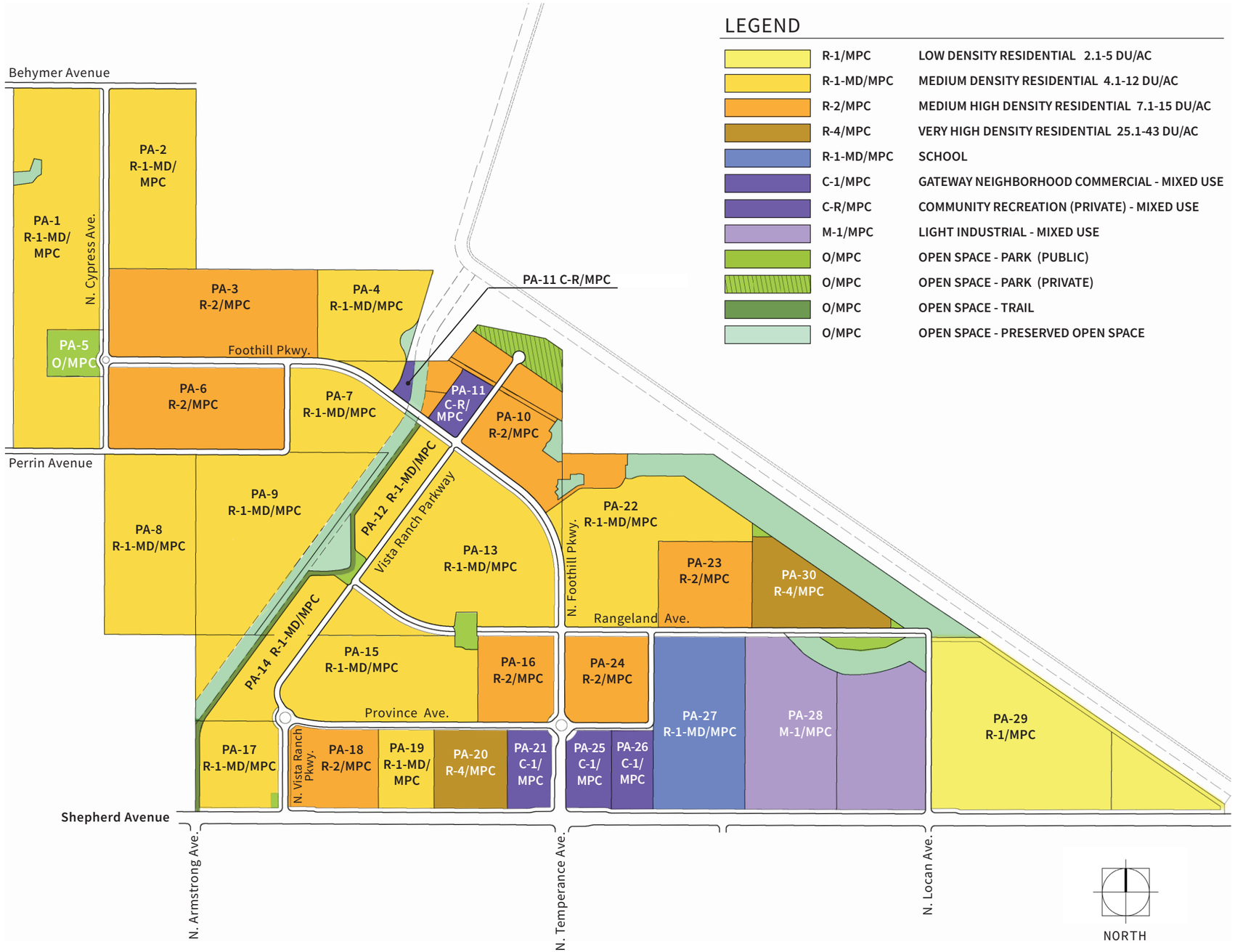
The purpose of this Section is to set regulatory requirements for the development of various land uses within the Vista Ranch community. These standards address the information and requirements pertaining specifically to the zoning, density, setbacks, garages, streets/parking, signs and accessory uses related to the subject land use. All development shall comply with the text, standards and associated tables and exhibits illustrated in this Section. Where this Development Handbook remains silent, the provisions and definitions within the City of Clovis Municipal Code shall apply. Where a conflict exists between these development standards and the City of Clovis Municipal Code, the standards contained herein shall apply.

This Section is organized into development standards for residential and non-residential uses. Within each of these subsections are detailed development standards and architectural imagery that communicate the requirements and concepts for each zoning designation.

DEVELOPMENT PLAN / ZONING

The Vista Ranch Development Plan presents a more detailed picture of the specific design of land uses proposed within each individual planning area. The development standards respective to each zone designation provide a necessary assurance that the community of Vista Ranch will be developed in accordance with the certain quality and character set forth in this handbook. It is the intent to build-out the Development Plan as shown to the right, however, given indefinite market stability and foresight, residential planning areas shall have the flexibility to be developed as other residential product types within the same zone designation. In the event that these conditions arise, development of each planning area shall strictly comply with the requirements and standards set forth in this handbook, as specified in the same zone designation of that said land use/product type, provided that the maximum dwelling units of those subject planning areas are not exceeded. Such minor modification does not change the basic intent of the Master Development Plan, as the intensity and type of use is still consistent with that proposed. The Planning and Development Services Director shall process and make an administrative decision regarding such proposed minor modification.

Vista Ranch Proposed Development Plan

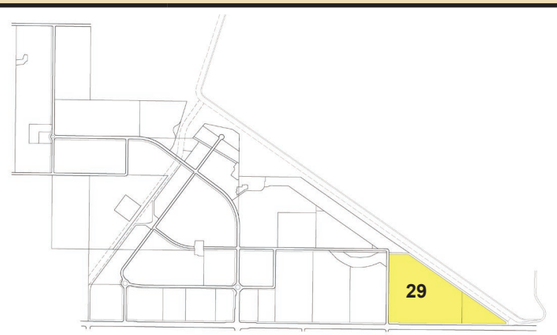


Residential Land Use Development Standards

Residential Land Use

Low Density Residential

KEY MAP



LOW DENSITY	LAND USE TOTAL AREA
	34.17 AC

DESCRIPTION

Low Density is a neighborhood of standard single family detached lots, designed to provide more traditional-sized lots with a larger home product. These neighborhoods are served by neighborhood parks and community trails that access the greater community amenities.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

- Single Family dwellings of a permanent nature and accessory uses
- All uses permitted under the R-1 Zone District
- Private recreational facilities (for sole use of residents of the immediate neighborhood)
- Neighborhood Pocket Parks
- Bikeways and pedestrian trails
- Temporary Sales Offices and Model Homes
- Home occupations
- Open Space
- Neighborhood may be gated or non-gated
- Trailhead

Land Use / Development Standards

LOW DENSITY	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	29	
Zone District	R-1 / MPC	
Density Range	2.1-5.0 du/ac	Low Density Residential
Land Use	The use of land designated Low Density shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Minimum Lot Area	6,000 sq. ft.	
Minimum Lot Width	60’	
Minimum Lot Depth	100'	
Maximum Coverage	55%	
Maximum Height	35'	
Curved, Cul-de-sac / Corner Lot	40’ min. / 65’ min.	For street frontage / For lot width
BUILDING SETBACKS		All setbacks are measured from Property Lines (or as described otherwise)
Front Yard (Public Street)	18' min./10' min.	Property line to garage (with rolled curb) / To living area projections, porch, patio, and side loaded garage
Front Yard (Private Street)	20’ min./10’ min.	Back of curb to garage / To living area projections, porch, patio, and side loaded garage
Side Yard	5'min./4' min.	5' min. on garage side for toter access to rear yard / 12” max. overhang encroachment allowed in side yard
Corner/Reversed Corner	5' min./9' min.	To side yard fence / To living area
Rear Yard	10' min.	To patio or living area
GARAGES / PARKING		
Garages	2-car min.	20'x20' min.
Parking	2 spaces / unit min.	
ACCESSORY USES		General List of Requirements and Restrictions
Walls/Fences	7' / 6' high max.	Rear and side yards
Trellises	12' high max.	
Pool and Spas	5' min.	Water portion to rear and side Property Lines. Pool and spa shall not be located in front yard.
Equipment	HVAC, pool, spa and fountain equipment allowed in side and rear yard setbacks, maintain minimum of 3’ clearance	
Covered Structures	5’ min. setback from Property Lines. 12' high max.	Covered structures and building additions are allowed subject to review by HOA Design Review committee (if applicable) and/or permitting by the City of Clovis, provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs.
Accessory Buildings		

Master Development Plan supersedes Sections 9.10.010 - 9.10.030. Refer to general Design Standards and Guidelines for additional requirements at the end of this section.

Imagery

ARCHITECTURE



Special Notes

1. PA-29 shall include a trail connection from the intersection of Rangeland and Locan Avenues to proximity of Shepherd and DeWolf Avenues generally along the eastern boundary.

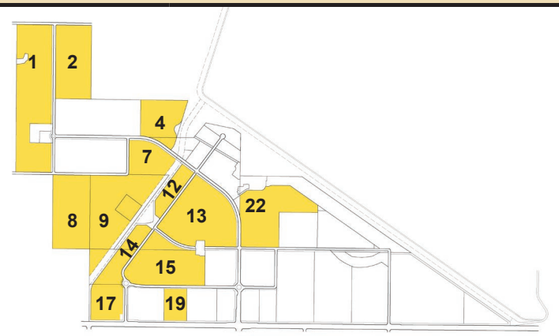
This imagery conveys samples of the architectural character intended for these neighborhoods. Final design may vary in compliance with the Community Theme & Character shown on page 11.

Residential Land Use Development Standards

Medium Density Residential

Residential Land Use

KEY MAP



MEDIUM DENSITY	LAND USE TOTAL AREA
	219.18 AC

DESCRIPTION

Medium Density is a neighborhood of single family detached lots, designed to provide small private back yards. These neighborhoods are served by neighborhood parks and community trails that access the greater community amenities.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

- Single Family dwellings of a permanent nature and accessory uses
- All uses permitted under the R-1 Zone District
- Private recreational facilities (for sole use of residents of the immediate neighborhood)
- Neighborhood Pocket Parks
- Bikeways and pedestrian trails
- Temporary Sales Offices and Model Homes
- Home occupations
- Open Space
- Neighborhoods may be gated or non-gated

Land Use / Development Standards

MEDIUM DENSITY	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	1, 2, 4, 7, 8, 9, 12, 13, 14, 15, 17, 19, 22	
Zone District	R-1-MD / MPC	
Density Range	4.1-12.0 du/ac	Medium Density Residential
Land Use	The use of land designated Medium Density shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Minimum Lot Area	3,850 sq. ft.	
Minimum Lot Width	50’	
Minimum Lot Depth	77'	
Maximum Coverage	65%	
Maximum Height	35'	
Curved, Cul-de-sac / Corner Lot	25’ min. / 53' min.	Frontage / Lot width
BUILDING SETBACKS		All setbacks are measured from Property Lines (or as described otherwise)
Front Yard (Public Street)	18' min. / 8' min.	Property line to garage (with rolled curb) / To living area, projections, porch, patio
Front Yard (Private Street)	18' min. / 8' min.	Back of curb to garage / To living area, projections, porch, patio
Side Yard	5'min. / 3' min.	5' min. on Garage Side / 12” max. overhang encroachment allowed in 3’ sideyard
Corner/Reversed Corner	3’ min. / 7' min.	To side yard fence/To living area
Rear Yard	5' min.	
GARAGES / PARKING		
Garages	1-car / 2-car min.	10’x20’ / 20'x20' min. or tandem 10’x40’
Parking	2 spaces / unit min.	2 covered spaces per unit min.
ACCESSORY USES		General List of Requirements and Restrictions
Walls/Fences	7’ / 6' high max.	Rear and side yards
Trellises	12' high max.	
Pool and Spas	5' min.	Water portion to rear and side Property Lines. Pool and spa shall not be located in front yard.
Equipment	HVAC, pool, spa and fountain equipment allowed in side and rear yard setbacks, maintain minimum of 3’ clearance	
Covered Structures	12' high max	Covered structures and building additions are allowed subject to review by HOA Design Review committee and permitting by the City of Clovis, provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs.
Accessory Buildings		

Master Development Plan supersedes Sections 9.10.010 - 9.10.030. Refer to general Design Standards and Guidelines for additional requirements at the end of this section.

Imagery

ARCHITECTURE



Special Notes

1. PA-9 shall provide a minimum of 2.62 acres of park space within the planning area.

This imagery conveys samples of the architectural character intended for these neighborhoods. Final design may vary in compliance with the Community Theme & Character shown on page 11.

Residential Land Use Development Standards

Residential Land Use

Medium High Density Residential

KEY MAP



MEDIUM HIGH DENSITY	LAND USE TOTAL AREA
	89.60 AC

DESCRIPTION

Medium High Density is a neighborhood of small single family detached lots, designed to provide custom style living with private back yards. These neighborhoods are served by neighborhood parks and community trails that access the greater community amenities.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

- Single Family dwellings of a permanent nature and accessory uses
- All uses permitted under the R-1 Zone District
- Private recreational facilities (for sole use of residents of the immediate neighborhood)
- Neighborhood Pocket Parks
- Bikeways and pedestrian trails
- Temporary Sales Offices and Model Homes
- Home occupations
- Open Space
- Neighborhoods may be gated or non-gated
- EV charging stations

Land Use / Development Standards

MEDIUM HIGH DENSITY	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	3, 6, 10, 16, 18, 23, 24	
Zone District	R-2 / MPC	
Density Range	7.1-15.0 du/ac	Medium High Density Residential
Dwelling Units	The use of land designated Medium High Density shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Minimum Lot Area	1,800 sq. ft.	
Minimum Lot Width	36'	
Minimum Lot Depth	50’	
Maximum Coverage	65%	
Maximum Height	35'	
Curved, Cul-de-sac / Corner Lot	36' min. / 50' min.	For street frontage/For lot depth
BUILDING SETBACKS		**All setbacks are measured from Property Lines**
Front Yard (Public Street)	18' min. / 8' min.	Property line to garage (with rolled curb) / Porch or projections /models with one car garage shall have a min. of 18’ setback
Front Yard (Private Street)	5' min. / 4' min. / 18’ min.	To garage, living area / Porch or projections / models with one car garage shall have a min. of 18’ setback
Side Yard	5' min. / 3' min.	5’ on garage side / 12” max. overhang encroachment allowed in 3’ side yard
Corner / Reversed Corner Side yard	3' min.	
Rear Yard	4' min.	
GARAGES / PARKING		
Garages	1-car min.	10' x20' min.
	2-car	20'x20' min. or tandem 10'x38' min.
Parking	2 spaces/unit min.	1 covered space per unit min.
ACCESSORY USES		**General List of Requirements and Restrictions**
Walls/Fences	7’ / 6' high max.	Rear and side yards
Trellises	12' high max.	
Pool and Spas	5' min.	Water portion to rear and side Property Lines. Pool and spa shall not be located in front yard.
Equipment	HVAC, pool, spa and fountain equipment allowed in side and rear yard setbacks, maintain min. of 3’ clearance	
Covered Structures	12' high max	Covered structures and building additions are allowed subject to review by HOA committee and permitting by the City of Clovis, provided that lot coverage standards are not exceeded and that a rear yard encroachment permit is obtained if encroachment into rear yard occurs.
Accessory Buildings		

Master Development Plan supersedes Sections 9.10.010 - 9.10.030. Refer to general Design Standards and Guidelines for additional requirements at the end of this section.

Imagery

ARCHITECTURE



Special Notes

1. Residential Site Plan Review is required for all Medium High Density Neighborhood development.
2. Medium High Density Neighborhood development shall provide toter location plans.

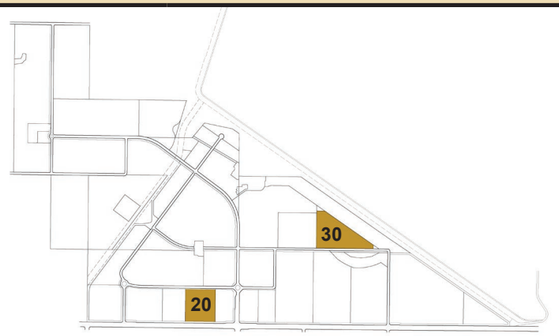
This imagery conveys samples of the architectural character intended for these neighborhoods. Final design may vary in compliance with the Community Theme & Character shown on page 11.

Residential Land Use Development Standards

Very High Density Residential

Residential Land Use

KEY MAP



VERY HIGH DENSITY	LAND USE TOTAL AREA
	15.69 AC

DESCRIPTION

Very High Density is a neighborhood of multi-family attached homes, intended to provide housing types such as townhomes, condominiums and apartments. These neighborhoods are located adjacent/near to the Gateway Neighborhood Commercial Center and elementary school.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

- Multi-Family dwellings of a permanent nature and accessory uses
- All uses permitted under the R-4 Zone District
- Private recreational facilities (for sole use of residents of the immediate neighborhood)
- Neighborhood Pocket Parks
- Bikeways and pedestrian trails
- Temporary Sales Offices and Model Homes
- Home occupations
- Open Space
- Neighborhoods may be gated or non-gated
- EV charging stations

Land Use / Development Standards

VERY HIGH DENSITY	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	20, 30	
Zone District	R-4 / MPC	
Density Range	25.1 - 43.0 du/ac	Very High Density Residential
Land Use	The use of land designated Very High Density shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Min / Max Lot Area	3 Ac. / 10 Ac.	
Maximum Coverage	50% / 40%	Building / Paving & Hardscape
Maximum Height / Number of Stories	45' / 3 story - 50' / 4 story	
Open Space	10% min.	Includes common open space and private recreation areas.
BUILDING SETBACKS		**All setbacks are measured from Property Lines**
Front Yard	3' min.	To living area, porch, or projections.
Side Yard	8’ min. / 5' min.	To living area / porch, or projections
Rear Yard	10’ min. / 8’ min.	To living area / porch, or projections
GARAGES/STREETS/PARKING		
Covered	1-car min / unit	10'x18' min.
Parking		Parking standard for multi-family shall comply with Clovis Municipal Code, unless a parking analysis is prepared at the time of development that supports reduction in parking standards.
ACCESSORY USES		**General List of Requirements and Restrictions**
Walls/Fences	7' min. - 6' high max.	Subject to Noise Study; no walls allowed along Neighborhood Collector Roads.
Pool and Spas	5' min.	Water portion to rear and side Property Lines. Pool and spa shall not be located in front yard.
Equipment	HVAC, pool, spa and fountain equipment allowed in open space; equipment shall be screened with landscape.	
Covered Structures	12' high max	Limited to structures and accessory buildings as shown and included on site.
Accessory Buildings		
Service, Trash and Utility Areas	All service, trash and storage areas shall be screened and gated. Utilities above ground shall be screened with landscaping.	

Imagery

ARCHITECTURE



Special Notes

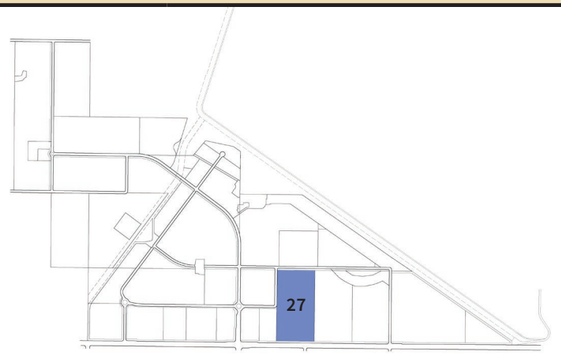
1. This site is subject to Site Plan Review in accordance with City of Clovis requirements. See Individual Project Approval Process under the Administration and Implementation section of this handbook.
2. Development may integrate with adjacent Gateway Neighborhood Commercial Center.W

Residential Land Use Development Standards

Residential Land Use | **Land Use / Product** | **Development Standards** | **Imagery**

School

KEY MAP



SCHOOL	LAND USE TOTAL AREA
	19.35 AC

DESCRIPTION

School is a public / institutional designation, that provides for the development of an elementary school and recreational facilities to serve the educational needs of the Vista Ranch community and the surrounding local area.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited, including on-site storage of recreational vehicles.

- Elementary School
- Active uses such as basketball courts, volleyball courts, playground equipment, softball & baseball fields, football / soccer fields, track & field, etc.
- Small amphitheater
- Plazas
- Bikeways and pedestrian trails
- Open space
- All uses permitted in Medium Density Residential, referenced on page 17 of this handbook, if a school is not developed on the site
- EV charging stations

SCHOOL	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	27	
Zone District	R-1-MD / MPC	
Density Range	4.1-12.0 ac	School / Medium Density Residential
Land Use	The use of land designated School shall comply with those uses listed under Permitted Uses (see bottom-left)	

Notes

1. This school site is to be developed by Clovis Unified School District. Project Approval Process through Department of State Architect.
2. Architecture, walls and landscape shall comply with Vista Ranch Community Character.
3. The underlying land use for this parcel is R-1-MD. Should elementary school not proceed at this location, the site may be developed at R-1-MD in accordance with design standards provided on page 16 of this Master Development Plan Handbook.

ARCHITECTURE



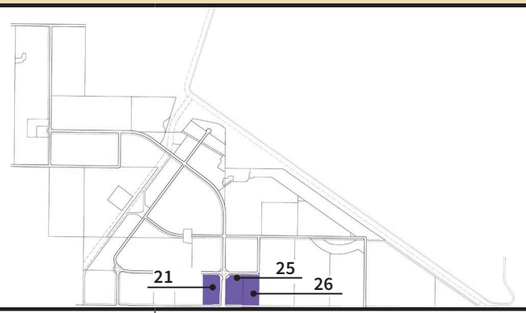
This imagery conveys samples of the architectural character intended for this school campus. Final design may vary.

Non Residential Land Use Development Standards

Gateway Neighborhood Commercial

Commercial Land Use

KEY MAP



GATEWAY NEIGHBORHOOD COMMERCIAL	LAND USE TOTAL AREA
	12.57 AC

DESCRIPTION

Gateway Neighborhood Commercial is a Village commercial center designed to provide localized retail and service uses to the Vista Ranch community and the local surrounding area. This area permits commercial uses that will provide both retail and office uses that are intended to facilitate walkability and minimize vehicular trip lengths for basic services.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited.

- All uses permitted under C-1 zone
- Transit stop
- Special Use - Plaza and Open Space
- Bikeways and pedestrian trails
- Gas stations subject to a CUP, within PA 21 only (Note: Gas Stations shall be screened with landscaping)
- EV charging stations
- Event center, subject to a CUP.

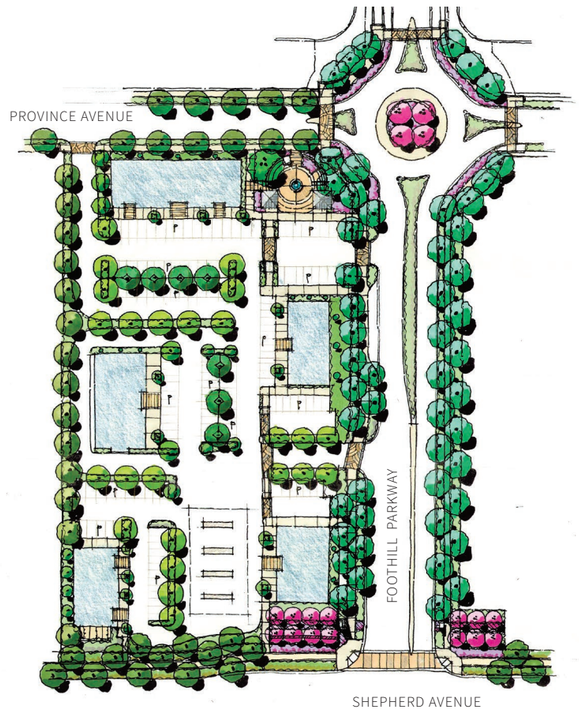
Land Use / Development Standards

GATEWAY COMMERCIAL	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	21, 25, 26	
Zone District	C-1 / MPC	
Floor Area Ratio	0.45	
Land Use	The use of land designated Gateway Neighborhood Commercial shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Building Coverage	45% max.	
Maximum Height	50’	4 Story Maximum
Open Space	15% min.	Includes on-site transit facilities, plaza spaces and common open spaces.
BUILDING SETBACK FROM R.O.W.		**All setbacks are measured from Property Lines**
From Expressway	10’ min. / 5' min.	To building / To projections
From Commercial Collector	0’ or 10' max.*	*10’ min. to outdoor eating / seating
From Collector	8’ min.	To building and to projections
From Property Lines	5’ min. / 10’ min.*	*Adjacent to residential
STREETS/PARKING		
Retail / Service Parking	1 space / 250 sq.ft.	For Gross F.A.R.
Landscaping	1 tree / 4 parking spaces	For parking lots
ACCESSORY USES		**General List of Requirements and Restrictions**
Walls / Fences	7' high max.*	*No walls allowed along street frontages
Trellises / Awnings	12' high max.	
Equipment	HVAC, Fountain equipment allowed in open space: equipment shall be screened with landscaping.	
Service, Trash and Utility Areas	All service, trash and storage areas shall be screened and gated. Utilities above ground shall be screened with landscaping.	

Refer to General Design Standards and Guidelines for additional requirements at the end of this section.

Imagery

ARCHITECTURE







Special Note

1. This site is subject to Site Plan Review in accordance with City of Clovis requirements. See Individual Project Approval Process under the Administration and Implementation section of this handbook.
2. Development may integrate with adjacent multifamily residential.

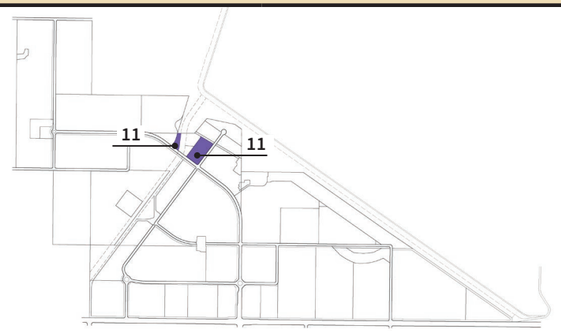
This imagery conveys samples of the architectural character intended for this commercial center. It is conceptual in nature. Final design may vary in compliance with the Community Theme & Character shown on page 11.

Non Residential Land Use Development Standards

Community Recreation

Recreational Land Use | **Land Use** | **Development Standards** | **Imagery**

KEY MAP



COMMUNITY RECREATION	LAND USE TOTAL AREA
	3.05 AC

DESCRIPTION

Community Recreation is a mixed use community serving facility, designed to provide a variety of recreational activities and amenities to Vista Ranch. Facilities include HOA office, restrooms, pools, event structures, shade structures, open grass fields and other such recreational amenities, as well as community maintenance facilities.

PERMITTED USES

Private

- Community recreation buildings, including office, restrooms, event, business center, etc.
- Passive uses such as seating areas, open field space, picnic areas, etc.
- Shade structures
- Community gardens
- Outdoor fire pits
- Pool / Spa facilities
- Outdoor festivals / fairs / food trucks (temporary)
- Plazas
- Open space
- Parking
- Food trucks
- EV charging stations
- Maintenance yard
- Maintenance / storage buildings
- All uses not specifically identified in the list above are prohibited

COMMUNITY RECREATION (PRIVATE PARK)	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	11	
Zone District	C-R / MPC	
Density Range	N/A	
Floor Area Ratio	0.35	
Land Use	The use of land designated Community Recreation Private and Public Park shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Building Coverage	35%	
Building Separation	0’ to 20’ min.	
Maximum Height	40’	
Open Space	Site specific to use	
BUILDING SETBACK FROM R.O.W.		All setbacks are measured from Property Lines
From Collector	14’ min. / 12’ min.	To building / To projections
From Interior Street	10’ min. / 6’ min.	To building / To projections
From Property Line	12’ min.	
STREETS/PARKING		
Sidewalks	Varies	Reference Street Sections
Streets (Interior)	24’ wide min.	Landscape area along building side conditions
Rec Center Parking	1 space / 200 sq. ft.	
Landscaping	1 tree / 4 parking spaces	For parking lots
ACCESSORY USES		General List of Requirements and Restrictions
Walls / Fences	8' high max.	For walls surrounding private recreation facility
Trellises / Awnings	12' high max.	
Equipment	HVAC,Fountain equipment allowed in open space: equipment shall be screened with landscaping.	
Service, Trash and Utility Areas	All service, trash and storage areas shall be screened and gated. Utilities above ground shall be screened with landscaping.	

Refer to General Design Standards and Guidelines for additional requirements at the end of this section.

ARCHITECTURE



Special Notes

Refer to the Community Recreation Center site plan design concepts located under the recreation component of the Community Design Development Standards Section of this handbook.

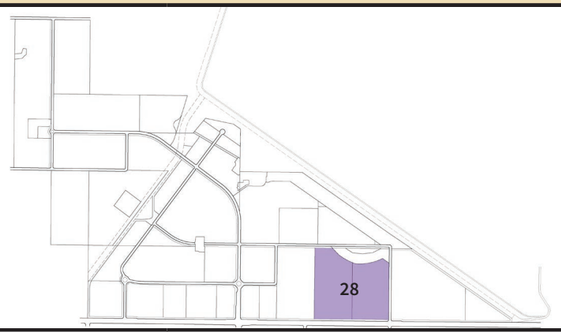
This imagery conveys samples of the architectural character intended for these Community Recreation Centers. It is conceptual in nature. Final design may vary.

Non Residential Land Use Development Standards

Light Industrial

Light Industrial

KEY MAP



LIGHT INDUSTRIAL	LAND USE TOTAL AREA
	32.21 AC

DESCRIPTION

Light Industrial includes a mixed use personal/recreational vehicular storage facility and a caretaker's residence with office as well as business uses allowed under the M-1 Light Industrial Zone District.

PERMITTED USES

*All uses not specifically identified in the list to the right are prohibited.

- Personal / Recreational vehicle storage facility with caretaker's residence and office. Subject to conditional use permit

Land Use / Development Standards

LIGHT INDUSTRIAL	STANDARD	NOTES
DESIGNATION		
Planning Area(s)	28	
Zone District	M-1 / MPC	
Density Range	N/A	
Floor Area Ratio	No Requirement	
Land Use	The use of land designated Administrative and Professional Office shall comply with those uses listed under Permitted Uses (see bottom-left)	
BUILDING INTENSITY		
Lot Coverage	No requirement	
Building Separation	No requirement	
Maximum Height	40' / 3 stories	
Open Space	N/A	Landscape along Shepherd Ave. (20') and Landscape Feature at northwest corner of Shepherd and Locan and Entry Feature to site
BUILDING SETBACK FROM R.O.W.		**All setback are measured from Property Lines**
From Expressway	10'	Shepherd Ave., from south property line
Street Side	0'	From east property line
Side	0'	From west property line
Rear	0' and 100'	From north property line & Dry Creek bed
STREETS/PARKING		
Sidewalks	Varies	Reference Street Sections
Garages	2 Parking spaces	Inside garage of caretaker's residence
Parking		Varies M-1 (Light Industrial) Zoning District and use permit
Lighting	Hooded outdoor security lighting	Shall not illuminate adjacent properties or R.O.W.
Landscaping		Landscaping in accordance with County of Fresno Development Conditions CUP 3526
ACCESSORY USES		**General List of Requirements and Restrictions**
Walls / Fences	8'-4" with optional painted metal security screening to be complimentary to stucco	The facility will be enclosed by storage building, block wall, and iron gates per County CUP 3526. Other develpment to comply with Clovis Municipal Code.
Equipment	Fountain equipment allowed in open space: equipment shall be screened with landscaping.	
Monument Sign	4'-4" x 6'-7"	Monument sign allowed as approved by the County of Fresno
General Signs	Per M-1 (Light Industrial) Zoning District and City of Clovis sign ordinance	
Service, Trash and Utility Areas	All service, trash and storage areas shall be screened and gated. Utilities above ground shall be screened with landscaping.	

The subject site was approved for development of a mini storage by the County of Fresno. Development shall be subject to the development conditions of CUP 3526.

Imagery / Site Plan

ARCHITECTURE



This imagery conveys samples of the architectural character intended for this planning area.

Special Notes

Existing use as previously approved mini-storage, by the County of Fresno CUP 3526.

General Design Standards and Guidelines

PURPOSE AND COMPLIANCE

The purpose of this Section is to establish qualitative design standards and guidelines to further ensure that the quality and character of the Vista Ranch community is upheld. Site design, architectural design and landscape design should be integrated to create a unified community identity. Vista Ranch shall promote visual diversity along the streetscape and promote the use of street-oriented architecture. The following standards and guidelines address site planning and landscape, walls and fences, lighting, signage, and service, trash, utility, and storage areas for residential and non-residential areas within Vista Ranch.

General Design Standards and Guidelines for Residential and Non-Residential Planning Areas Throughout the Vista Ranch Community

RESIDENTIAL PLANNING AREAS	NON-RESIDENTIAL PLANNING AREAS
SITE PLANNING AND LANDSCAPE	
1. Forward architecture shall place entries, windows, front doors, and living areas towards the street. 2. Neighborhoods should provide connections to the community parks and trails network. 3. Wrap architecture is encouraged for use on buildings located on corner lots. 4. Architecture should integrate interactive elements such as porches, verandas, porte-cocheres, balconies, decks, porticos, trellises, arbors and courtyards toward the street. 5. Buildings shall relate to the surrounding development and streetscapes appropriately to create a cohesive visual identity. 6. Multi-family buildings and attached housing products should be sited along the streetscape with parking lots internalized to reduce the visual impact of parking. 7. Long, unbroken facades and box-like forms shall be avoided. Landscaping should be used to create aesthetic building massing conditions and screening. 8. Where large canopy trees are planted in landscaped areas less than 10' in width and not less than 8' in width, trees shall be centered in the landscape area with continuous root barrier matching the maximum canopy diameter and centered on tree.	1. Buildings should be placed along roads to provide visual interest and oriented so that the public access or windows face the road. 2. Commercial street corners should be defined by buildings that set the tone for the entire block, enrich the streetscape and reduce the impact of parking. 3. Parking areas should be screened from the public right-of-way. Larger parking areas should provide pedestrian walkways to connect buildings and "desire" lines. 4. Parking lots tend to create gaps along the street edge and interrupt activities along the street and therefore should be located in ways that minimize their visibility form the street. Large continuous surface parking lots should be avoided. 5. Pedestrian connections to the community parks and trails network should be provided. 6. Building should be sited to create spaces for public plazas, seating areas and landscaping. 7. Accent landscaping such as specimen trees, colorful perennial shrubs, groundcover, tall grasses and flowers should be used at project entryways.
WALLS AND FENCES	
1. The use of walls along roads should be minimized. Where necessary, walls should be blended into the adjacent landscape otherwise replaced by corner architecture. 2. Appropriate materials for walls and fences include stone, stone veneer, split/face precision block, tubular steel, wood fencing, concrete, and wrought iron. 3. Open cul-de-sacs, view fencing, variable wall alignments and heights, landscaping, and pilasters should be integrated into the wall design in order to avoid long, uninterrupted stretches of walls. 4. Where appropriate, buildings should be sited in such a way that they serve the function of walls. 5. Private walls used to separate individual residential lots shall be a maximum of six feet in height, unless a taller wall is necessitated by grade differential, or a noise study warrants a taller fence at specified locations.	1. The use of walls along roads should be minimized. Where necessary, walls should be blended into the adjacent landscape otherwise replaced by corner architecture. 2. Appropriate materials for walls and fences include stone, stone veneer, split/face precision block, tubular steel, wood fencing, concrete, and wrought iron. 3. Open cul-de-sacs, view fencing, variable wall alignments and heights, landscaping, and pilasters should be integrated into the wall design in order to avoid long, uninterrupted stretches of walls. 4. Where appropriate, buildings should be sited in such a way that they serve the function of walls.
LIGHTING	
1. Exterior lighting shall be shielded from projecting off-site and designed to be compatible with the architectural character and landscape design of the home. 2. Illumination levels shall be appropriate and compatible with the purpose, ambient levels and color of the surrounding neighborhood.	1. Lighting fixtures and support structures should be consistent with the architectural character and design of the project. 2. Illumination levels shall be appropriate to the surrounding environment and purpose. 3. Architectural features, roof lines, pedestrian routes, and building entrances should be illuminated. 4. Overly bright or glaring lights shall be avoided. 5. The use of bollard lights in pedestrian areas and crossing points shall be encouraged, but not required.
SIGNAGE	
1. Signage for individual neighborhoods shall follow the design standards for Neighborhood Entryways as proposed under the Landscape Development Standards of this handbook. 2. No signage in addition to that proposed under the Master Signage Plan of this handbook is allowed, with the exception of multi-family attached project areas. 3. Signs should be used only where permitted in an understated manner, emphasizing an image of permanence and quality. 4. Signs within a project should use a uniform scheme of colors, materials and style compatible with the overall community theme and character.	1. Signage should be used only where necessary in an understated manner, emphasizing an image of permanence and quality. 2. Signs should be distinctive, eye-catching and simple, avoiding cluttered design and excess advertising. 3. Signs within a project should use a uniform scheme of colors, materials and styles. 4. Tenant identification signs should be consistently located and integrated into the architectural design of the building entry. 5. Desirable signs include indirectly lit signs, halo lighting, channeled, letter signs, wall signs, awnings and double-faced projecting or hanging signs along pedestrian walkways. Simple painted or raised letter signs are encouraged. 6. For additional sign standards refer to Master Signage Plan, and CMC Section 9-34. 7. No interchangeable panel signs on permanent commercial signage.
SERVICE, TRASH, UTILITY, AND STORAGE AREAS	
1. Service, trash/recycling and storage areas for single-family toters shall not be viewed from public areas. 2. Service, trash/recycling and storage areas for multi-family attached projects shall not be viewed from public areas and should be enclosed with walls. These enclosures are designed for architectural compatibility with the building, and screened with landscaping. 3. Transformers and other utility equipment located above ground shall be screened and incorporated into the landscape whenever possible. 4. On-site storage of recreational vehicles is prohibited. 5. All pool and spa equipment and other electrical equipment visible form the public right-of-way shall be screened with landscaping.	1. Service, trash/recycling and storage areas should be located on the interior or rear yard of the site where feasible. 2. Service, trash/recycling and storage areas should be enclosed with walls. These enclosures should be designed for architectural compatibility with the building, and screened with landscaping. 3. Transformers and other utility equipment located above ground shall be screened and incorporated into the landscape whenever possible. 4. All electrical equipment visible form the public right-of-way shall be screened with landscaping.



Community Design Development Standards

Streetscape Development Standards

STREETSCAPE DESIGN PROGRAM

The program for this subsection of the Community Design Development Standards is organized to address the design detail of the project's streetscape. The following pages document the community's street sections and traffic calming measures, including landscaping and lighting related to these areas.

STREET CIRCULATION PLAN

The Vista Ranch project circulation is handled through a hierarchy of collector streets predominantly connecting to the Shepherd Avenue expressway. These connections provide close proximity to Highway 168 located directly east along Shepherd Avenue or south along Temperance Avenue. Secondary access is provided to the rural collectors Perrin Avenue and Behymer Avenue that provide access to Fowler Avenue to the west. (see Circulation Plan to the right)

Internally, the collector system of the community is organized into two distinctive categories, community and neighborhood serving. Community serving streets include the commercial collectors, community collectors and rural collectors. These three street types represent the backbone circulation pattern and the primary points of entry into the community. They are supported by secondary, neighborhood serving collector system that provides access into each of the individual neighborhoods to the activity centers. Within each of these neighborhoods is a local street type designed to fit the character of that neighborhood.

STREETSCAPE DESIGN

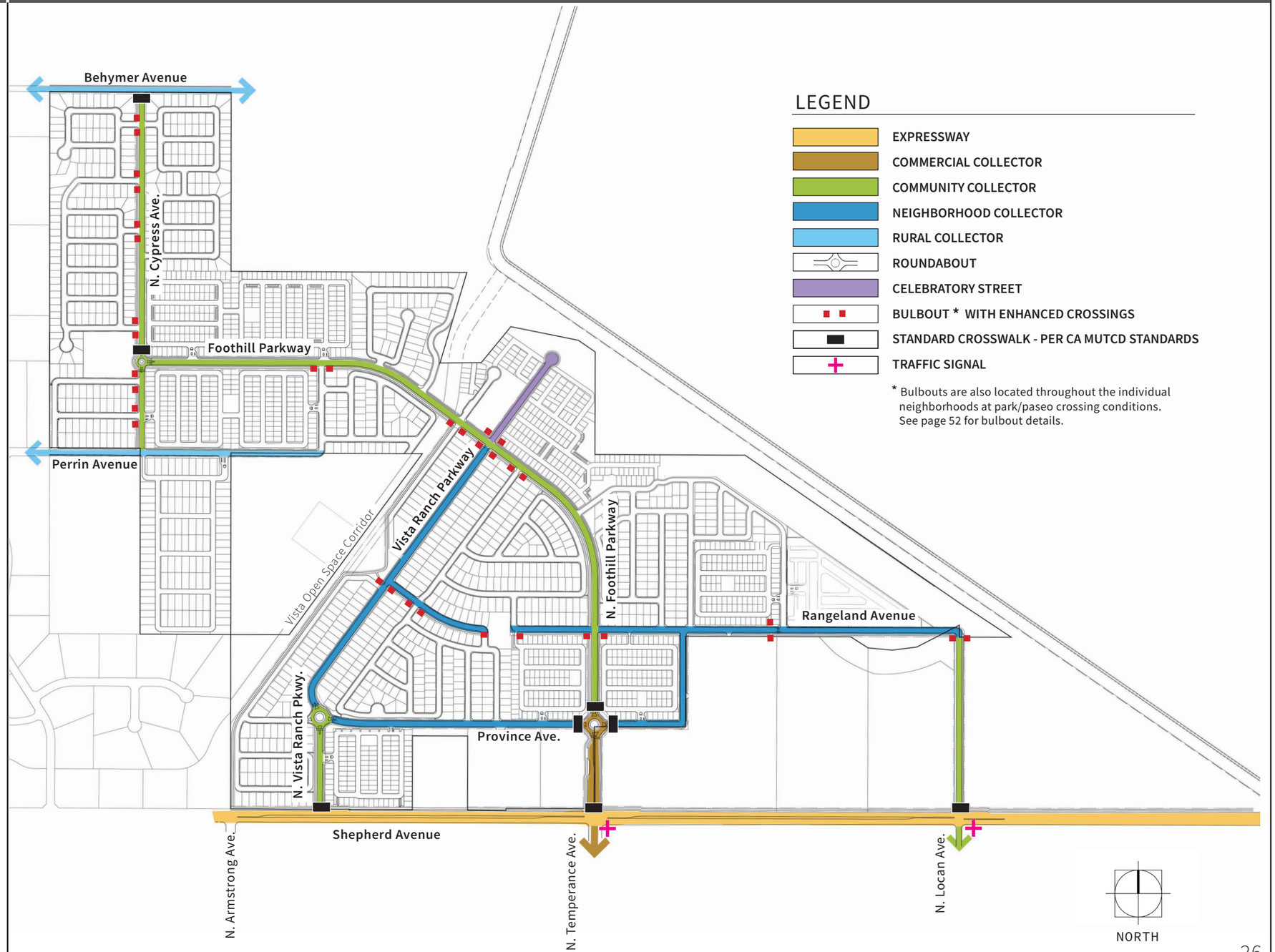
Based on the circulation plan discussed above, each street-type has its own set of design standards. These design standards may vary slightly within each of the roadway classifications, due to the conditions and design needs required by adjacent land uses. All roadways shall be constructed in accordance with the Street Sections illustrated and discussed in the following pages. The incorporation of landscaping within the rights-of-way is purposeful for both enhancing the streetscape corridor and providing consistency in design and maintenance throughout the community. Refer to the following pages detailing the streetscape design for each roadway type and condition, as it pertains to landscaping, lighting and street furniture.

ACCESS STANDARDS AND TRAFFIC MOVEMENT

Access into individual parcels is limited along the community-level collector system except at elementary school, community recreation centers, and where access is granted through the neighborhood local streets. Pedestrian/bikeway access will be permitted into individual parcels to complete the connectivity of the community trails system.

Stop signs shall be installed at locations as determined by the City of Clovis.

Street Circulation Plan



LEGEND

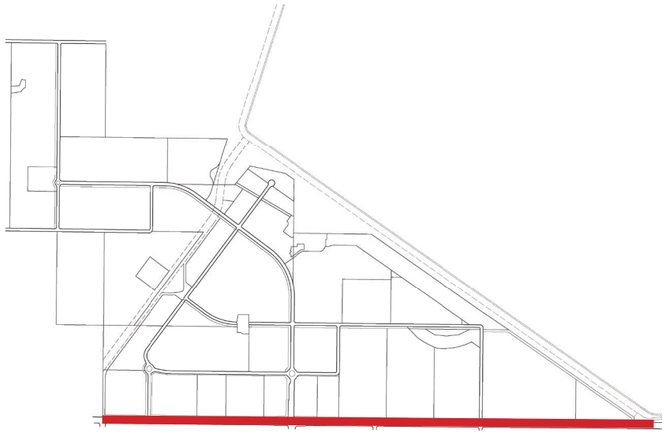
- EXPRESSWAY
- COMMERCIAL COLLECTOR
- COMMUNITY COLLECTOR
- NEIGHBORHOOD COLLECTOR
- RURAL COLLECTOR
- ROUNDABOUT
- CELEBRATORY STREET
- BULBOUT * WITH ENHANCED CROSSINGS
- STANDARD CROSSWALK - PER CA MUTCD STANDARDS
- TRAFFIC SIGNAL

* Bulbouts are also located throughout the individual neighborhoods at park/paseo crossing conditions. See page 52 for bulbout details.

Streetscape Development Standards

Street Sections

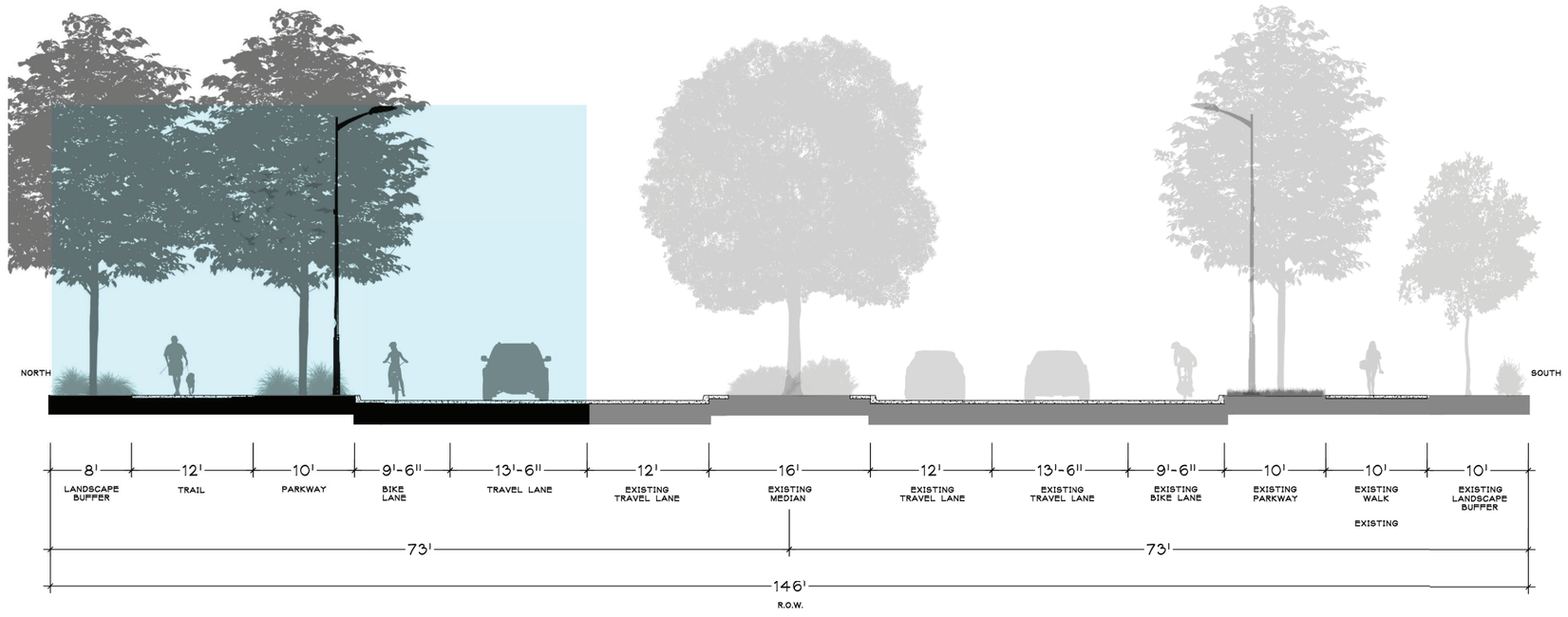
Expressway



KEY MAP

146' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	16'	10' / 10'	8' / 10'
LANDSCAPE			
Tree Palette	Existing	London Plane / Existing	London Plane / Existing
Pattern / Spacing	Existing	Single row 30'-40' on center	Single row 30'-40' on center
Other Conditions	Existing	Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	12' Asphalt trail with bollard lighting at 100' spacing		
	Utilities within the R.O.W. shall be screened with landscaping		
	Bike lanes shall be striped		
	Modifications to median island to provide turn lanes into Vista Ranch shall include stamped concrete median nose per City Standards.		
Refer to Landscape Palette for a complete list of plant materials and applications.			

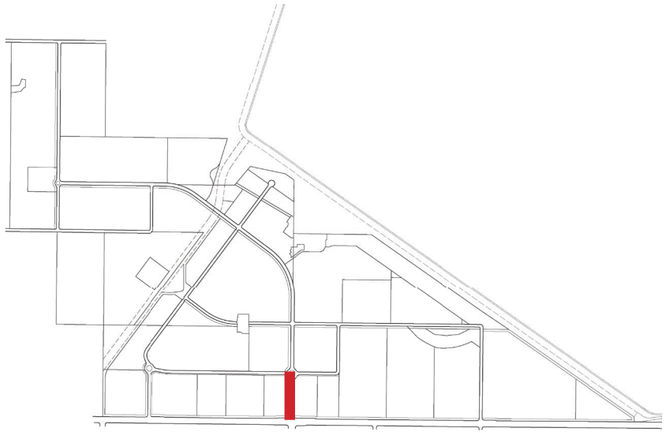
Shepherd Avenue



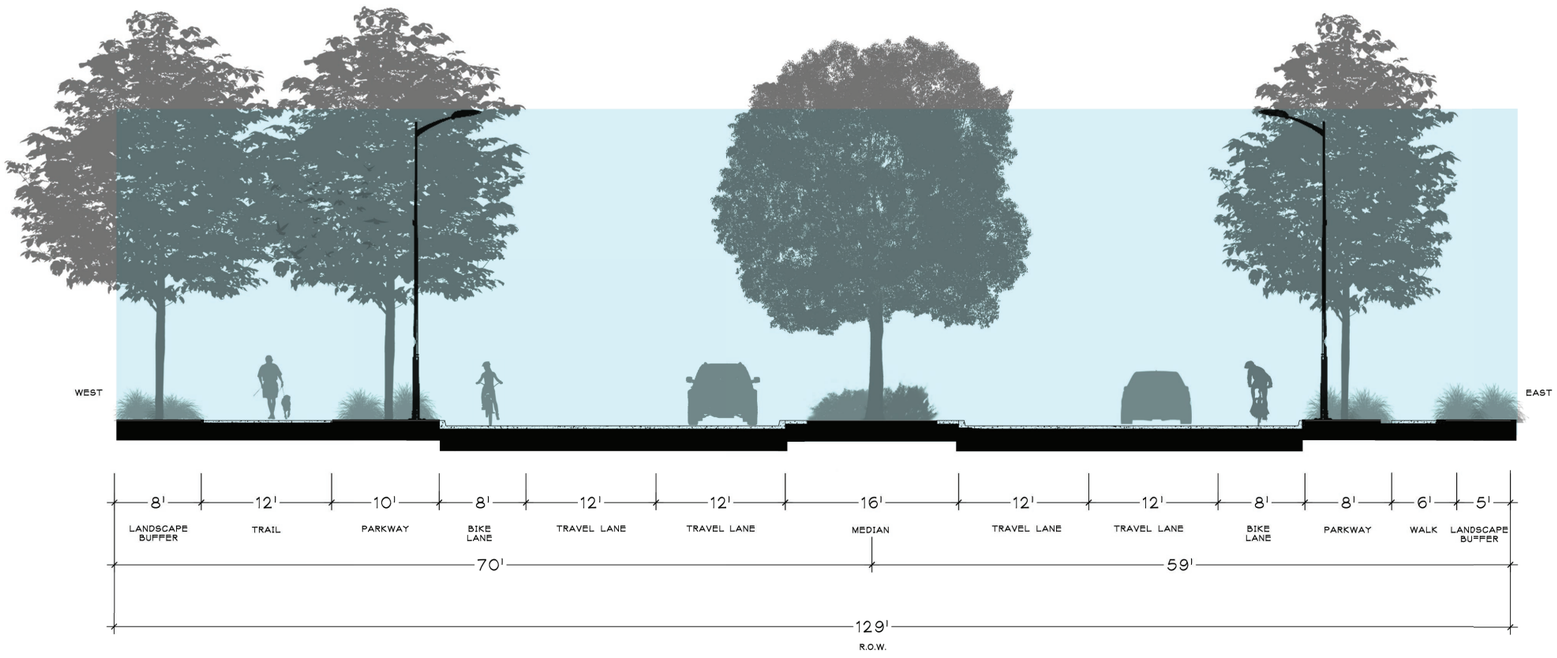
Streetscape Development Standards

Street Sections

Commercial Collector



North Foothill Parkway



KEY MAP

129' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	16'	10' / 8'	8' / 5'

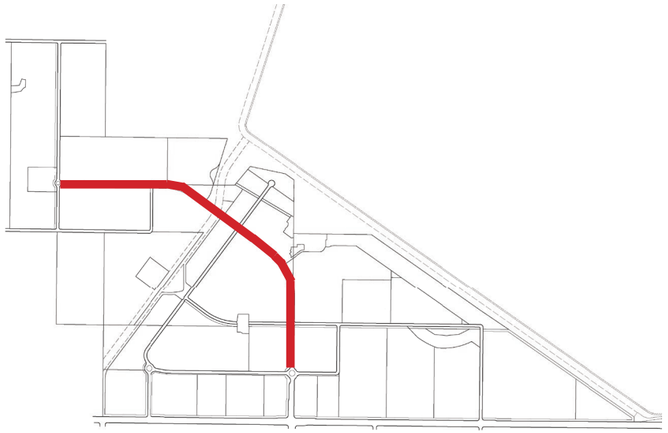
LANDSCAPE			
Tree Palette	Crape Myrtle	Southern Live Oak	Southern Live Oak / No tree
Pattern / Spacing	Single row 30'-40' on center	Single row 30'-40' on center	Single row 30'-40' on center
Other Conditions	Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	12' concrete trail
	Utilities within the R.O.W. shall be screened with landscaping
	Bike lanes shall be striped
	Median nose and 2' concrete border shall be colored concrete (Mesa Buff)

Refer to Landscape Palette for a complete list of plant materials and applications.

Street Sections

Community Collector



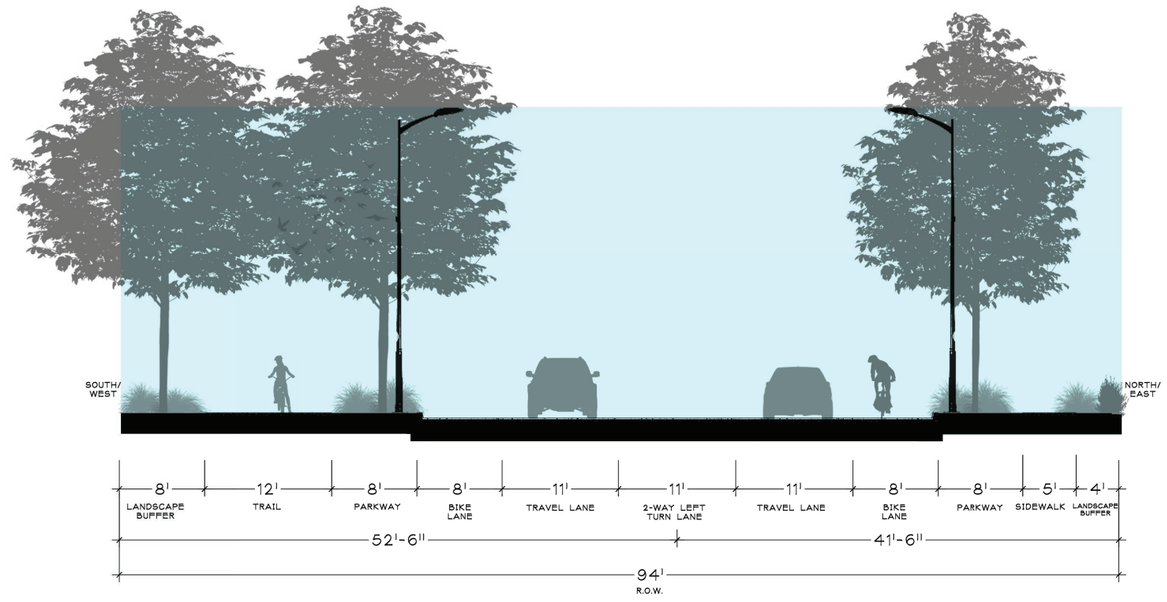
KEY MAP

94' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	8' / 8'	8' / 4'
LANDSCAPE			
Tree Palette		Southern Live Oak	Southern Live Oak / No tree
Pattern / Spacing		Single row 30'- 40' on center	Single row 30'- 40' on center
Other Conditions		Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	12' concrete trail
	Utilities within the R.O.W. shall be screened with landscaping
	8' Bike lanes shall be striped
	Bridge crossing
	Parkways may include depressed peak reducing storm water collection

Refer to Landscape Palette for a complete list of plant materials and applications.

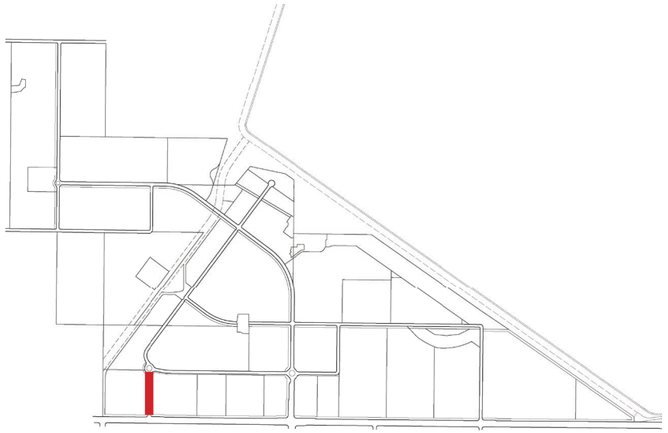
North Foothill Parkway / Foothill Parkway



Streetscape Development Standards

Street Sections

Community Collector

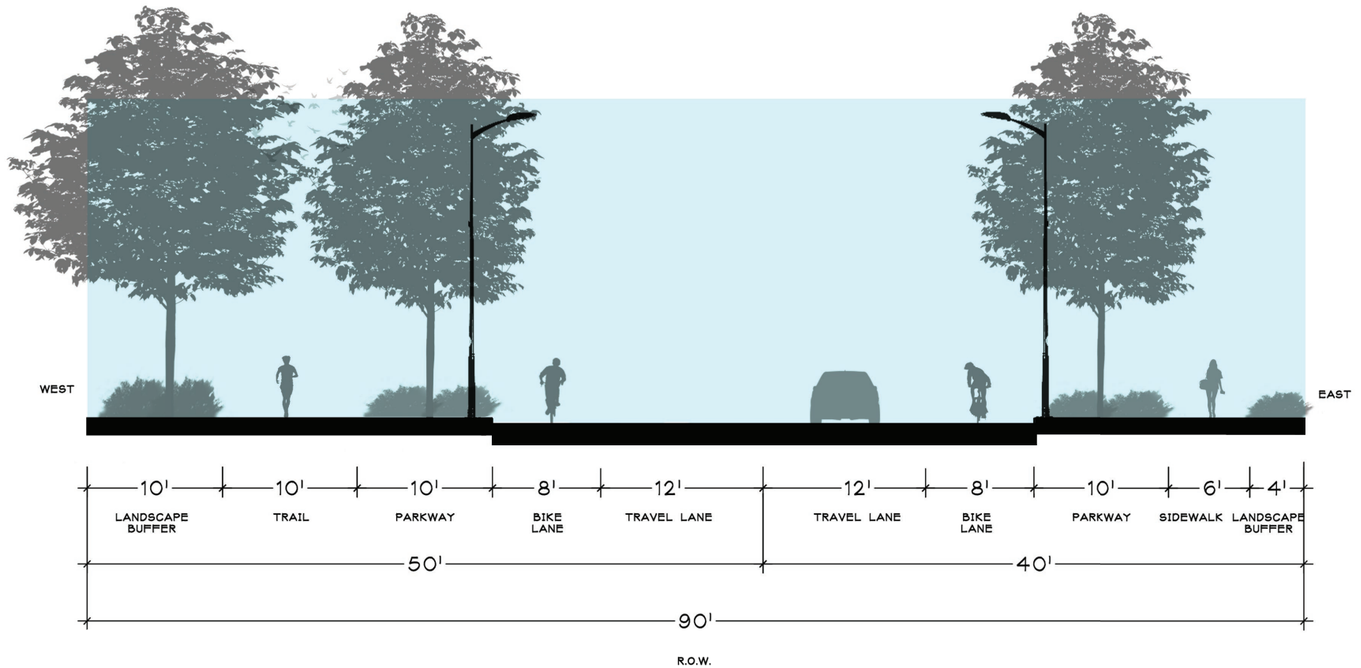


KEY MAP

90' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	10' / 10'	10' / 4'
LANDSCAPE			
Tree Palette		London Plane	London Plane / No tree
Pattern / Spacing		Single row 30'- 40' on center	Single row 30'- 40' on center
Other Conditions		Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	10' concrete trail		
	Utilities within the R.O.W. shall be screened with landscaping		
	Bike lanes shall be striped		

Refer to Landscape Palette for a complete list of plant materials and applications.

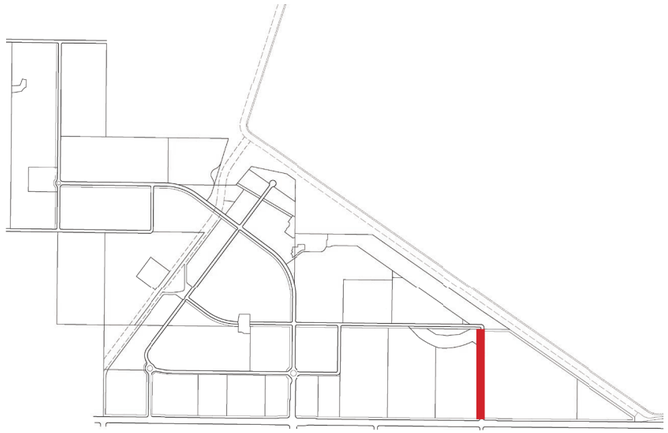
North Vista Ranch Parkway



Streetscape Development Standards

Street Sections

Community Collector

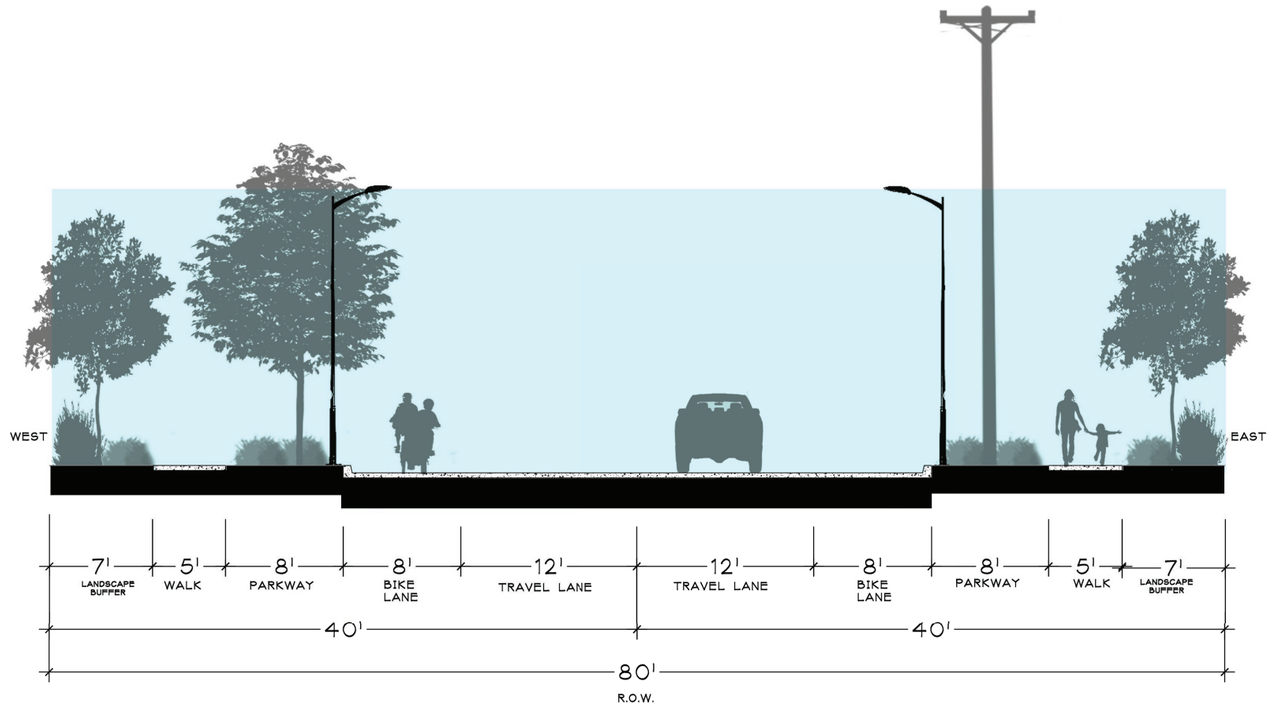


KEY MAP

80' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	8' / 8'	7' / 7'
LANDSCAPE			
Tree Palette		October Glory Maple / No tree	Crape Myrtle
Pattern / Spacing		Single row 30'-40' on center	Single row 20'-30' on center
Other Conditions		Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Utilities within the R.O.W. shall be screened with landscaping		
	Bike lanes shall be striped		
	Parkways may include depressed peak reducing storm water collection		

Refer to Landscape Palette for a complete list of plant materials and applications.

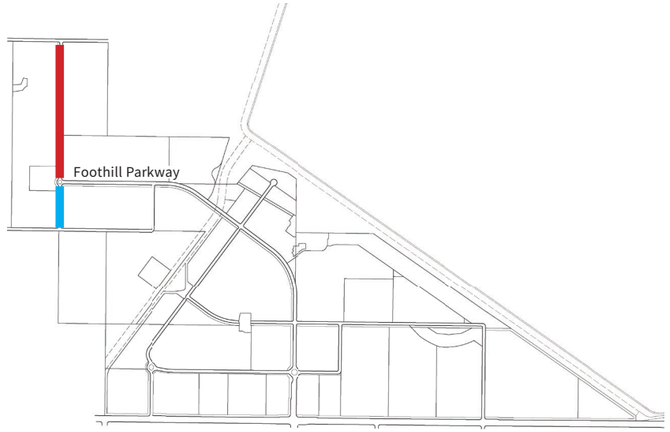
North Locan Avenue



Streetscape Development Standards

Street Sections

Community Collector



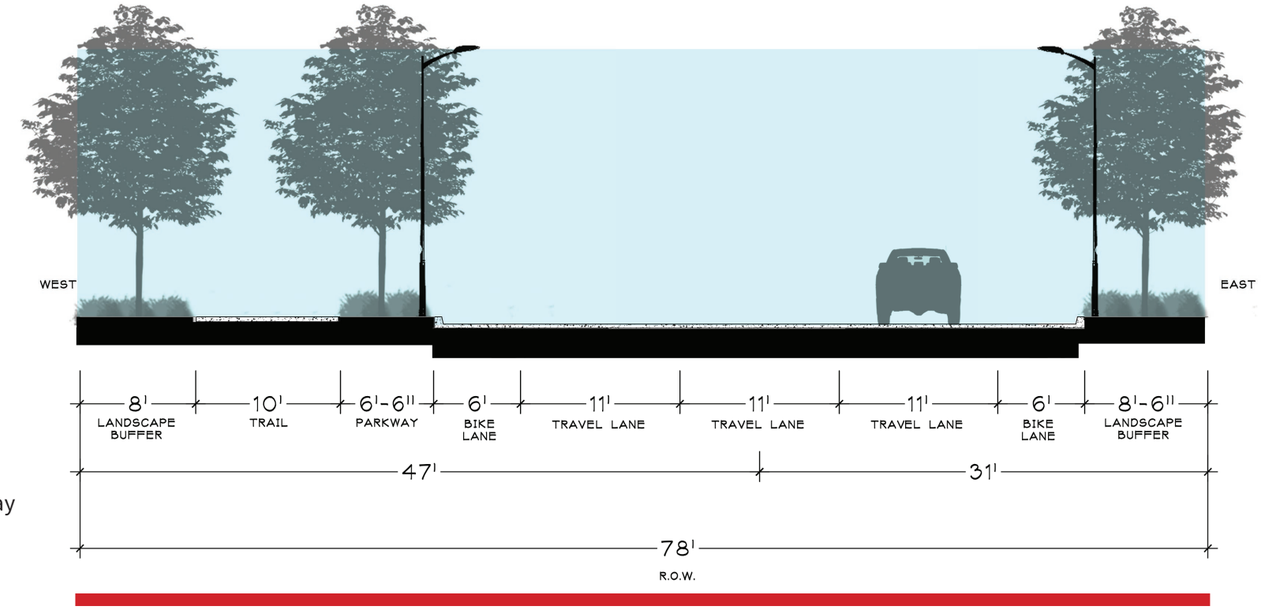
KEY MAP

	MEDIAN	PARKWAY	LANDSCAPE
78' R.O.W.	None	North: 6.5' / None	North: 8' / 8.5'
	None	South: 10' / None	South: 8' / 10'
LANDSCAPE			
Tree Palette		Chinese Pistache Crape Myrtle	Chinese Pistache
Pattern / Spacing		Single row 30'- 40' on center	Single row 30'- 40' on center
Other Conditions		Shrub massing with intermittent crushed rock or bark zones	Shrub massing with intermittent crushed rock or bark zones
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	10' concrete trail / drainage swale		
	Utilities within the R.O.W. shall be screened with landscaping		
	Bike lanes shall be striped		

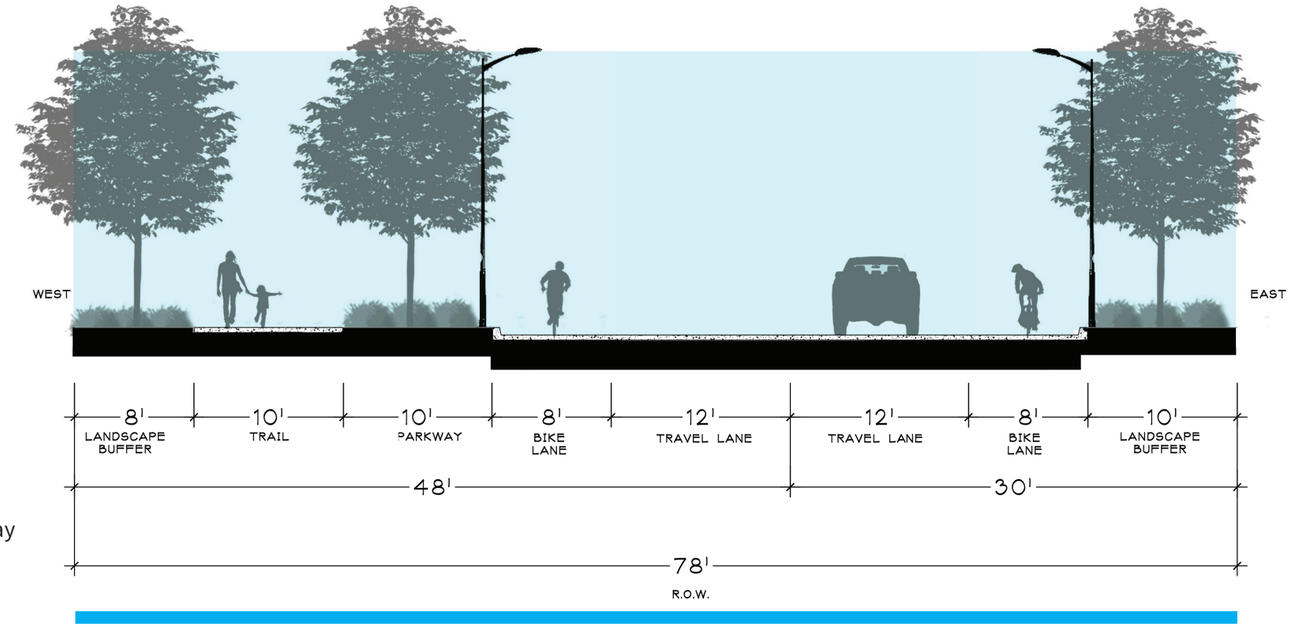
Refer to Landscape Palette for a complete list of plant materials and applications.

North Cypress Avenue

North of Foothill Parkway



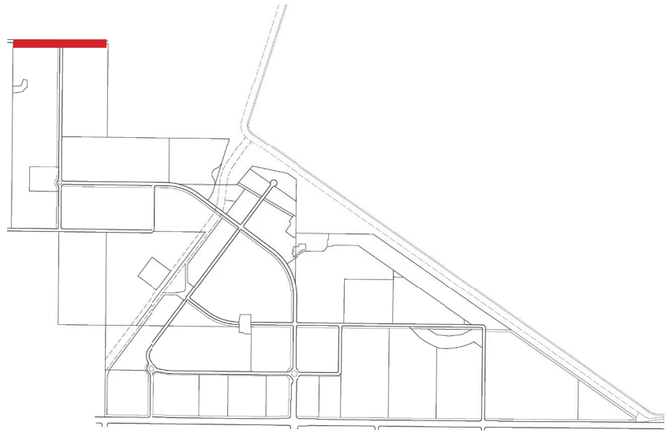
South of Foothill Parkway



Streetscape Development Standards

Street Sections

Rural Collector



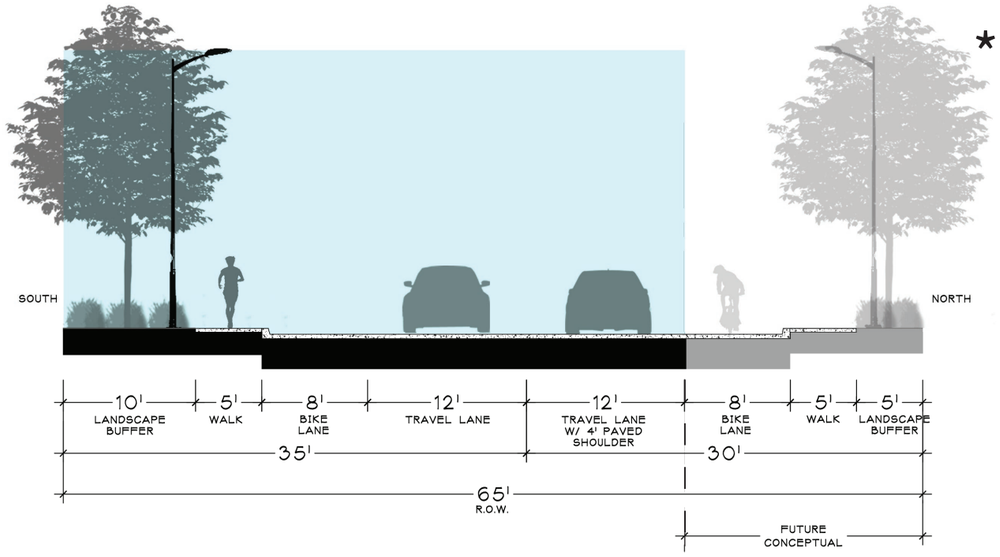
KEY MAP

65' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	10' / 5'
LANDSCAPE			
Tree Palette			Chinese Pistache *
Pattern / Spacing			Single row 30'-40' on center
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Utilities within the R.O.W. shall be screened with landscaping		

Refer to Landscape Palette for a complete list of plant materials and applications.

* Street trees will be placed in front yard (8' min. from sidewalk).

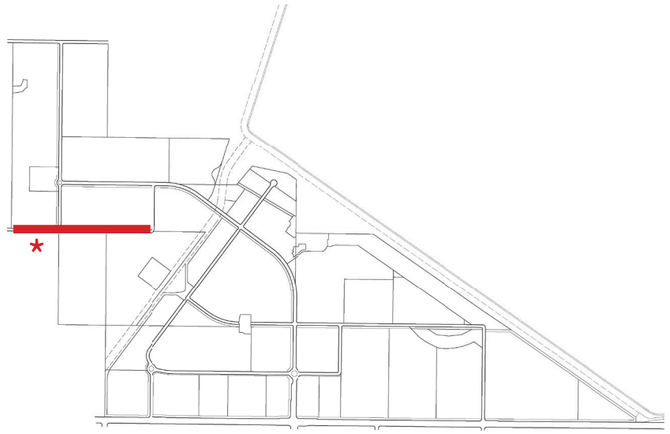
Behymer Avenue



Streetscape Development Standards

Street Sections

Rural Collector

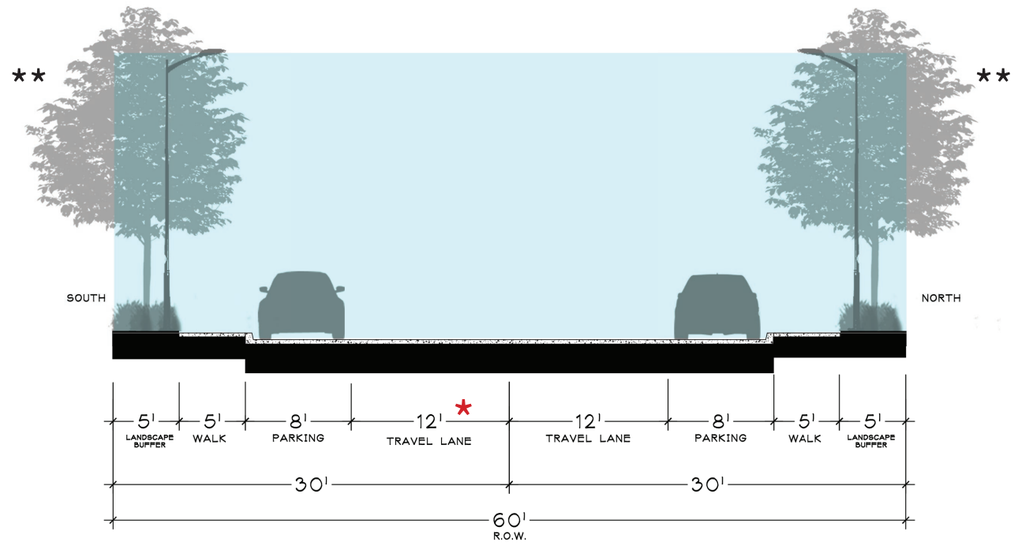


KEY MAP

60' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	5' / 5'
LANDSCAPE			
Tree Palette			Chinese Pistache **
Pattern / Spacing			Single row 30'-40' O.C. or one tree / home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		
Refer to Landscape Palette for a complete list of plant materials and applications.			

** Street trees will be placed in front yard (8' min. from sidewalk).

Perrin Avenue

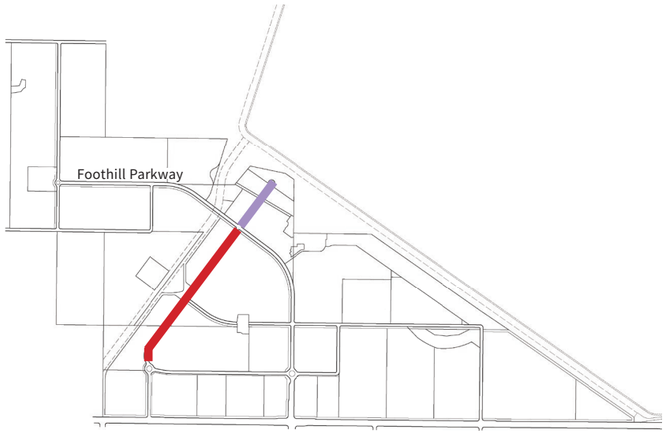


* 12' travel lane with 4' paved shoulder.

Streetscape Development Standards

Street Sections

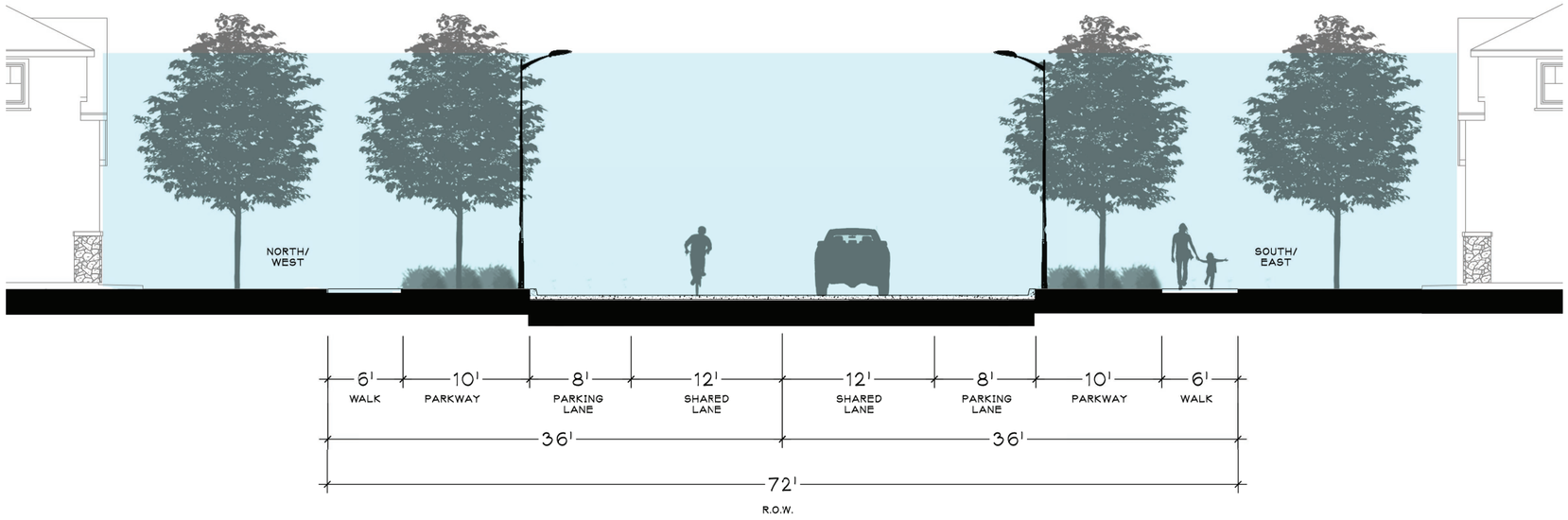
Neighborhood Collector



KEY MAP

72' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	10' / 10'	None
LANDSCAPE			
Tree Palette		London Plane	
Pattern / Spacing		Single row, one tree per home, alternating species	
Other Conditions		Layered shrubs and grasses	
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Shared travel lane to include shared lane markings "Sharrows" per MUTCD		
	Utilities within the R.O.W. shall be screened with landscaping		
	Thematic portal; wood structure, stone columns, tile or metal roof, hanging sign, and lighting		
	Parkway may include lighted trees		
	Retractable safety bollards at Celebration Street		
Refer to Landscape Palette for a complete list of plant materials and applications.			

Vista Ranch Parkway



Vista Ranch Seasonal Celebration Street

Vista Ranch Parkway is designed as a seasonal celebration street. Linking Old Sycamore Station to Vista Ranch Community Park, the portion of tree lined street, north of N. Foothill Parkway, can serve multiple neighborhood functions such as holiday processions and Halloween "Trunk or Treat" events. Up lit trees assist in identifying the location of this feature as well as providing ambiance for participants.



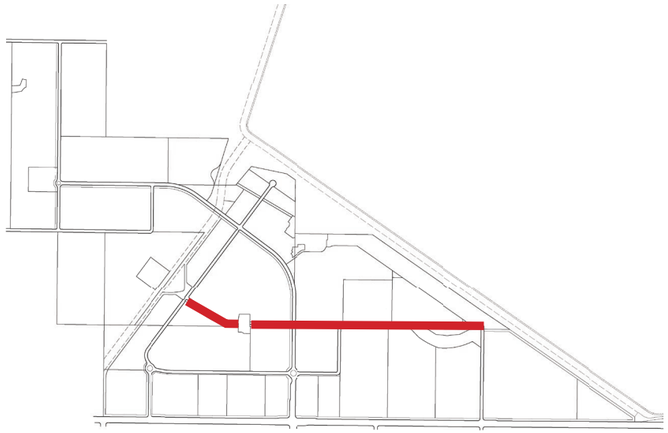
Thematic portal providing a "framed view" of the Celebration Street.

Streetscape Development Standards

Neighborhood Collector

North Rangeland Avenue / Rangeland Avenue

Street Sections

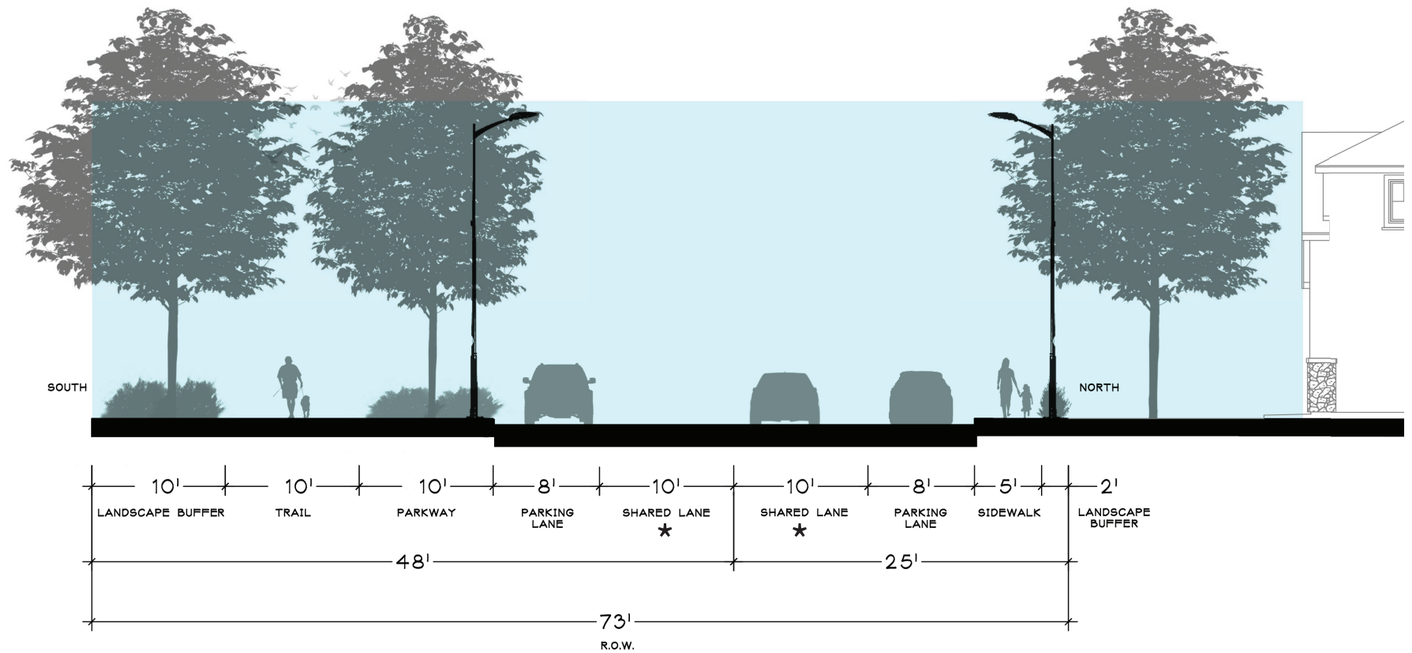


KEY MAP

73' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	10'	10' / 2'
LANDSCAPE			
Tree Palette		Chinese Pistache	Chinese Pistache / No tree
Pattern / Spacing		Single row 30'-40' on center	Single row 30'-40' on center
Other Conditions		Shrub massing with intermitten crushed rock mulch zones	Shrub massing with intermitten crushed rock mulch zones
LIGHTING			
Street Light Model		Cobra, Std.	Cobra, Std.
Street Light Placement		Per City of Clovis standards	Per City of Clovis standards
Street Light Spacing		Regular intervals per City standards	Regular intervals per City standards

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	10' concrete trail
	Mountable curbs shall be installed along streets where driveways exist
	Utilities within the R.O.W. shall be screened with landscaping
	Shared travel lane to include shared lane markings "Sharrows" per MUTCD
	Parkways may include depressed peak reducing storm water collection

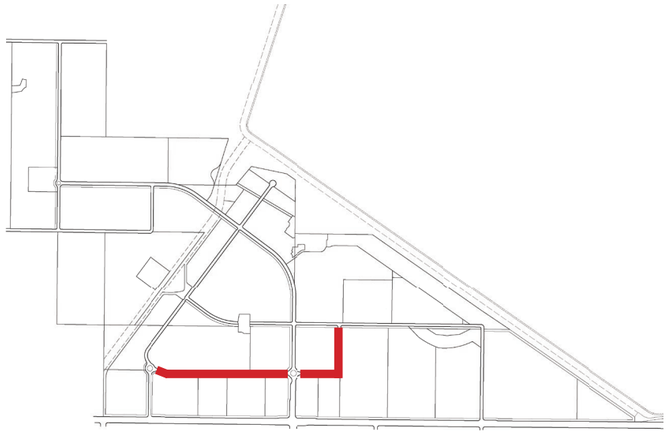
Refer to Landscape Palette for a complete list of plant materials and applications.



★ Shared lane East of N. Foothill Parkway.

Streetscape Development Standards

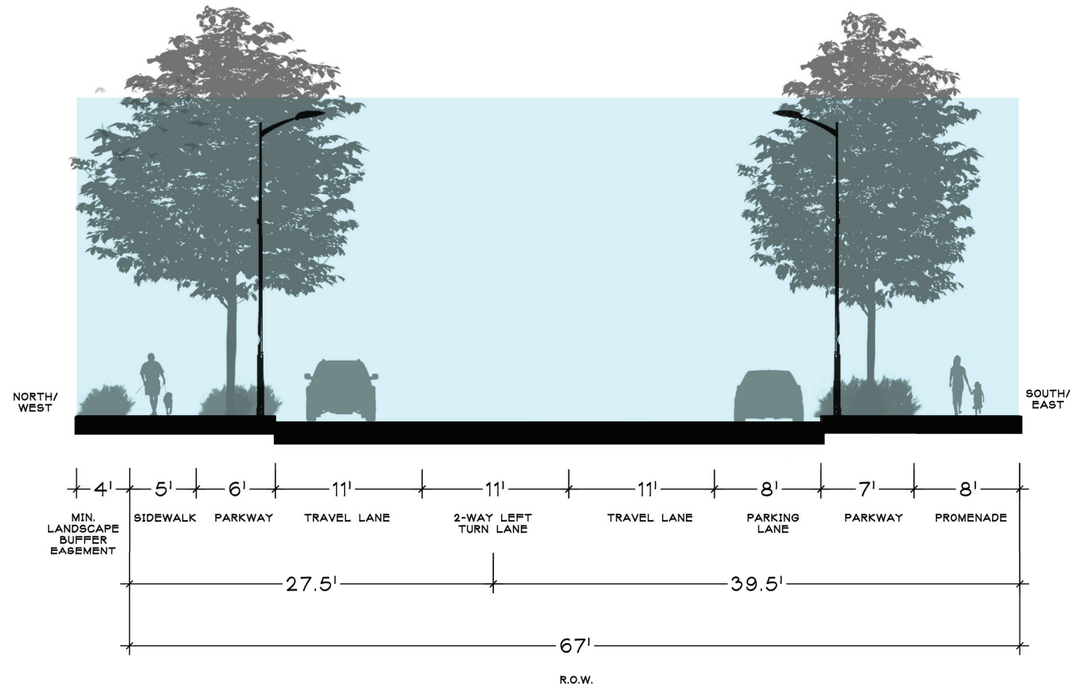
Neighborhood Collector



KEY MAP

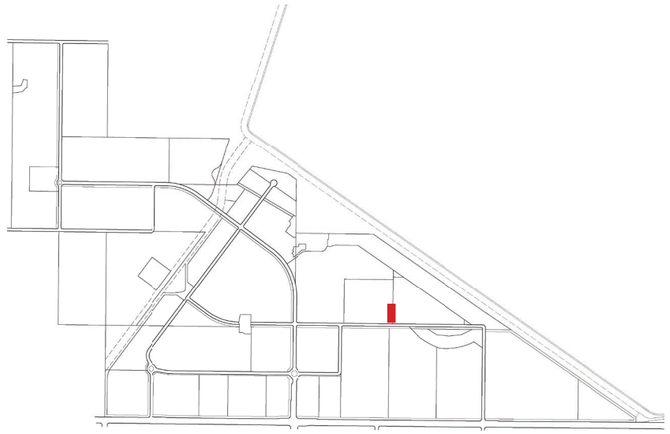
67' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	6' / 7'	None
LANDSCAPE			
Tree Palette		October Glory Maple	
Pattern / Spacing		Single row, 30'-40' on center	
Other Conditions		Layered shrubs and grasses	
LIGHTING			
Street Light Model		Cobra, Std.	
Street Light Placement		Per City of Clovis standards	
Street Light Spacing		Regular intervals per City standards	
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

Refer to Landscape Palette for a complete list of plant materials and applications.



Neighborhood Local

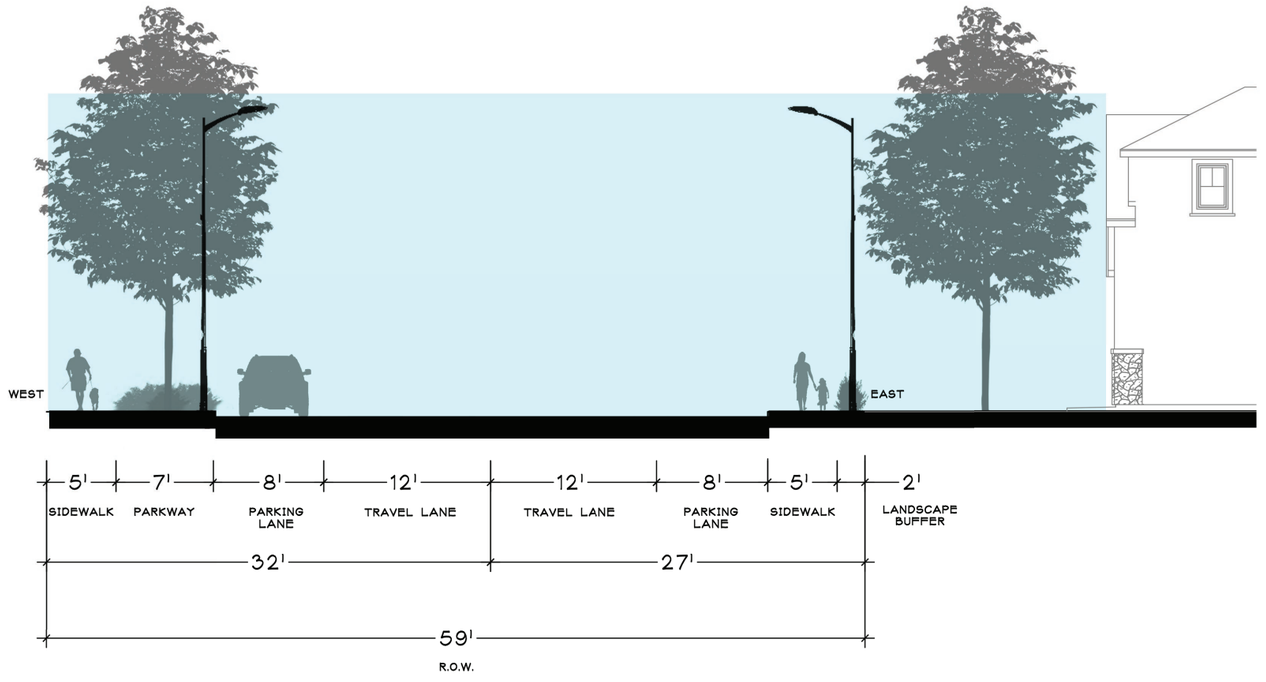
Street Sections



KEY MAP

59' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	7' / None	2'
LANDSCAPE			
Tree Palette		Species are street specific per individual neighborhoods	Species are street specific per individual neighborhoods
Pattern / Spacing		Single row, 30'-40' on center	Single row, one tree per home
Other Conditions		Layered shrubs and grasses	Layered shrubs and grasses
LIGHTING			
Street Light Model		Cobra, Std.	Cobra, Std.
Street Light Placement		Per City of Clovis standards	Per City of Clovis standards
Street Light Spacing		Regular intervals per City standards	Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

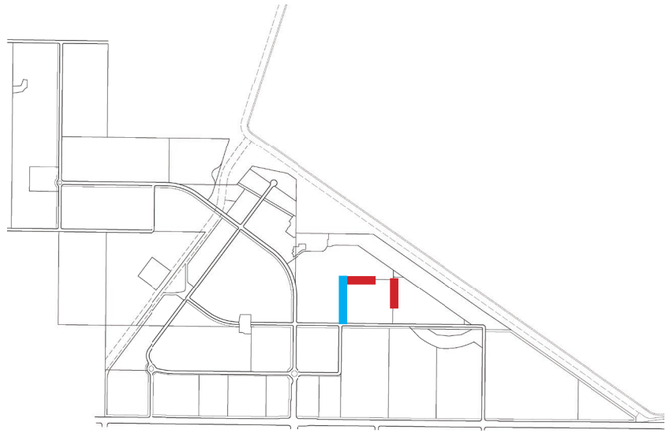
Refer to Landscape Palette for a complete list of plant materials and applications.



Streetscape Development Standards

Neighborhood Local

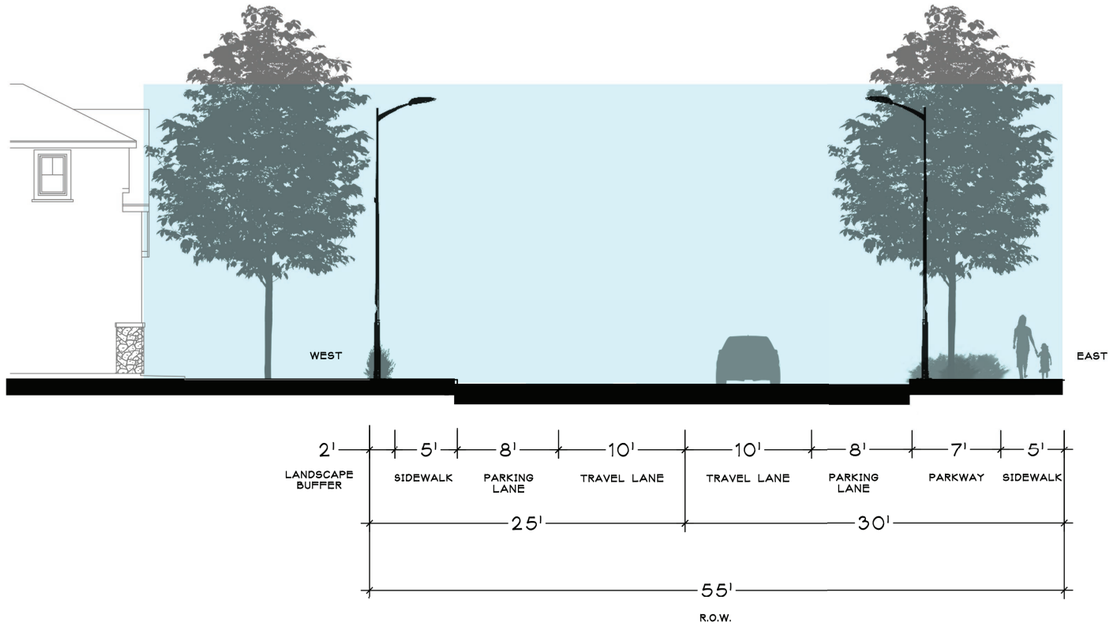
Street Sections

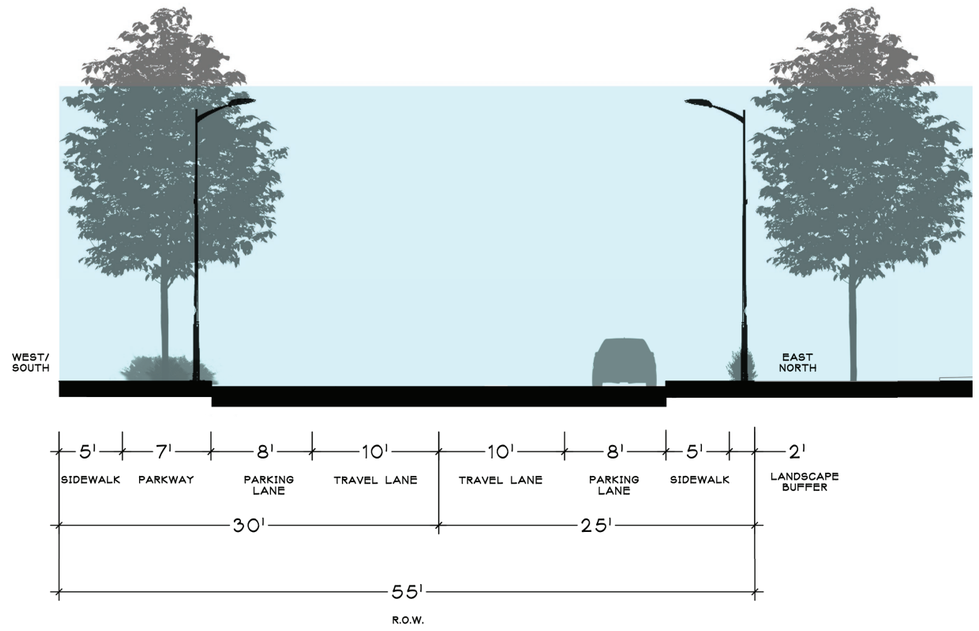


KEY MAP

55' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None / 7'	2' / 0'
LANDSCAPE			
Tree Palette		Species are street specific per individual neighborhoods	Species are street specific per individual neighborhoods
Pattern / Spacing		Single row, 30'-40' on center	Single row, one tree per home
Other Conditions		Layered shrubs and grasses	Layered shrubs and grasses
LIGHTING			
Street Light Model		Cobra, Std.	Cobra, Std.
Street Light Placement		Per City of Clovis standards	Per City of Clovis standards
Street Light Spacing		Regular intervals per City standards	Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

Refer to Landscape Palette for a complete list of plant materials and applications.

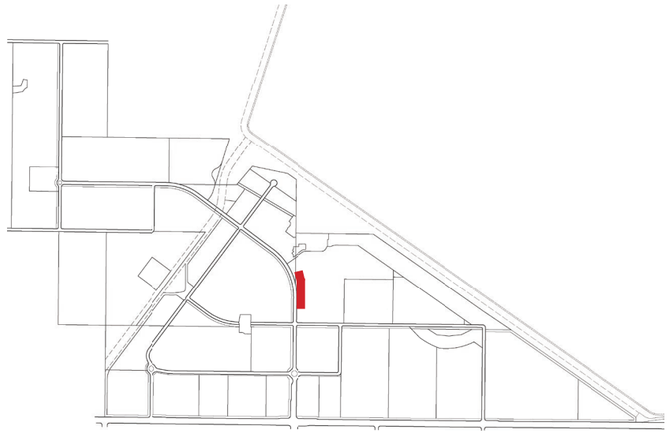




Streetscape Development Standards

Street Sections

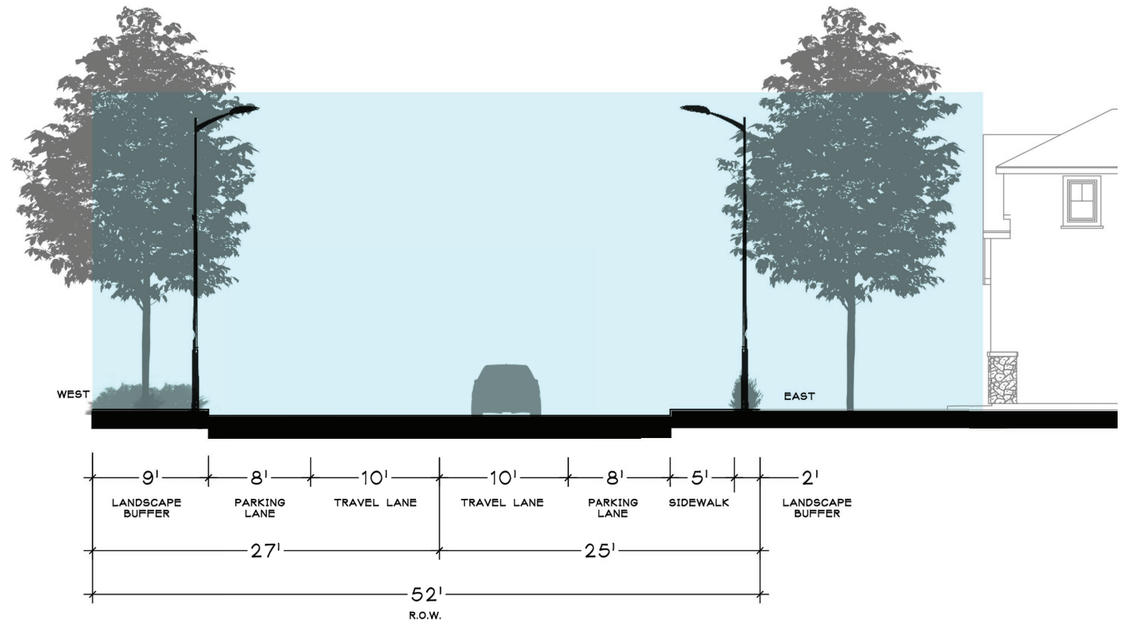
Neighborhood Local



KEY MAP

52' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	9' / 2'
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Single row, 30'-40' / one tree per home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

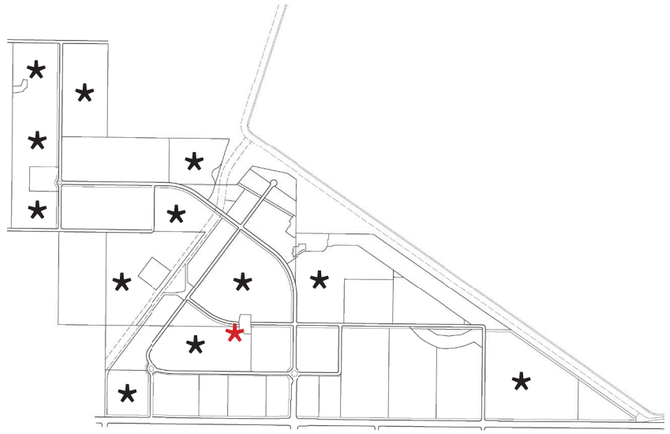
Refer to Landscape Palette for a complete list of plant materials and applications.



Streetscape Development Standards

Street Sections

Neighborhood Local



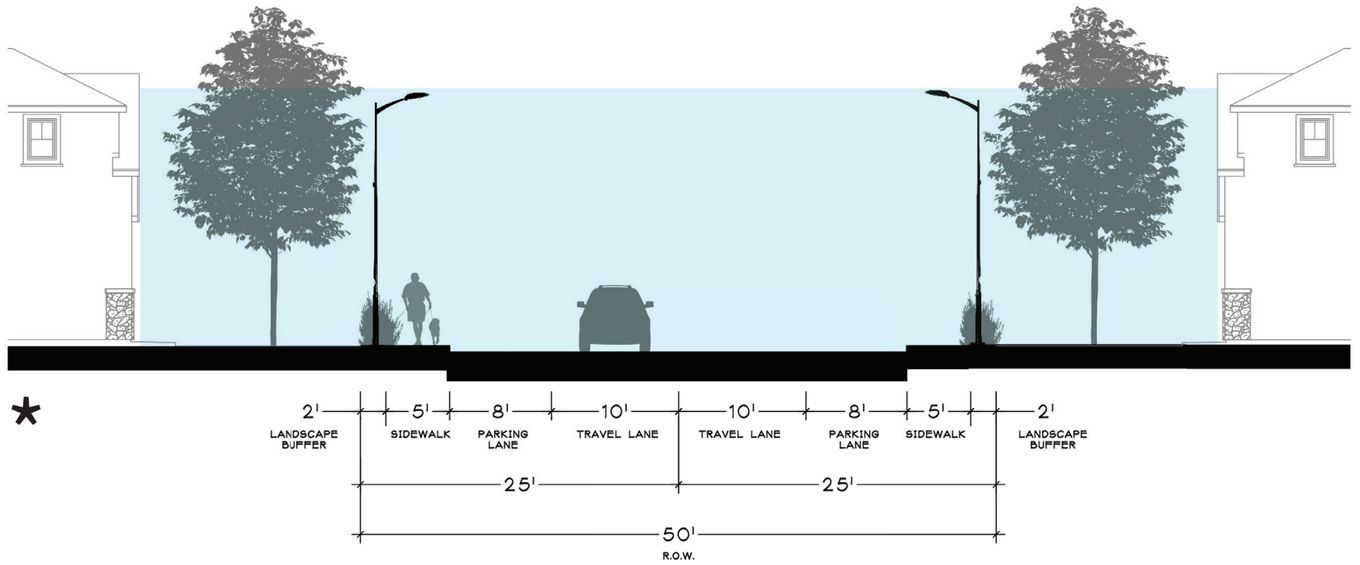
★ Standard Public Streets

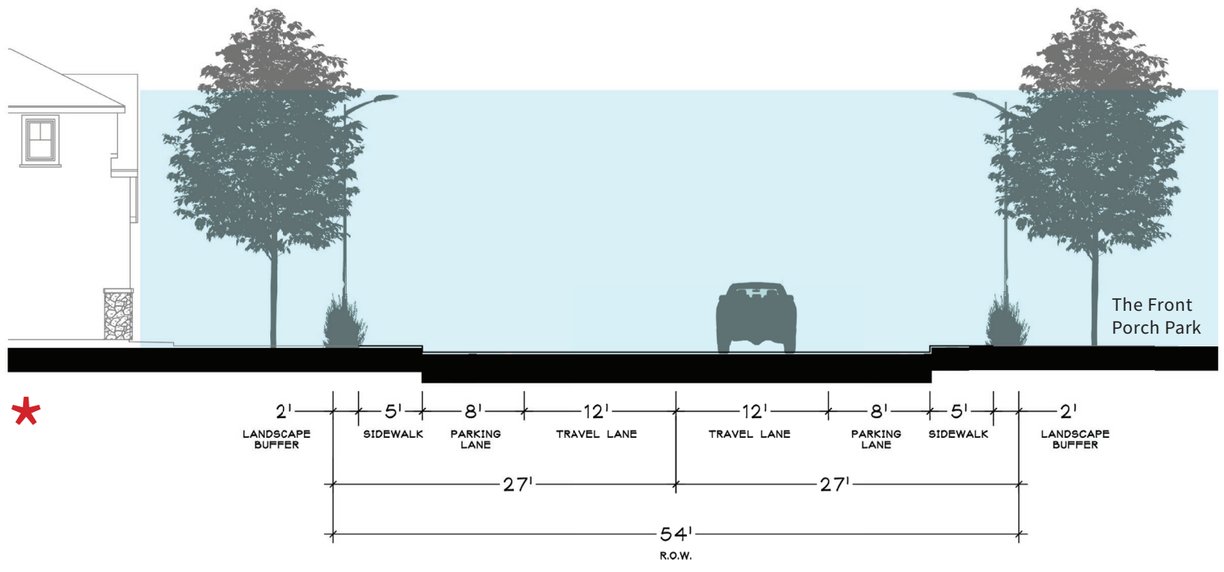
KEY MAP

50' R.O.W. / 54' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	2' / 2'
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Single row, one tree per home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

Refer to Landscape Palette for a complete list of plant materials and applications.

Standard Public Street

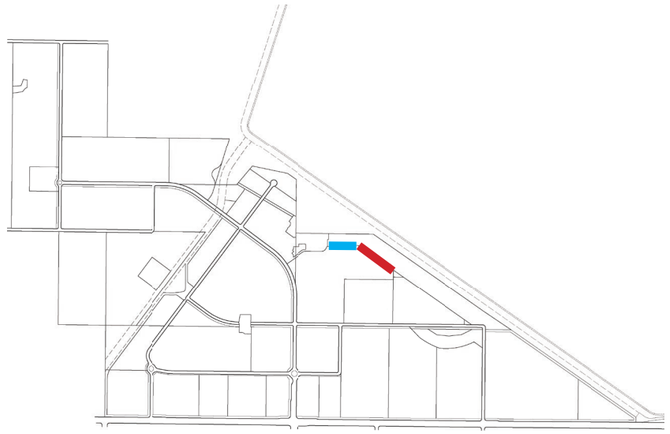




Streetscape Development Standards

Neighborhood Local

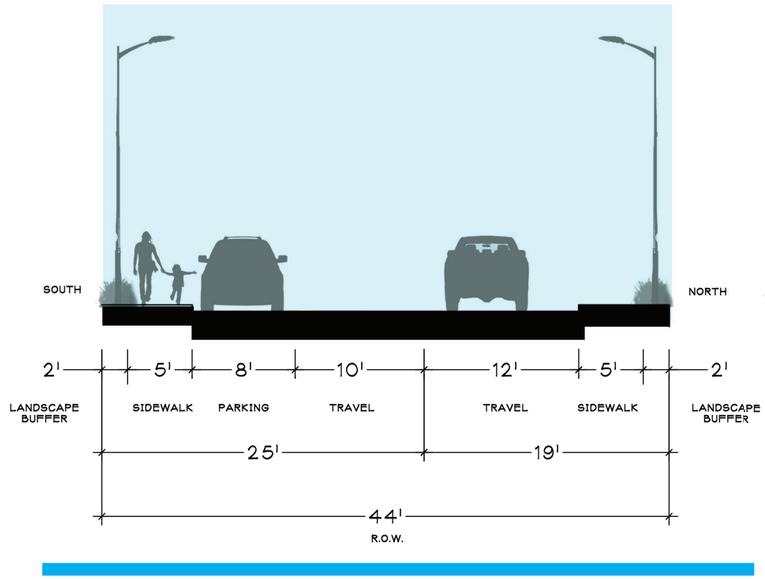
Street Sections

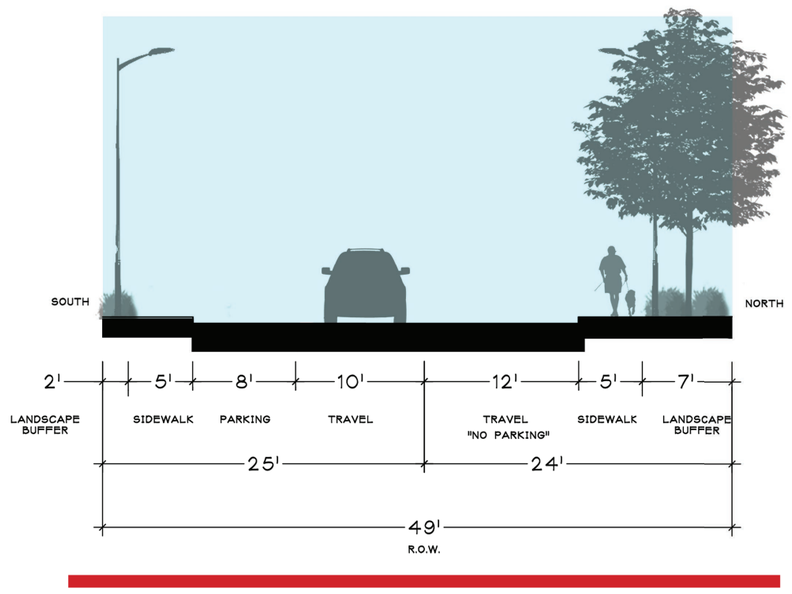


KEY MAP

44' R.O.W. / 49' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	2' / 2' & 2' / 7'
LANDSCAPE			
Tree Palette			California Sycamore within 7' only
Pattern / Spacing			Single row, 30' O.C., spacing
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

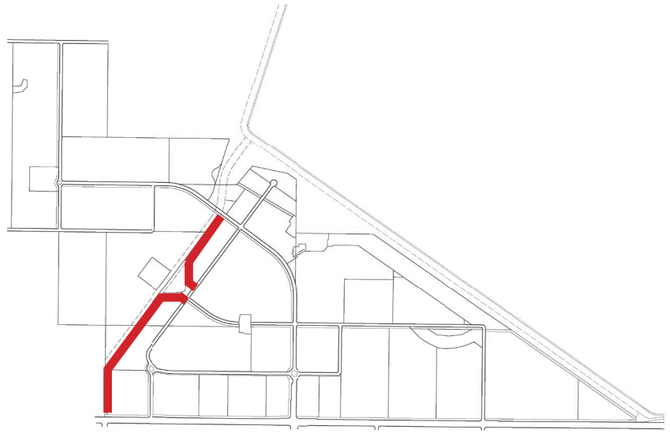
Refer to Landscape Palette for a complete list of plant materials and applications.





Neighborhood Local

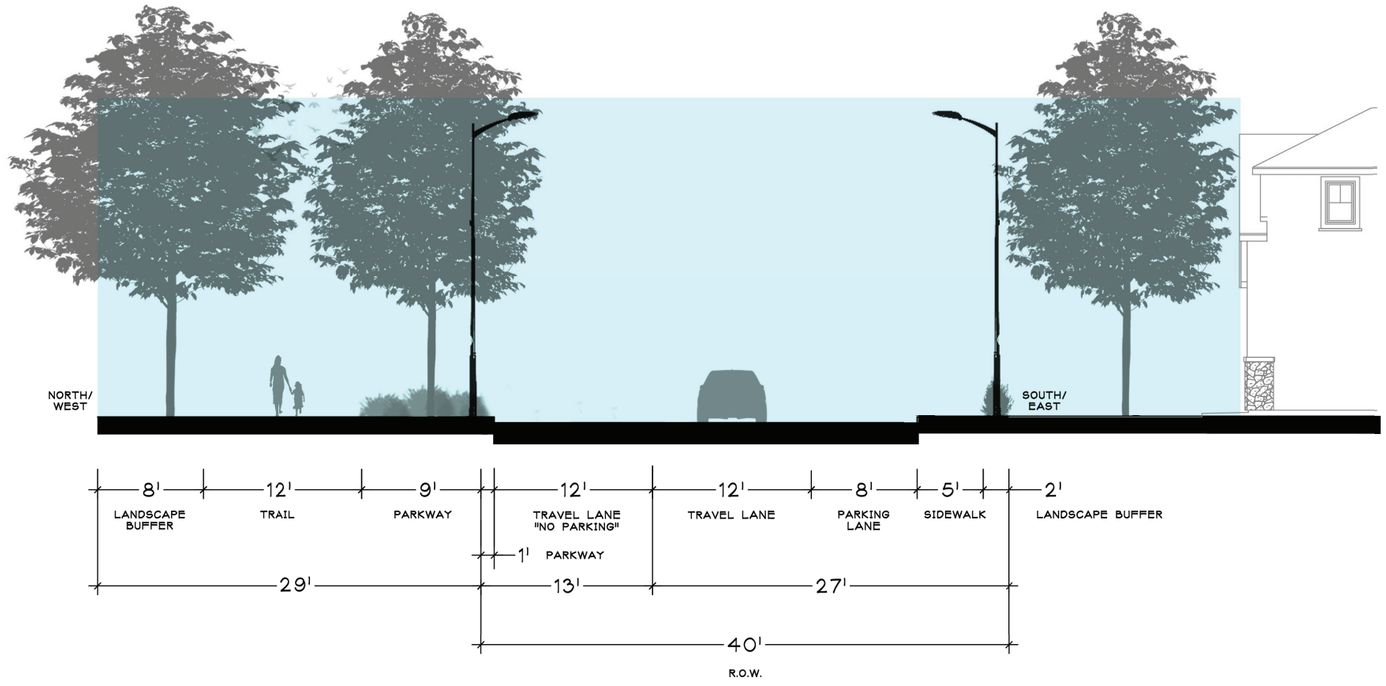
Street Sections



KEY MAP

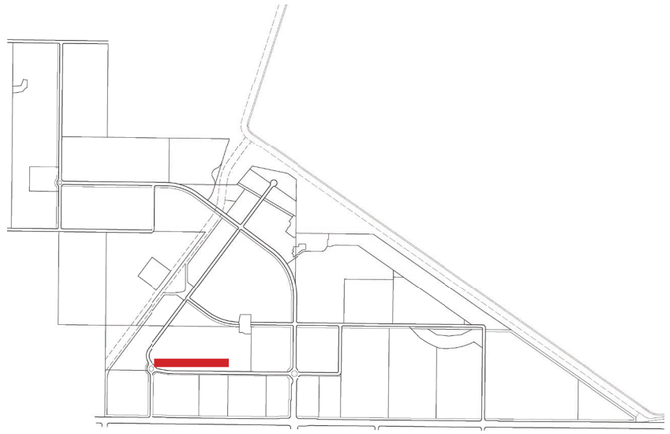
40’ R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	10’ / None	8’ / 2’
LANDSCAPE			
Tree Palette		California Sycamore, Coast Live Oak, Crape Myrtle	California Sycamore, Coast Live Oak, Crape Myrtle / species are street specific per individual neighborhood
Pattern / Spacing		Single row, 30’-40’ O.C.	Single row, 30’-40’ O.C. / one tree per home
Other Conditions		Trees and bark, layered shrubs and grasses at trail entry points	Trees and bark
LIGHTING			
Street Light Model		Cobra, Std.	Cobra, Std.
Street Light Placement		Per City of Clovis standards	Per City of Clovis standards
Street Light Spacing		Regular intervals per City standards	Regular intervals per City standards

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	12’ asphalt trail
	Mountable curbs shall be installed along streets where driveways exist
	Utilities within the R.O.W. shall be screened with landscaping
	Parkways may include depressed peak reducing storm water collection
Refer to Landscape Palette for a complete list of plant materials and applications.	



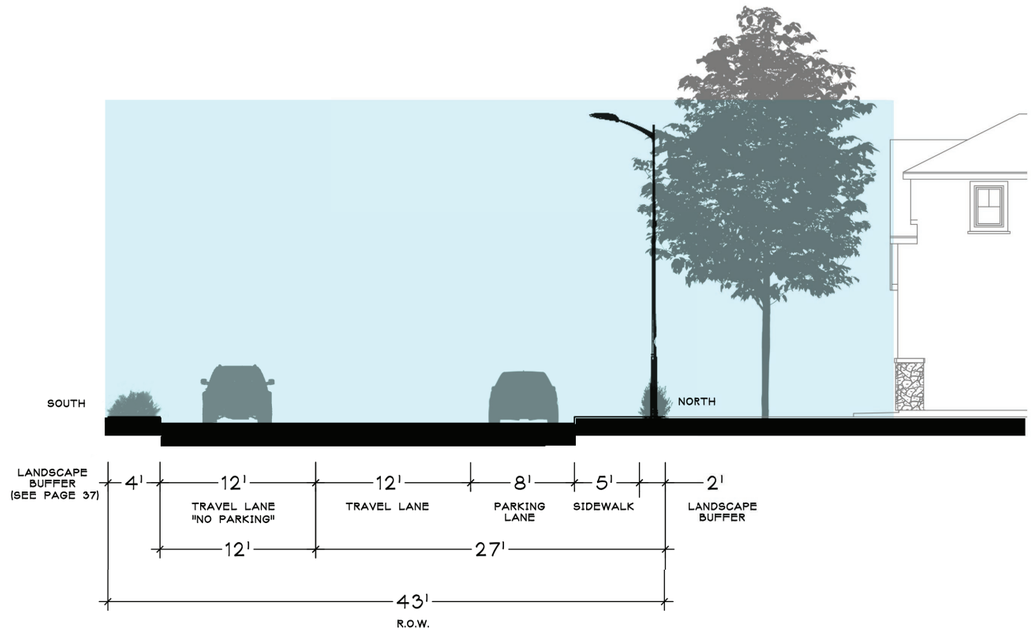
Neighborhood Local

Street Sections



KEY MAP

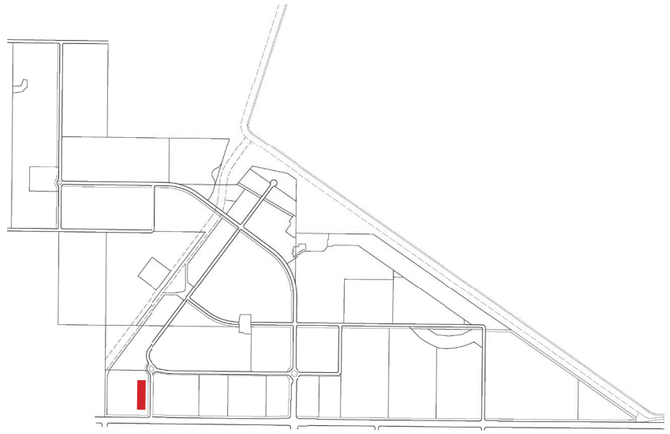
43' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	None / 2'
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Single row, 30'-40' O.C., one tree per home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		
	Parkways may include depressed peak reducing storm water collection		
Refer to Landscape Palette for a complete list of plant materials and applications.			



Streetscape Development Standards

Neighborhood Local

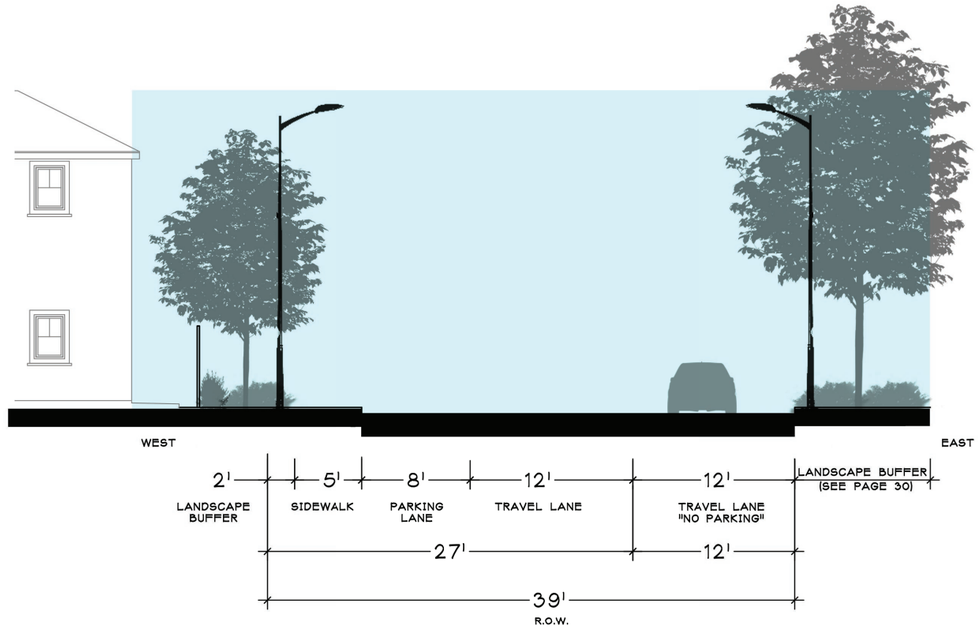
Street Sections



KEY MAP

39' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	2' / None
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Single row, two trees per home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

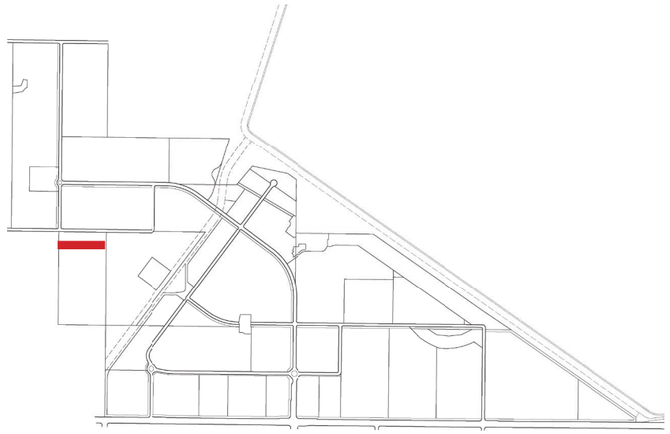
Refer to Landscape Palette for a complete list of plant materials and applications.



Streetscape Development Standards

Private Street

Street Sections



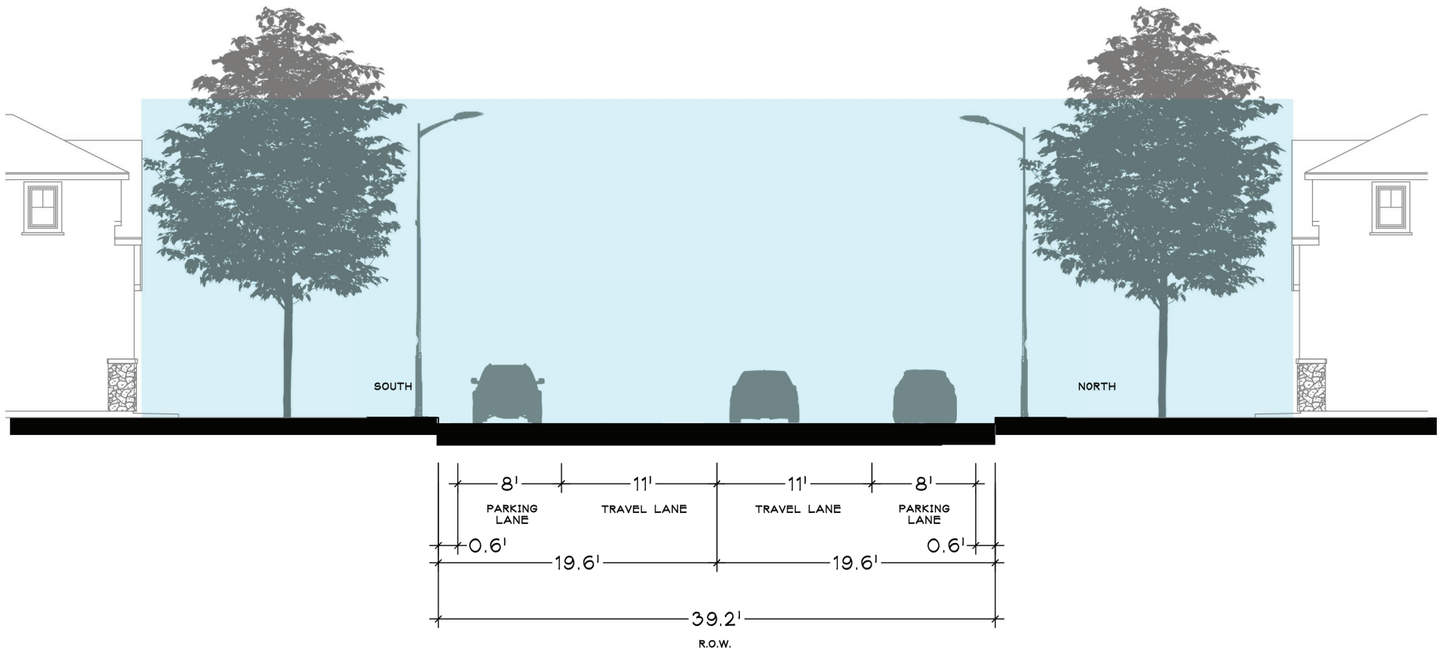
KEY MAP

39.2' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	None

LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Single row, 30'-40' O.C., one tree per home
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	Mountable curbs shall be installed along streets where driveways exist
	Utilities within the R.O.W. shall be screened with landscaping

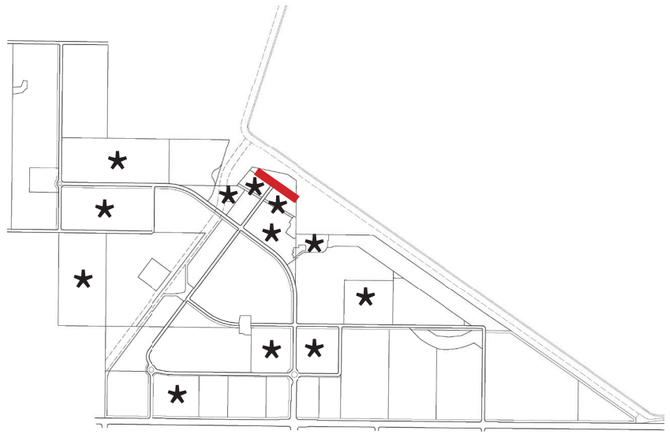
Refer to Landscape Palette for a complete list of plant materials and applications.



Streetscape Development Standards

Private Street

Street Sections



★ Typical Private Street Locations

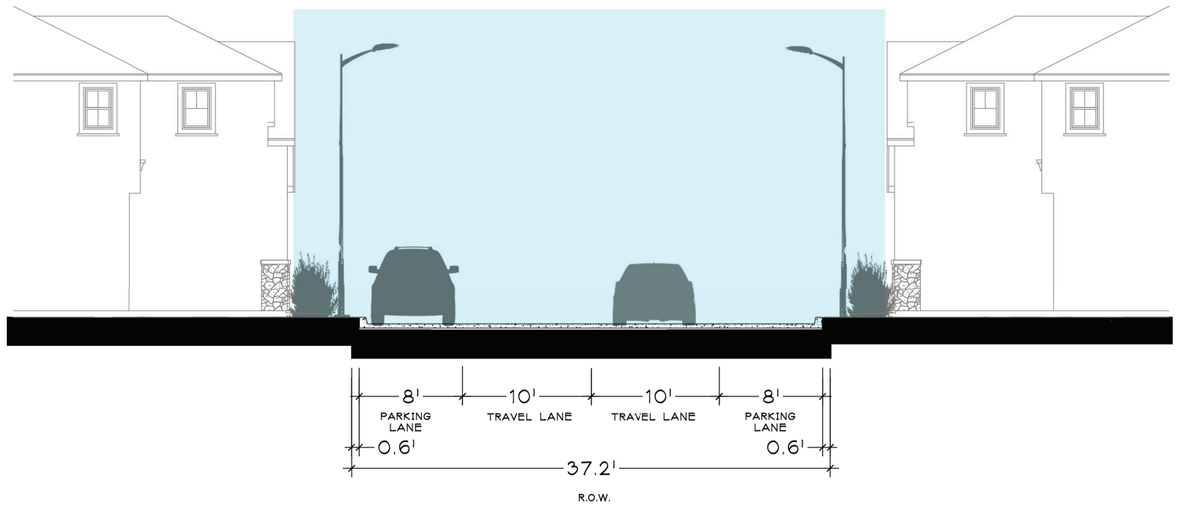
KEY MAP

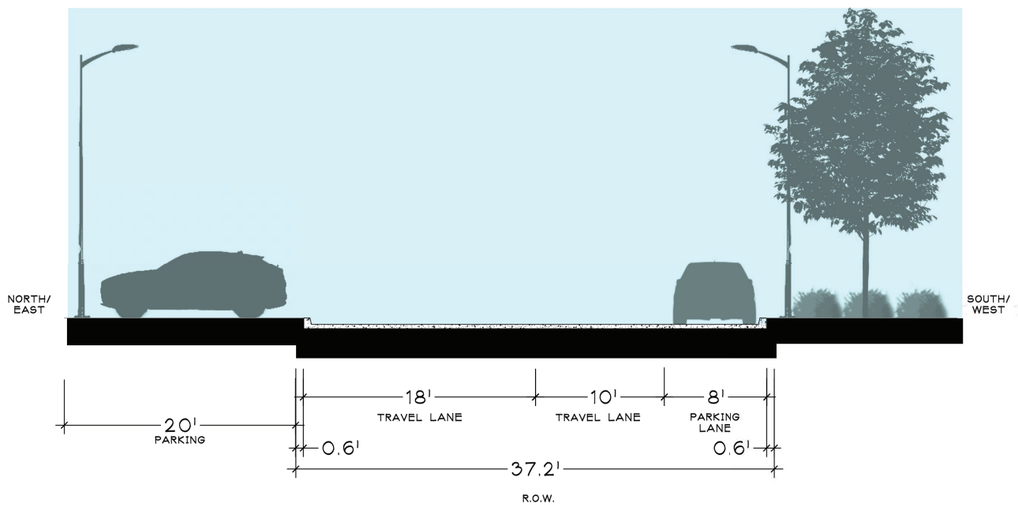
37'-2" R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	None

LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Between buildings without utility conflicts
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards

STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	Mountable curbs shall be installed along streets where driveways exist
	Shared travel lane to include shared lane markings "Sharrows" per MUTCD
	Utilities within the R.O.W. shall be screened with landscaping

Refer to Landscape Palette for a complete list of plant materials and applications.

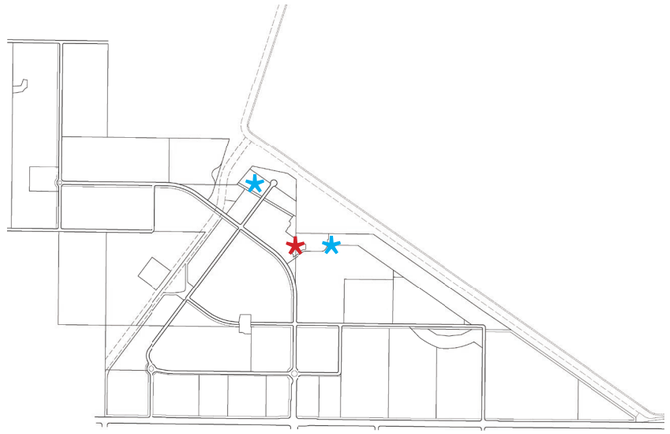




Streetscape Development Standards

Private Street

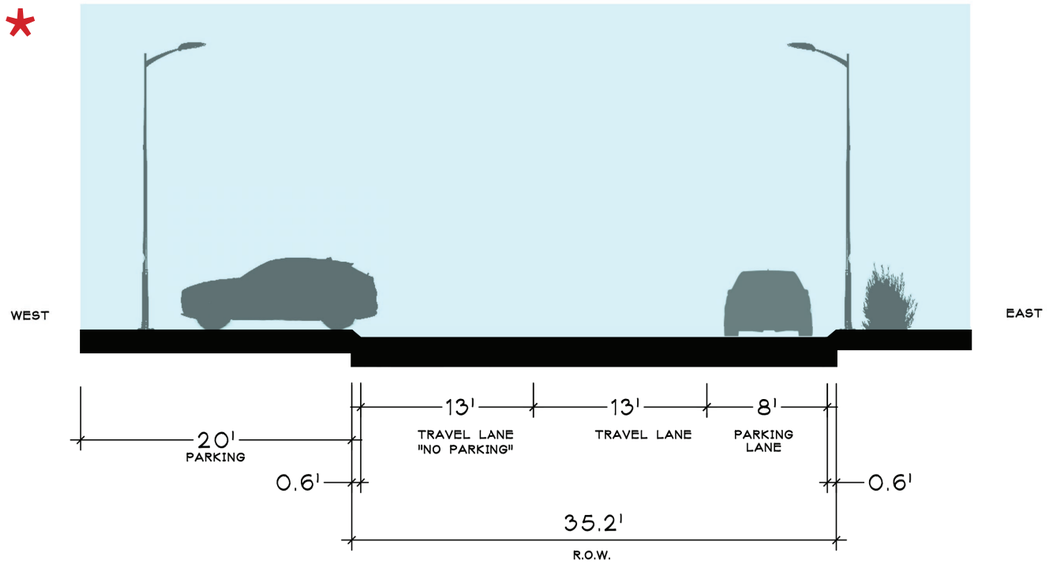
Street Sections

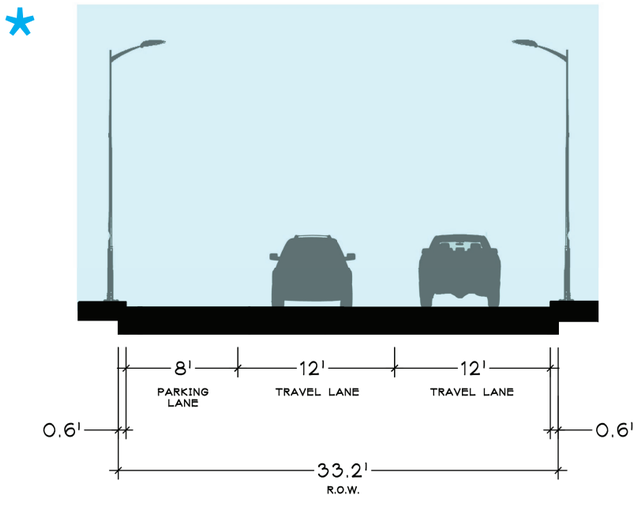


KEY MAP

35.2' R.O.W. / 33.2' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	None
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Between buildings without utility conflicts
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

Refer to Landscape Palette for a complete list of plant materials and applications.

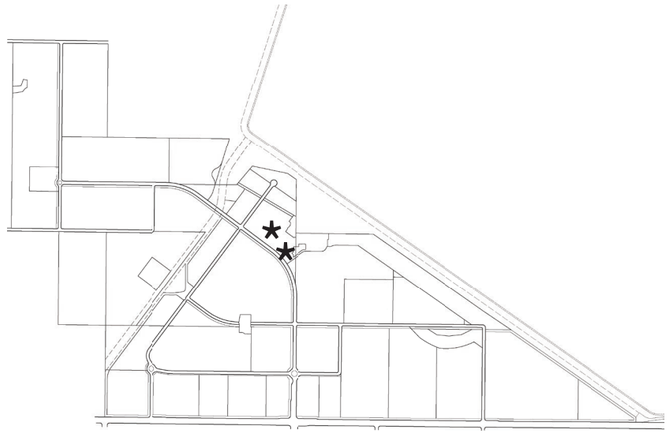




Streetscape Development Standards

Street Sections

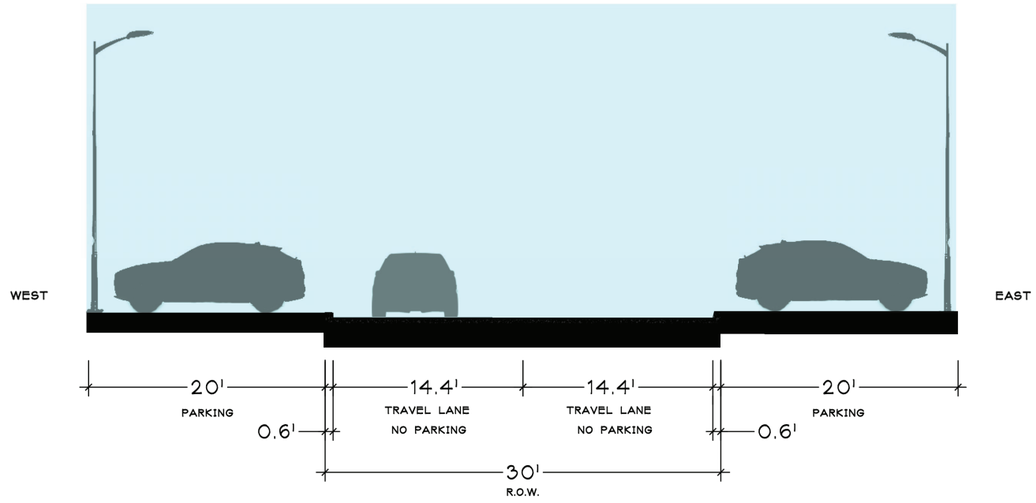
Private Street



KEY MAP

30' R.O.W.	MEDIAN	PARKWAY	LANDSCAPE
	None	None	None
LANDSCAPE			
Tree Palette			Species are street specific per individual neighborhoods
Pattern / Spacing			Between buildings without utility conflicts
Other Conditions			Layered shrubs and grasses
LIGHTING			
Street Light Model			Cobra, Std.
Street Light Placement			Per City of Clovis standards
Street Light Spacing			Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER			
Fence / Wall at Property Line	Refer to Community Wall Plan		
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign		
Other	Mountable curbs shall be installed along streets where driveways exist		
	Utilities within the R.O.W. shall be screened with landscaping		

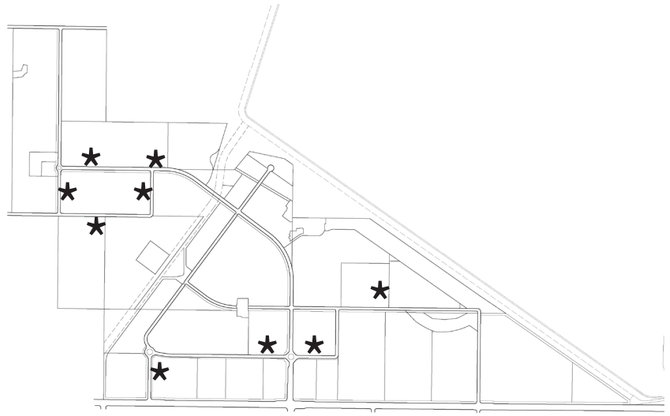
Refer to Landscape Palette for a complete list of plant materials and applications.



Streetscape Development Standards

Street Sections

Private Street



★ Typical Gated Entry Locations

KEY MAP

LANDSCAPE	
Tree Palette	Species are street specific per individual neighborhoods
Pattern / Spacing	Single row, 15'-20' O.C.
Other Conditions	Layered shrubs and grasses
LIGHTING	
Street Light Model	Cobra, Std.
Street Light Placement	Per City of Clovis standards
Street Light Spacing	Regular intervals per City standards
STREETSCAPE FURNITURE / OTHER	
Fence / Wall at Property Line	Refer to Community Wall Plan
Street Sign Posts	Per City of Clovis Std. ST-19 with Vista Ranch street sign
Other	Ornamental iron vehicular and pedestrian gates
	Decorative entry walls including stone, stucco, tile and pre-cast concrete

Refer to Landscape Palette for a complete list of plant materials and applications.

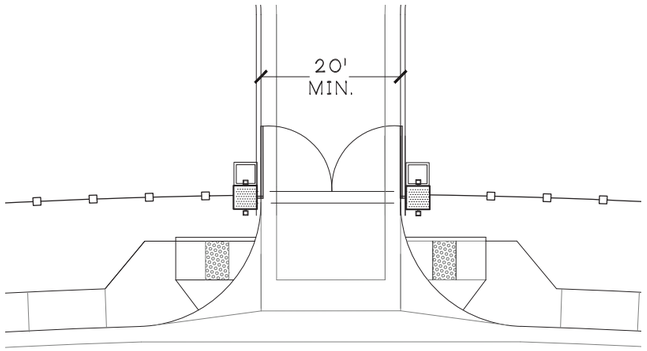
Refer to Fire Department Standards.

Typical Gated Entry

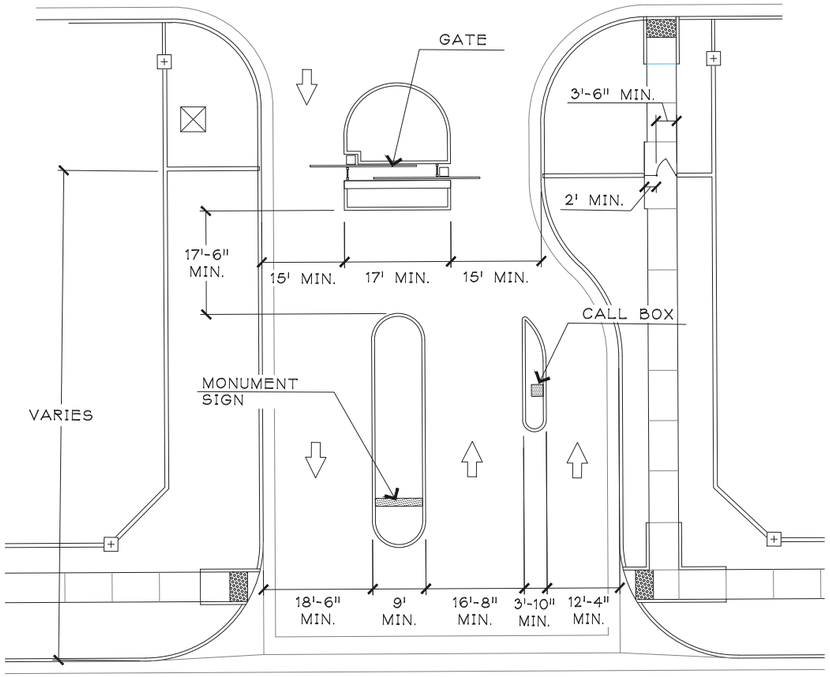




TYPICAL MONUMENT SIGN



TYPICAL GATED EXIT ONLY PLAN

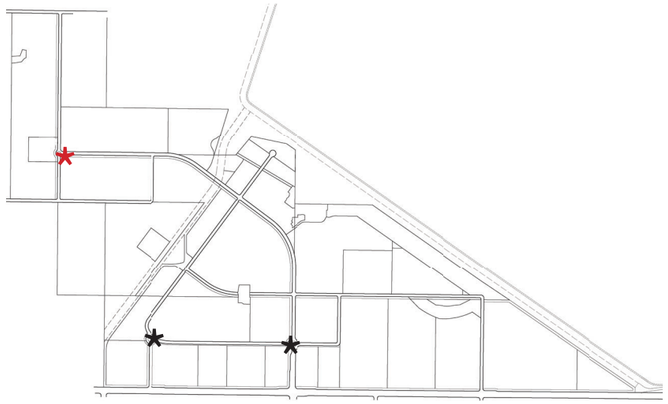


TYPICAL GATED ENTRY PLAN

* Imagery is conceptual in nature and will conform to Vista Ranch Architectural Styles. Final design may vary.

Traffic Calming Measures

Typical Roundabout / Traffic Circle



✱ Traffic Circle ✱ Roundabout

KEY MAP

ROUNDABOUT / TRAFFIC CIRCLE	ROUNDABOUT	PARKWAY	LANDSCAPE / BUFFER
	90’-140’ Diameter	0’-10’	Varies

DESCRIPTION

Roundabouts are located at North Vista Ranch Avenue/Province Avenue and Foothill Parkway/ Province Avenue. A traffic circle is located at North Cypress Avenue/Foothill Parkway. The Roundabouts and Traffic Circle facilitate traffic vehicle movements and entry into residential neighborhoods, Gateway Commercial and the proposed elementary school. As gateways into these neighborhoods, roundabouts provide additional opportunities for landscaping and enhancing the streetscape.

Tree Palette	Crape Myrtle, Southern Live Oak, Coastal Live Oak	Chinese Pistache, London Plane Tree, October Glory Maple	Chinese Pistache, London Plane Tree, October Glory Maple
Pattern / Spacing	Specimen trees grouped on center with roundabout	Single row, one tree per home	Single row 30’-40’ on center
Other Conditions	Layered shrubs and grasses	Layered shrubs and grasses	Layered shrubs and grasses

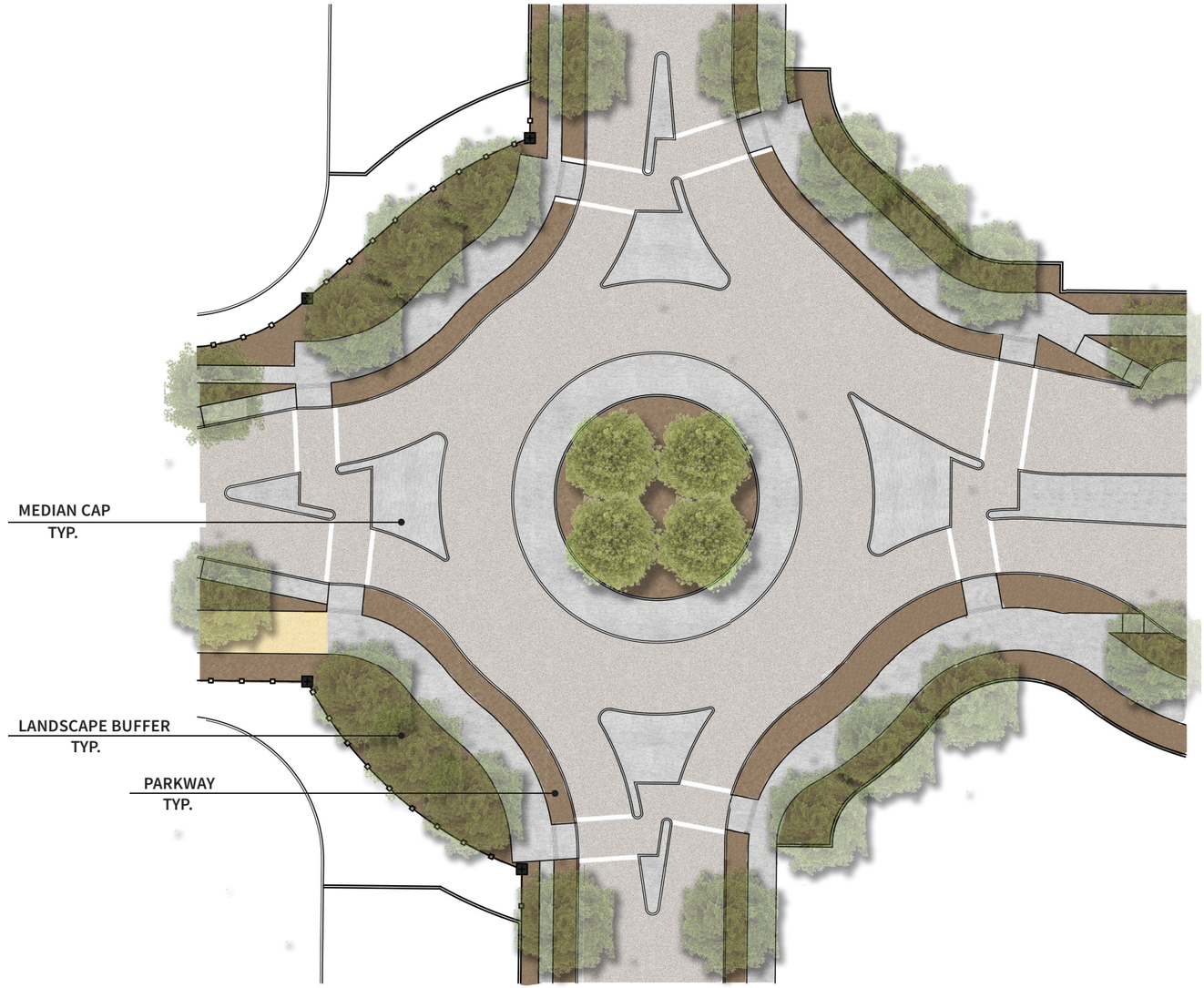
OTHER

Lighting	None	Refer to Street Sections	
Other	Crosswalks per CA MUTCD standards		
	Median caps shall be colored concrete (Mesa Buff)		
	Utilities within the R.O.W. shall be screened with landscaping		

OTHER

Refer to Landscape Palette for a complete list of plant materials and applications.

Traffic Calming Measures



Roundabout detail is conceptual in nature, final design may be modified.

Typical Bulbout



★ Bulbout Locations

KEY MAP

BULBOUT	BULBOUT	PARKWAY	LANDSCAPE
	20’ Radius	Varies	Varies

DESCRIPTION

Bulbouts (curb extensions) are located at specific intersections primarily on North Cypress Avenue, Rangeland Avenue and Foothill Parkway. Bulbouts have been included at trail and park crossings to provide safe pedestrian crossings, traffic calming and aesthetic design unique to these conditions. They are designed to shorten crossing distances along major streets and school routes, while improving visibility of pedestrians by bringing them to the vehicle parked edge of the street. Furthermore, these extensions provide additional opportunities for landscaping, public amenities and crosswalk markings that are special and significant to the charm and character of the neighborhood trails/parks network.

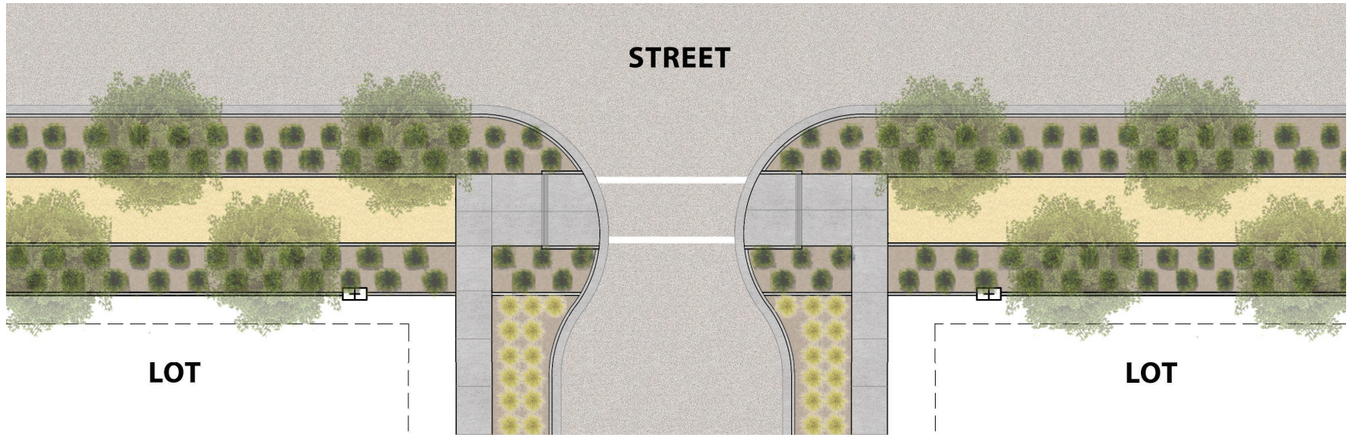
Tree Palette	Crape Myrtle, Chinese Pistache, London Plane Tree, October Glory Maple,	Chinese Pistache, London Plane Tree, October Glory Maple,	
Pattern / Spacing	Single row, 25’ on center	Single row, 25’ on center	
Other Conditions	Ornamental shrubs	Layered shrubs and grasses	

OTHER

Lighting	None	Refer to Street Sections	
Other	Crosswalks per CA MUTCD standards		
	Utilities within the R.O.W. shall be screened with landscaping		

OTHER

Refer to Landscape Palette for a complete list of plant materials and applications.



Bulbout detail is conceptual in nature, final design may be modified.

Street Lighting

Street Lighting

STREET LIGHTING

Street lighting throughout the Vista Ranch community is designed to enhance the safety of the streetscape corridors and minimize impacts to the adjacent rural community. The City Standard galvanized pole is reflective of a rural residential environment.

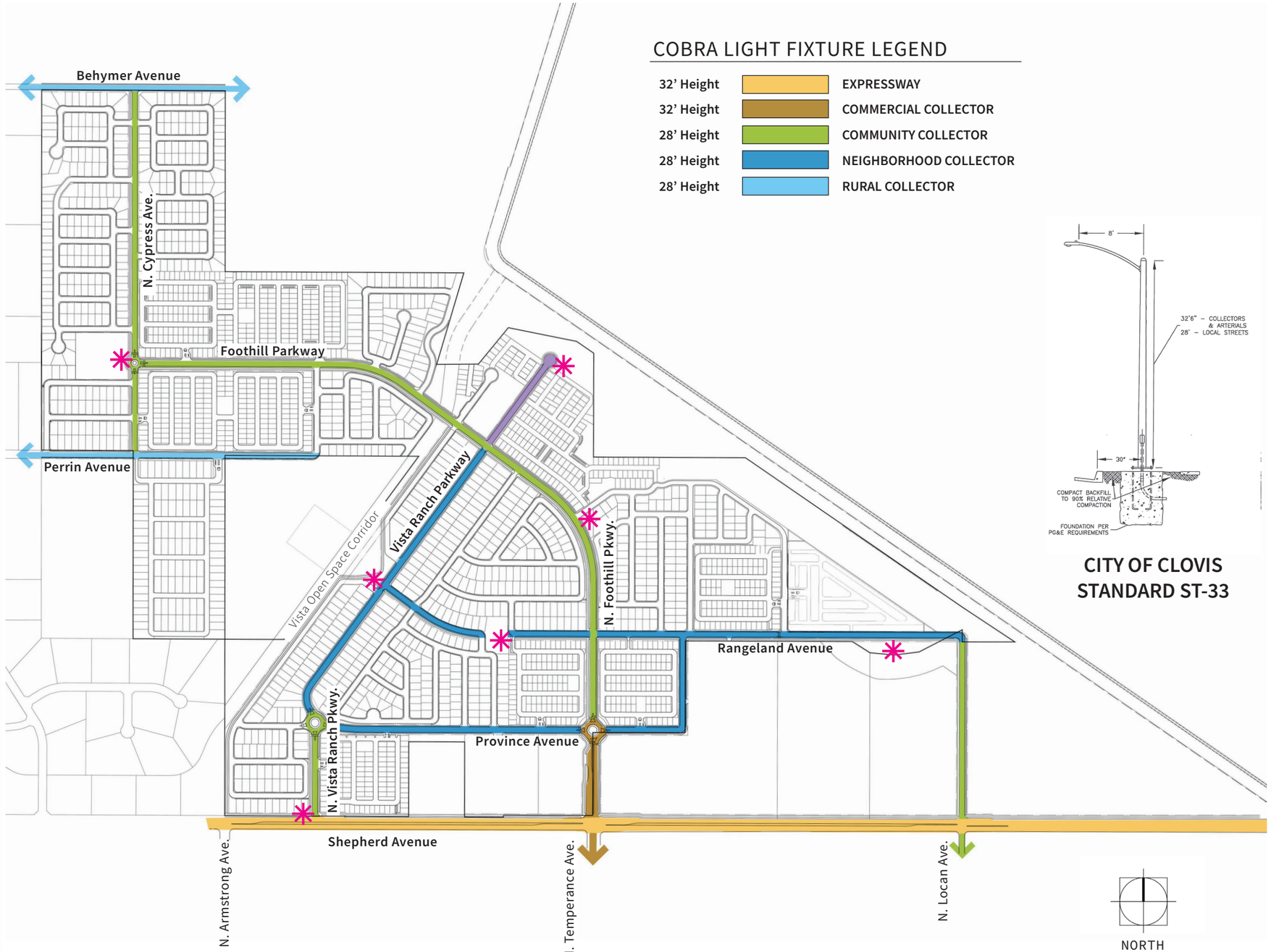
Decorative street lights will be limited to public and private amenities and trails. PG&E approved cobra head lights which are shielded and provide downcast lighting shall be used on both the public and private streets. Lighting standards are specified in the Streetscape Development Standards as far as light model type, placement and spacing (per City of Clovis standards). Trail adjacent street lighting shall be Type V lights.

To reduce greenhouse gas emissions all public lighting for streets, parks and trails shall be LED.

LIGHTING TYPE	MAINTENANCE RESPONSIBILITY
32' Cobra Head Light (LED)	
Public Streets - Expressway	PG&E
28' Cobra Head Light (LED) / Solar (option on private streets)	
Public Streets - Collectors	PG&E
Public Streets - Local	PG&E
Private Streets	HOA
Gated Neighborhoods	PG&E
Decorative Light (LED)	*
Parks, recreation areas and trail heads	City of Clovis



DECORATIVE LIGHT



COBRA LIGHT FIXTURE LEGEND

32' Height	EXPRESSWAY
32' Height	COMMERCIAL COLLECTOR
28' Height	COMMUNITY COLLECTOR
28' Height	NEIGHBORHOOD COLLECTOR
28' Height	RURAL COLLECTOR

CITY OF CLOVIS STANDARD ST-33

LANDSCAPE DESIGN PROGRAM

The program for this subsection of the Community Design Development Standards is organized to address the design detail of the project's landscape elements. The following pages document the requirements for development of the community's entryways, community intersections, and walls/fences.

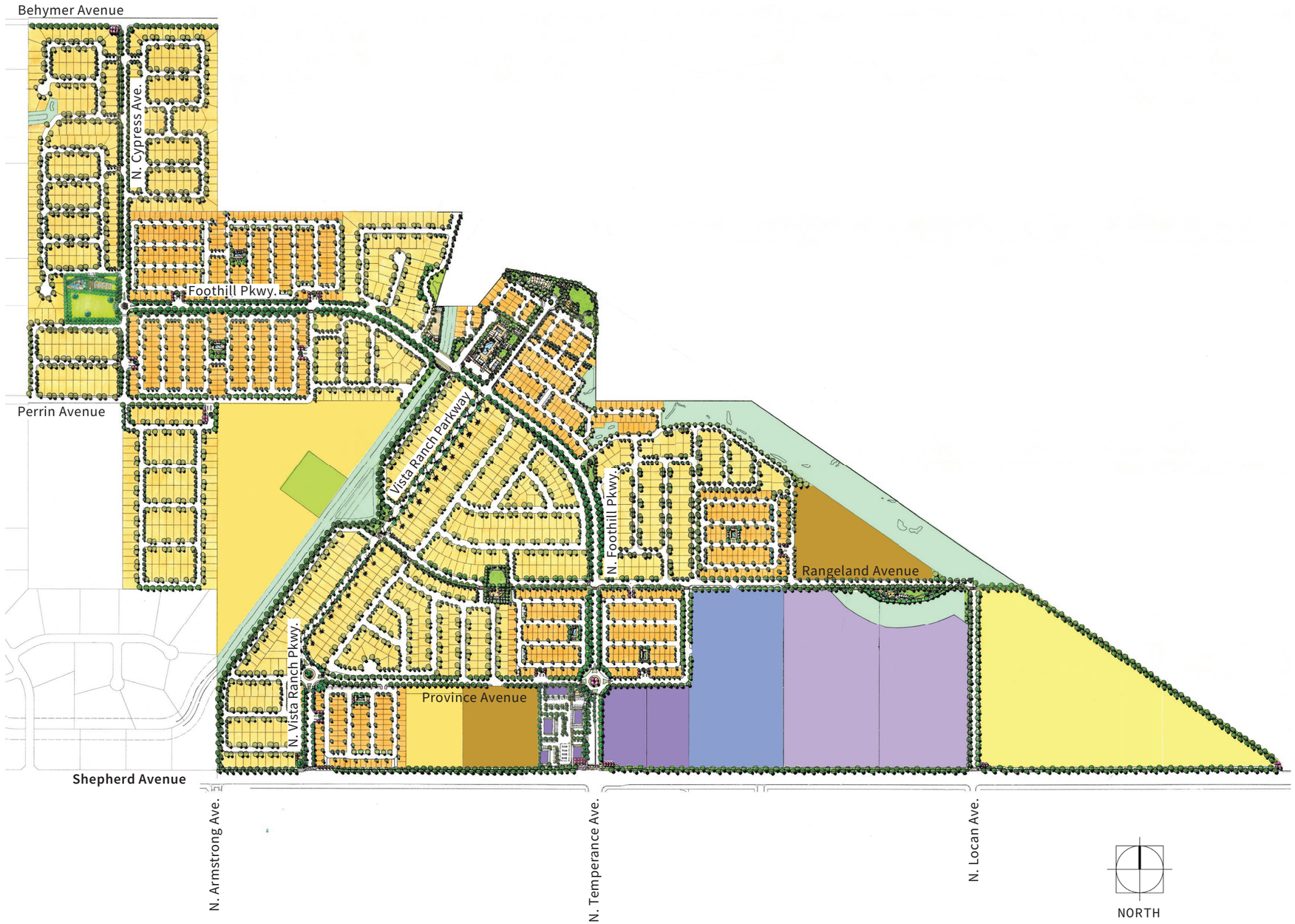
COMMUNITY LANDSCAPE PLAN

The Vista Ranch Community Landscape Plan contains design elements that help to create a thematic, cohesive identity both within its surrounding environment and within itself. Architectural monumentation and landscaping will be placed at the community's primary entryways along the Shepherd Avenue Expressway. Their locations are respectively significant to the project's circulation pattern and hierarchy. In addition, small architectural monuments will be located at the project entries off of Perrin, Locan and Behymer Avenues.

Key points of entry and intersection nodes have been defined where decorative treatment and change in landscaping materials will be proposed to enhance the experience through the community (see Community Landscape Plan to right).

In addition, the design and landscaping of community themed walls and fences located throughout the community will play a large role in defining the major corridors and edges. Vista Ranch has been designed to minimize the use of walls by creating streetscapes that promote pedestrian-friendly and desirable environments. A number of breaks at paseos, trails and parks are provided to complete the pedestrian connectivity into each individual neighborhood. Where walls are used however, groundcover and shrub landscaping are proposed to help soften and treat the edges of these street corridors, and breaks in the walls will be introduced to create porosity of the community and to break up the monotony of the walls.

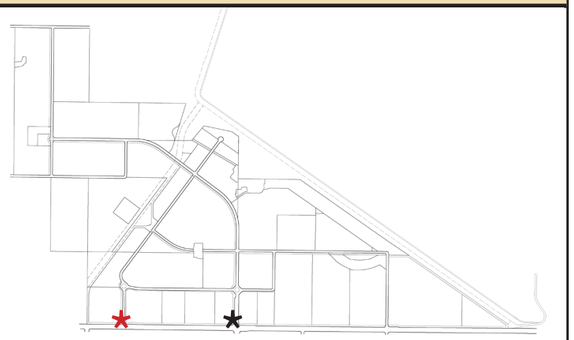
Community Landscape Plan



The Vista Ranch Illustrative Plan is conceptual in nature and subject to change.

Community Entry Concepts

KEY MAP



- ✱ Vista Parkway & Shepherd Avenue Entry (See page 56)
- ★ Temperance Avenue & Shepherd Avenue Entry (See page 57)

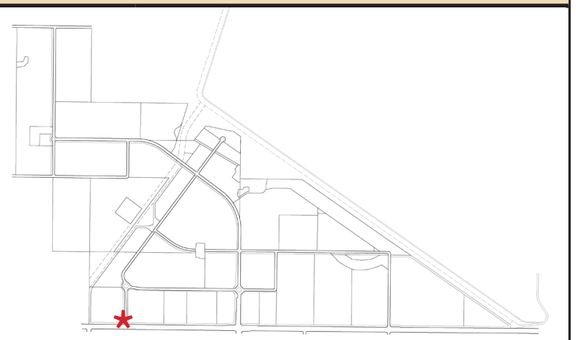




Community Entry (Old Sycamore Station) at North Vista Ranch Parkway

Entry Monumentation

KEY MAP



COMMUNITY ENTRY	LOCATION
	North Vista Ranch Parkway at Shepherd Avenue

DESCRIPTION

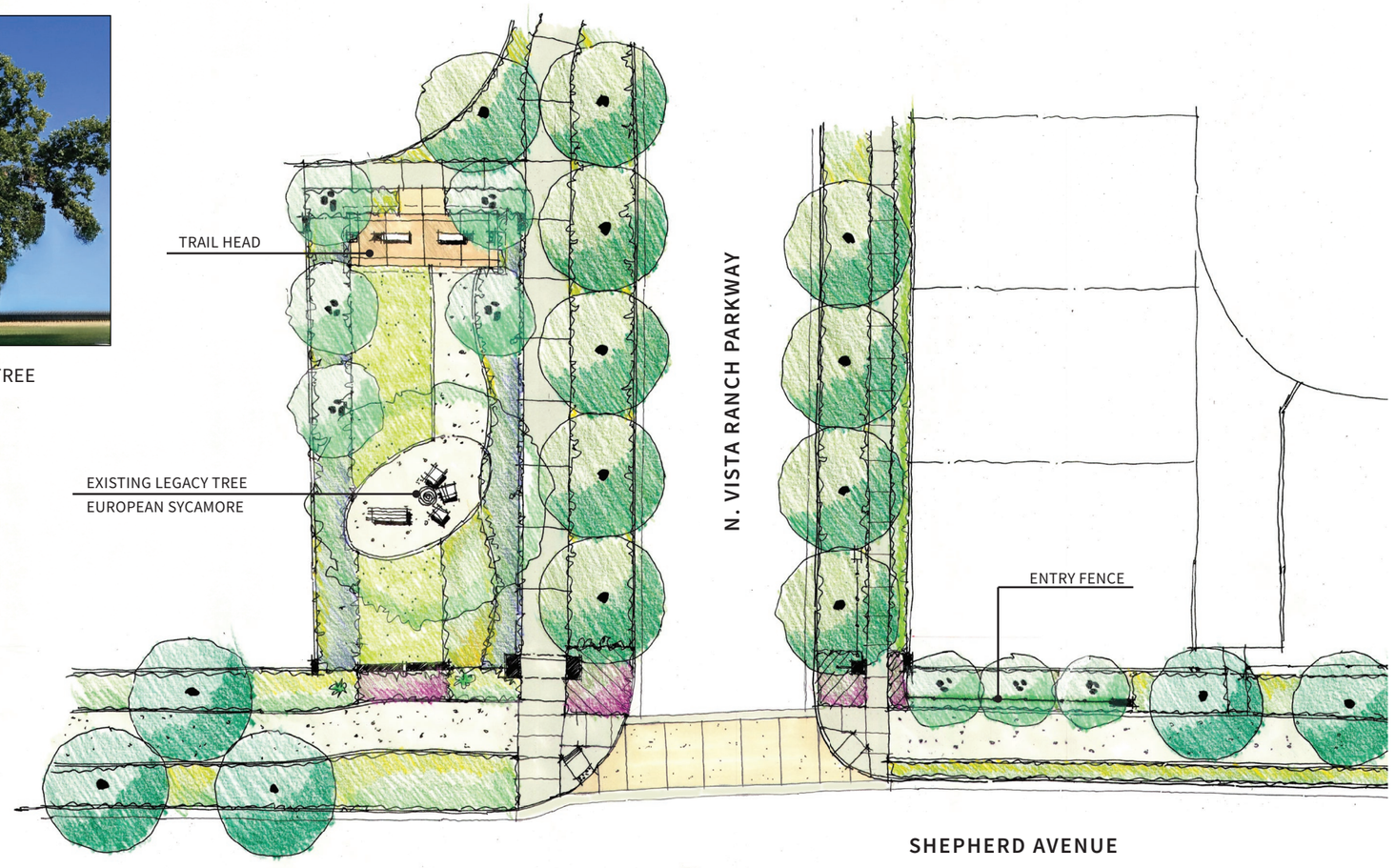
This intersection represents the main entry into the Vista Ranch residential neighborhood including a park / trail head (0.11 ac).

LANDSCAPE	
Tree Palette	Southern Magnolia London Plane Crape Myrtle Existing Legacy Tree
Pattern / Spacing	Orchard and linear accent planting scheme, 30'-40' on center
Other Condition(s)	Layered shrubs / grasses

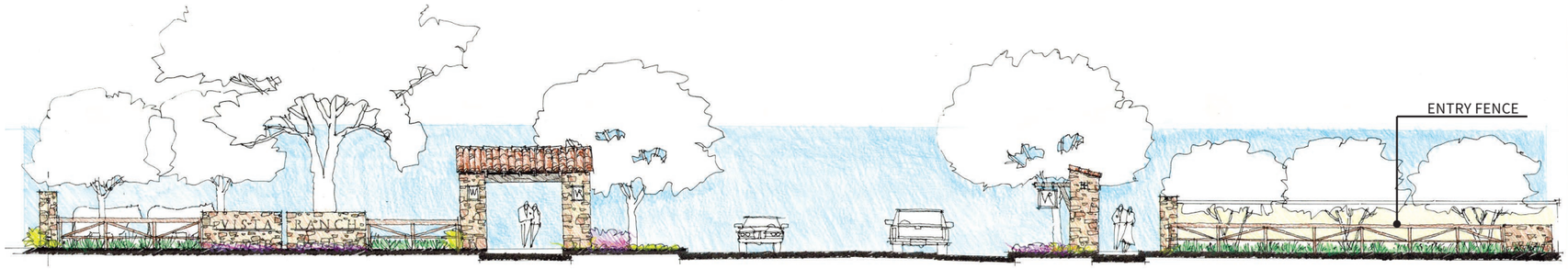
MONUMENTATION / OTHER	
Monumentation	Stone walls, Portal with tile or metal roof, ranch fence, hanging sign
Special Lighting	Tree up-lighting; hanging lights in Legacy Tree (Optional)
Other	Enriched concrete at street crossing or crosswalk per MUTCD standards
	Trail Head / Park Amenities: • Seating • Bike repair station



EXISTING LEGACY TREE



SHEPHERD AVENUE

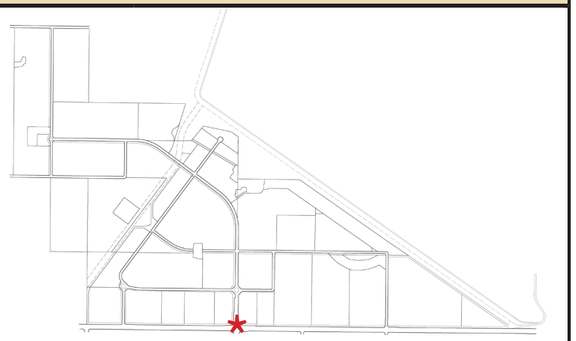


VIEW FROM SHEPHERD AVENUE

Entry Monumentation

Community Entry at Shepherd Avenue and North Foothill Parkway

KEY MAP



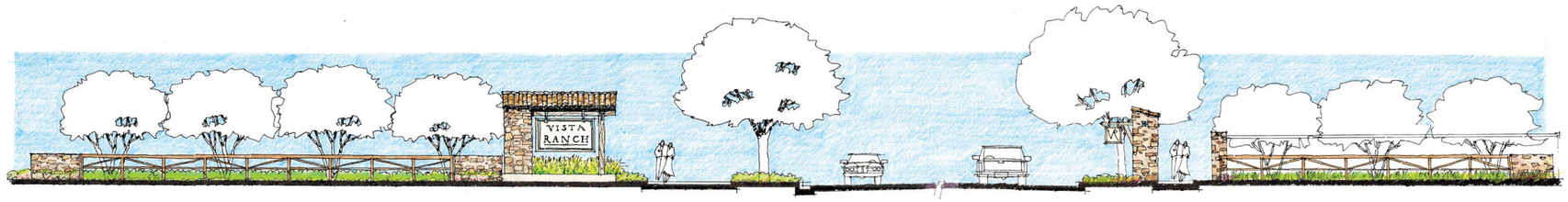
COMMUNITY ENTRY GATEWAY	LOCATION
	Foothill Parkway at Shepherd Avenue

DESCRIPTION

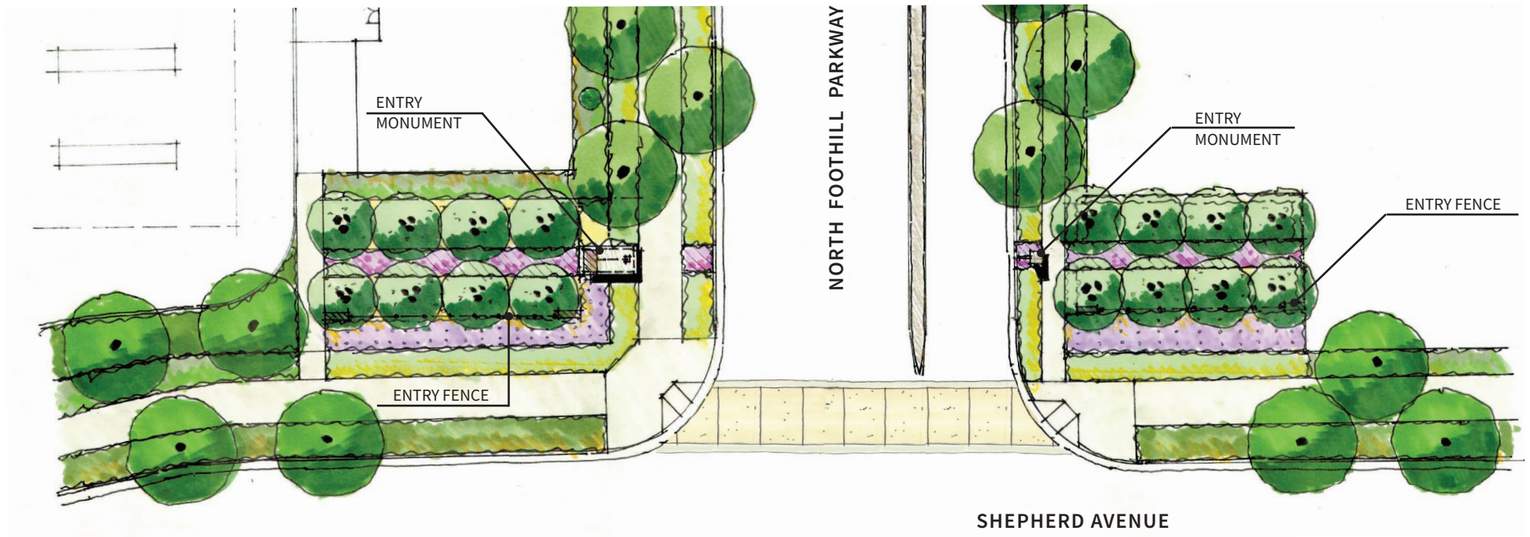
This intersection represents a major entry into Vista Ranch at the Gateway Commercial Center.

LANDSCAPE	
Tree Palette	Southern Magnolia London Plane Crape Myrtle Southern Live Oak
Pattern / Spacing	Orchard and linear accent planting scheme, 20'-40' on center
Other Condition(s)	Layered shrubs / grasses

MONUMENTATION / OTHER	
Monumentation	Stone walls, Portal with tile or metal roof, ranch fence, hanging sign
Special Lighting	Tree up-lighting
Other	Enriched concrete at street crossing



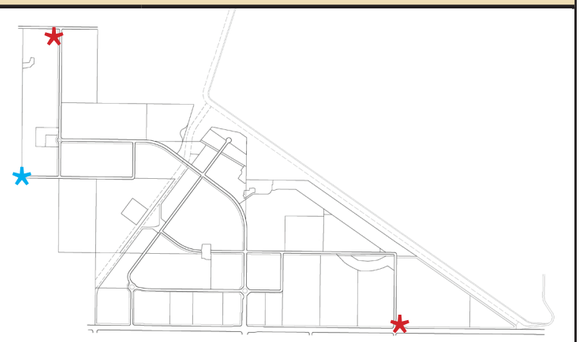
VIEW FROM SHEPHERD AVENUE



PLAN OF ENTRY

Community Entry Monumentation

KEY MAP



	LOCATION
COMMUNITY ENTRY MONUMENTS	North Locan Avenue at Shepherd Avenue / Behymer Avenue at N. Cypress Avenue / Perrin Avenue entry into subdivison

DESCRIPTION

These intersections represent major entries into Vista Ranch providing indentifying monumentation.

LANDSCAPE	
Tree Palette	Southern Magnolia London Plane Crape Myrtle Chinese Pistache
Pattern / Spacing	Orchard and linear accent planting scheme, 30'-40' on center
Other Condition(s)	Layered shrubs / grasses

MONUMENTATION / OTHER	
Monumentation	Stone walls, ranch fence, hanging sign, tile or metal roof
Special Lighting	Tree up-lighting (Optional), Signage to be lit
Other	



* Perrin Avenue (locate on north side with pilaster and drop sign only)

Landscape Development Standards

Community Walls / Fences



MASONRY WALL



TUBULAR STEEL



RANCH FENCE



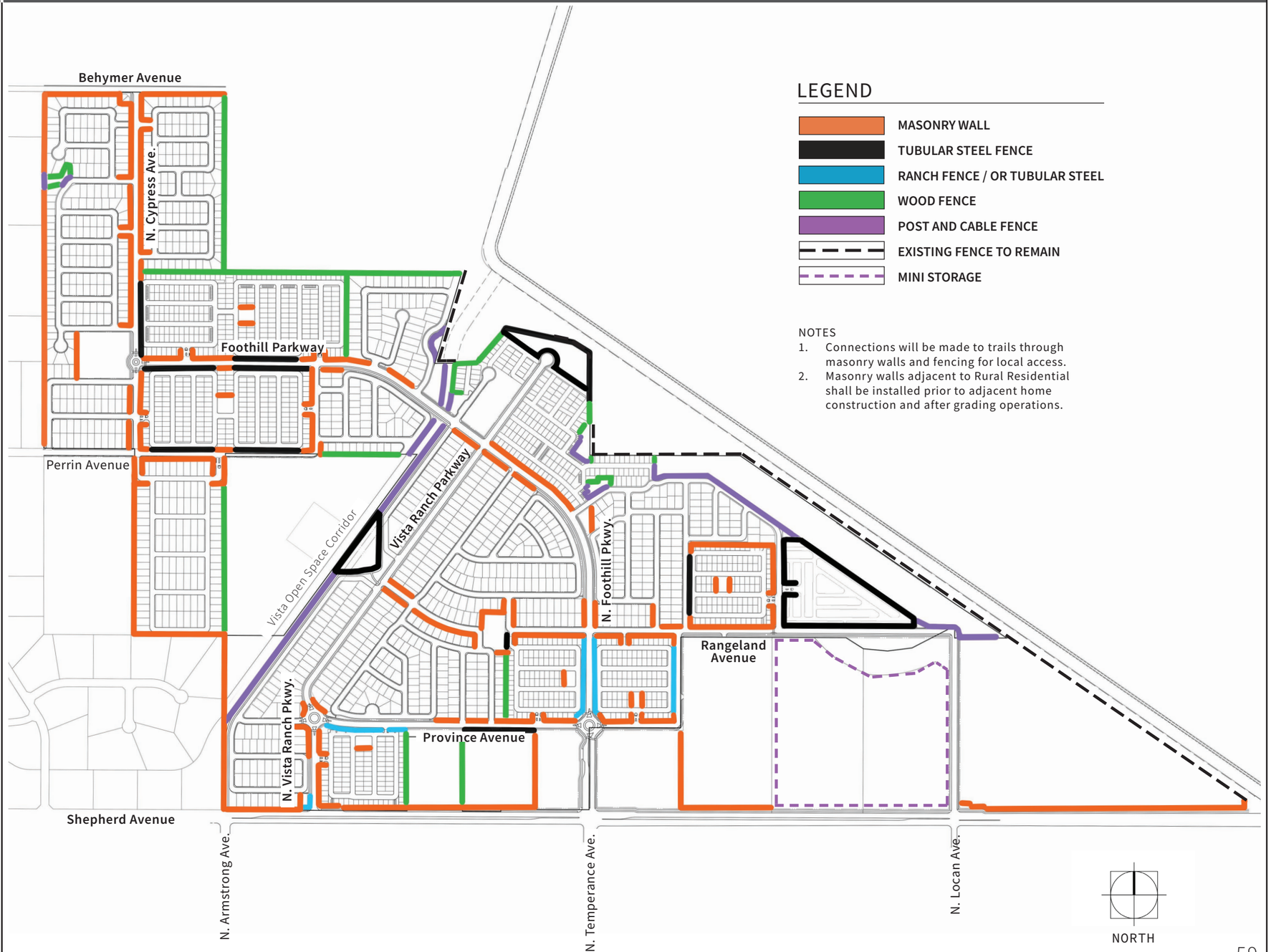
WOOD FENCE



POST AND CABLE

Fence designs are conceptual in nature and may be modified.

Community Wall / Fence Plan



LEGEND

- MASONRY WALL
- TUBULAR STEEL FENCE
- RANCH FENCE / OR TUBULAR STEEL
- WOOD FENCE
- POST AND CABLE FENCE
- EXISTING FENCE TO REMAIN
- MINI STORAGE

NOTES

1. Connections will be made to trails through masonry walls and fencing for local access.
2. Masonry walls adjacent to Rural Residential shall be installed prior to adjacent home construction and after grading operations.

This entry design is conceptual in nature and may be modified.



CREATIVE MINES - VENEER
CRAFT ORCHARD LIMESTONE:
WHITEGOLD



BASALITE SPLIT-FACE
STANDARD COLOR: S 515



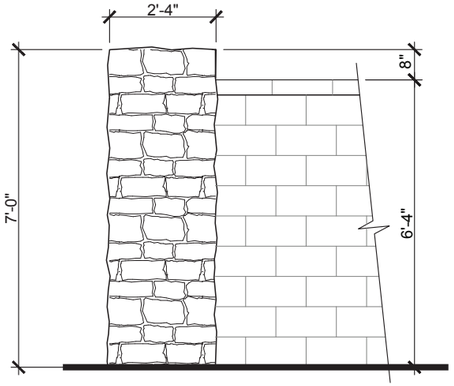
SHERWIN WILLIAMS
PAINT COLOR:
BLACK FOX 7020



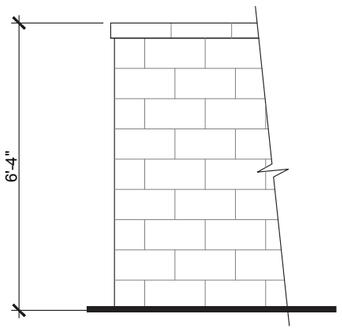
OXIDIZED CORTEN STEEL



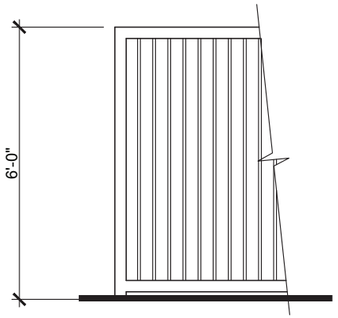
RANCH FENCE



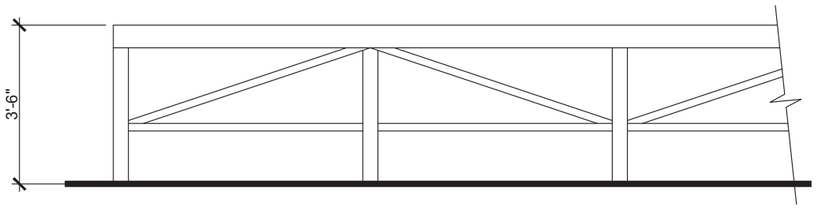
STONE PILASTER



MASONRY WALL WITH CAP



TUBULAR STEEL FENCE



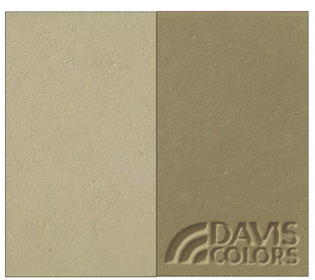
TUBULAR STEEL ENTRY FENCE

CONCRETE



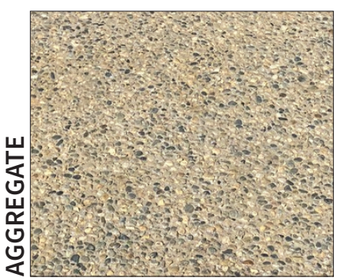
NATURAL GRAY COLOR

COLORED CONCRETE



DAVIS COLORS:
MESA BUFF & PALAMINO

COLORED EXPOSED AGGREGATE



DAVIS COLORS:
MESA BUFF

CRUSHED STONE



COLOR: CALIFORNIA GOLD
SIZE: 3/8" ROCK

D.G.



COLOR: CALIFORNIA GOLD

ACCENT / SEAT WALLS

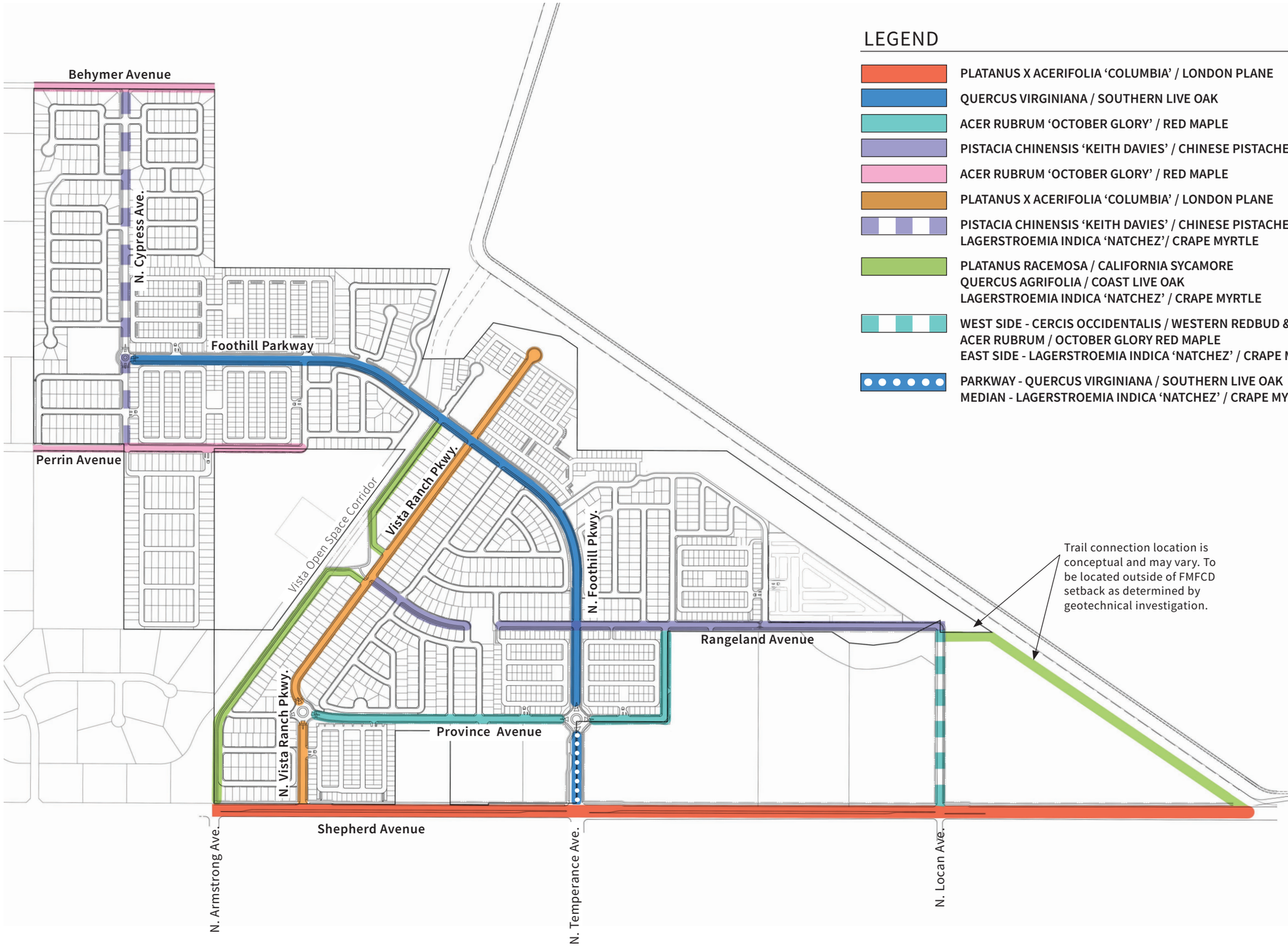


BOARD FORMED CONCRETE

Vista Ranch Master Street Tree Plan

Street Tree Plan

Community Design Development Standards



LEGEND

- PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE
- QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
- ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE
- PISTACIA CHINENSIS 'KEITH DAVIES' / CHINESE PISTACHE
- ACER RUBRUM 'OCTOBER GLORY' / RED MAPLE
- PLATANUS X ACERIFOLIA 'COLUMBIA' / LONDON PLANE
- PISTACIA CHINENSIS 'KEITH DAVIES' / CHINESE PISTACHE
  LAGERSTROEMIA INDICA 'NATCHEZ'/ CRAPE MYRTLE
- PLATANUS RACEMOSA / CALIFORNIA SYCAMORE
  QUERCUS AGRIFOLIA / COAST LIVE OAK
  LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE
- WEST SIDE - CERCIS OCCIDENTALIS / WESTERN REDBUD &
  ACER RUBRUM / OCTOBER GLORY RED MAPLE
  EAST SIDE - LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE
- PARKWAY - QUERCUS VIRGINIANA / SOUTHERN LIVE OAK
  MEDIAN - LAGERSTROEMIA INDICA 'NATCHEZ' / CRAPE MYRTLE

NORTH

Landscape Palette

Plant Matrix

LANDSCAPE PALETTE

A landscape palette has been established for the Vista Ranch community to ensure the consistent and proper use of plant materials, trees and shrubs that have been designed to landscape the streetscape corridors, entryways, recreation components, and other different design elements programmed throughout the project. These materials are presented in a matrix that outlines the landscape design intent by defining their most appropriate application throughout the community. Common areas include courtyards, plazas, private open space and parking lots.

Symbol	Common Name/ Botanical Name	Water Use	Deciduous / Evergreen	Median	Parks	Parkways	Paseo	Community Entries	Accent	Trails & Open Space
TREES										
T 1	**October Glory Red Maple** Acer rubrum	Mod	D	•	•	•	•			•
T 2	**Strawberry Tree** Arbutus unedo	Low	E	•			•		•	
T 3	**Deodar Cedar** Cedrus deodara	Low	E	•	•	•				
T 4	**Western Redbud** Cercis occidentalis	Low	D	•	•		•		•	•
T 5	**Italian Cypress** ★ Cupressus sempervirens 'Stricta'	Mod	E		•		•		•	
T 6	**Wilson Holly** Ilex X altaclerensis 'Wilsonii'	Mod	E	•	•	•				
T 7	**Crape Myrtle (White)** Lagerstroemia indica 'Natchez'	Low	D	•	•	•	•	•	•	•
T 8	**Bay Laurel** Laurus nobilis	Low	E	•	•	•	•			•
T 9	**Little Gem Magnolia** Magnolia grandiflora 'Little Gem'	Mod	D	•	•	•	•		•	
T 10	**Southern Magnolia** Magnolia grandiflora	Mod	D		•	•			•	
T 11	**Wilson Olive** ★ Olea europaea 'Wilsonii'	Very Low	E		•				•	
T 12	**Date Palm** ★ Phoenix dactylifera	Low	E		•				•	
T 13	**Chinese Pistache** Pistacia chinensis 'Keith Davies'	Low	D		•	•				
T 14	**Western Sycamore** Platanus racemosa	Mod	D		•	•				•
T 15	**London Plane** Platanus X acerifolia 'Columbia'	Mod	D		•	•		•		•
T 16	**Coast Oak** Quercus agrifolia	Very Low	E		•	•		•		•
T 17	**Valley Oak** Quercus lobata	Low	D		•	•				•
T 18	**Southern Live Oak** Quercus virginiana	Mod	E		•	•				•
T 19	**California Fan Palm** ★ Washingtonia filifera	Mod	E		•				•	

Tree Palette


T 1


T 2


T 3


T 4


T 5


T 6


T 7


T 8


T 9


T 10


T 11


T 12


T 13


T 14


T 15


T 16


T 17


T 18


T 19

★ T5, T11, T12, T19
Allowed in Private Open Space only.

Landscape Palette

Community Design Development Standards

Plant Matrix

Symbol	Common Name/ Botanical Name	Water Use	Deciduous / Evergreen	Median	Parks	Parkways	Paseo	Community Entries	Accent	Trails & Open Space
SHRUBS										
S 1	Century Plant Agave americana	Low	E	•				•	•	
S 2	Blue Glow Agave Agave 'Blue glow'	Low	E	•				•	•	
S 3	Japanese Boxwood Buxus m. japonica	Mod	E					•	•	
S 4	Bermuda Grass Cynodon hybrid 'Tifdwarf'	Mod	D		•					
S 5	Dianella Dianella revoluta 'Little Rev'	Low	E	•	•	•	•			•
S 6	Evergreen Euonymus Euonymus japonicus	Low	E				•	•		
S 7	Atlas Fescue Festuca mairei	Low	D	•	•	•	•			•
S 8	Red Yucca Hesperaloe parvifolia	Low	E	•		•	•	•	•	
S 9	Red Hot Poker Kniphofia uvaria	Low	D	•				•	•	
S 10	New Gold Lantana Lantana 'New Gold'	Low	D	•		•	•	•	•	
S 11	Trailing Lantana Lantana montevidensis 'Alba'/Purple	Low	D	•		•	•	•	•	
S 12	Bay Laurel Laurus nobilis	Low	E				•	•		
S 13	Otto Quast Spanish Lavender Lavandula stoechas 'Otto Quast'	Low	E	•	•	•	•	•		•
S 14	Lomandra Platinum Beauty Lomandra longifolia 'Roma13'	Low	E	•	•	•	•	•		•
S 15	Japanese Privet Ligustrum japonicum 'texanum'	Low	E				•	•		
S 16	Pink Muhly Muhlenbergia capillaris'	Low	D	•	•	•	•	•		•
S 17	Deer Grass Muhlenbergia rigens	Low	D							•
S 18	Little Ollie Olea europaea 'Montra'	V. Low	E	•	•	•	•	•		
S 19	Slender Velt Grass Pennisetum spathiolatum	Low	D	•	•	•	•	•		•
S 20	Yeddo Hawthorne Rhaphiolepis umbellata	Low	E				•	•		
S 21	Floribunda Rose Rosa floribunda	Mod	D	•	•	•		•	•	
S 22	Tuscan Blue Rosemary Rosemarinus off. 'Tuscan Blue'	Low	E			•	•			•
S 23	Rosemary Rosemarinus 'Prostratus'	Low	E			•	•			•
S 24	Mexican Bush Sage Salvia leucantha 'Santa Barbara'	Low	D	•	•	•	•	•	•	
S 25	Autumn Moor Grass Sesleria autumnalis	Mod	E	•		•		•	•	

Shrub Palette


S 1


S 2

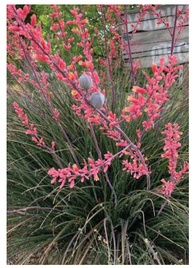

S 3


S 4


S 5


S 6


S 7


S 8


S 9


S 10


S 11


S 12


S 13


S 14


S 15


S 16


S 17


S 18


S 19


S 20


S 21


S 22


S 23


S 24


S 25


S 26


S 27

S 26	Germander Teucrium chamaedrys 'Nanum'	Low	E	•	•	•	•	•	•	
S 27	Society Garlic Tulbaghia violacea	Low	E	•		•	•	•	•	

Notes
1. Grasses (S7, S16, S17, S19, S25) shall be spaced no less than 4' o.c.
2. Century Plants (S1) shall not be located near walkways.

Recreation Development Standards

RECREATION DESIGN PROGRAM

The program for this subsection of the Community Design Development Standards is organized to address the design detail of the project's recreation element. The following pages document the requirements for development of the community's various park types and trail conditions.

PARKS AND TRAILS PLAN

The Vista Ranch pedestrian circulation is handled through a hierarchy of pathways that coincide in significance with the vehicular circulation pattern (see Parks and Trails Plan to right). Pedestrian access in and out of the community is integral in fostering the regional connectivity throughout the area, and serving accessibility to commercial and public/institutional uses such as the elementary school, located within the community.

Community - level collector roads are supported by a community trail system. A finer level of trails and sidewalks connect into the individual neighborhoods. The significance of the community's overall pedestrian circulation pattern is the creation of an origin-destination network that creates a sense of arrival of a number of scales, from the community recreation centers down to the individual neighborhood area parks. All parks are linked together by a combination of paseos, trails and sidewalks adjacent to streets. The variety of recreational amenities fosters social activity and community gathering between members of all neighborhoods.

PARK DESIGN

Special and significant recreational amenities are integrated within the community's recreation centers; park sites and trail heads that host a number of unique passive and active recreational uses. As the central components of the project, a network of neighborhood area parks and trails radiate from community activity centers. Neighborhood area park design programs will vary individually, reflecting the character of each of the community's neighborhoods. Refer to the following pages for the park programs and design concepts proposed in these areas.

PEDESTRIAN AND BICYCLE CIRCULATION DESIGN

Based on the pedestrian and bicycle circulation plan discussed above, each pathway type has been designed to coincide with it's right-of-way. Bikeways are provided within the Community Collector system, Shepherd Avenue, and Big Dry Creek Outlet Works Channel, providing connectivity from neighborhoods to the commercial area, neighborhood amenities and access to the Clovis community. Reference the Street Sections to appreciate the design conditions of roadway adjacent pathways. All pathways shall be constructed in accordance with these Street Sections.

Pathways not adjacent to roadways, shall be specifically integrated within park/trail and open space conditions as outlined in the following pages. Design treatments for these pathways will vary as defined by their purpose.

Parks and Trails Plan



COMMUNITY PARKS

1. VISTA RANCH COMMUNITY PARK (PRIVATE)
2. OLD RANCH PARK
3. VISTA RANCH TRANSIT STOP
4. FUTURE PARK
5. WINDMILL STATION
6. VISTA CREEK PARK
7. THE FRONT PORCH PARK
8. OLD SYCAMORE STATION
9. OVERLOOK STATION
10. THE HOMESTEAD (PRIVATE) WITH SWIMMING POOLS & EVENT FACILITIES
11. ELEMENTARY SCHOOL PLAY AREA

NEIGHBORHOOD PARKS

12. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
13. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
14. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
15. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
16. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
17. NEIGHBORHOOD PARK WITH SWIMMING POOL (PRIVATE)
18. POCKET PARK - PASSIVE OPEN SPACE
19. POCKET PARK - PASSIVE OPEN SPACE
20. POCKET PARK - PASSIVE OPEN SPACE

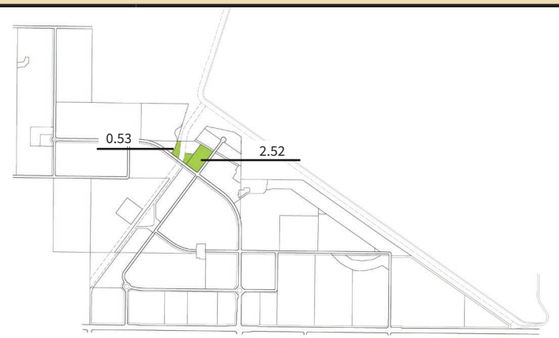
PRESERVED OPEN SPACE

21. OPEN SPACE CORRIDOR
22. OPEN SPACE SPILLWAY CHANNEL
23. OPEN SPACE PONDING BASIN
24. PRESERVED OPEN SPACE
25. PRESERVED OPEN SPACE

Recreation Development Standards

Vista Ranch - The Homestead (Private)

KEY MAP



VISTA RANCH COMMUNITY RECREATION CENTER	ARCHITECTURE & LANDSCAPE
	3.05 AC

DESCRIPTION

This community park recreation center includes public park space and private pool, office, buildings and event center.

PERMITTED USES

All uses not specifically identified in the list to the right are prohibited.	- Business Center - Community recreation building / HOA event building - Active uses such as pool, lawn events, etc - Passive uses such as seating areas, picnic areas, outdoor BBQ/fireplace, etc. - HOA office - Outdoor festivals / fairs (temporary) - Food trucks (temporary) - EV charging stations - Maintenance yard with storage & garage parking

ARCHITECTURE AND LANDSCAPE

Architectural Style	California Ranch / Agrarian
Material(s)	Walls clad with stone, brick, stucco, wood siding or plain shingles
Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, gardens, orchard rows and drifts

OTHER

Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seat walls, trash receptacles, dining tables with chairs, bike racks, trellises, public art and dog waste stations
Special Lighting	Accent building, monument and tree lighting including trail and pathway (bollard) lighting (optional)
Other	Transit stop park with covered seating, bike repair station and bike racks.

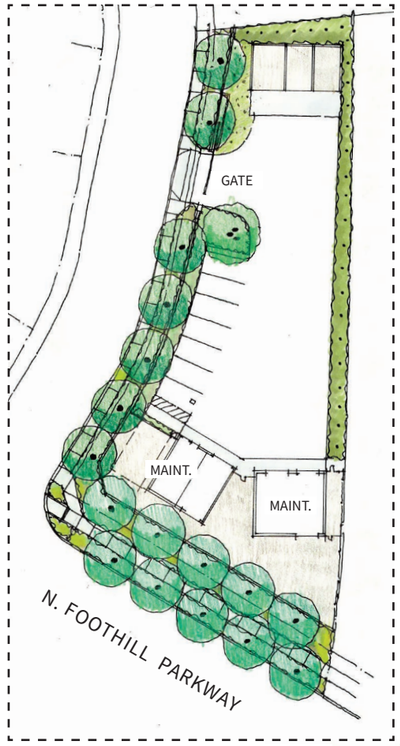












MAINTENANCE YARD

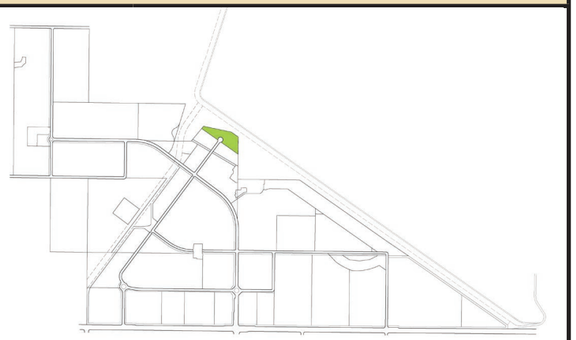
0.53 ACRES
(Private)



The park design is conceptual in nature and may be modified.

Vista Ranch Community Park (Private)

KEY MAP



VISTA RANCH COMMUNITY PARK	ARCHITECTURE & LANDSCAPE
	2.74 AC

DESCRIPTION

This community park includes private park space with both active and passive programming.

PERMITTED USES

All uses not specifically identified in the list to the right are prohibited.	- Active open space play area - Passive uses such as seating areas & picnic areas - Pickleball courts - Playground equipment - Shade structure with tables & prep counters - Dog park

ARCHITECTURE AND LANDSCAPE

Architectural Style	California Ranch / Agrarian
Material(s)	Walls clad with stone, brick, stucco, wood siding or plain shingles
Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, gardens, orchard rows and drifts

OTHER

Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seat walls, trash receptacles, dining tables with chairs, bike racks, trellises, public art and dog waste stations
Special Lighting	Accent building, monument and tree lighting including trail and pathway (bollard) lighting (optional)
Other	









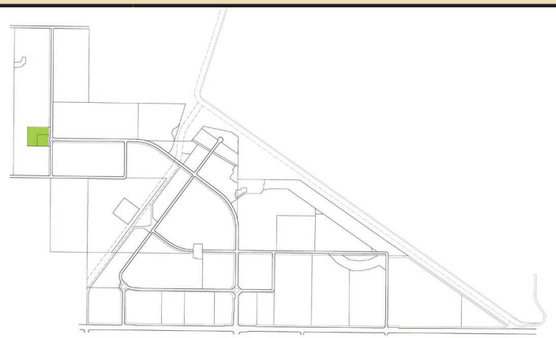


The park design is conceptual in nature and may be modified.

Recreation Development Standards

Old Ranch Community Park

KEY MAP



OLD RANCH COMMUNITY PARK	ARCHITECTURE & LANDSCAPE
	3.32 AC

DESCRIPTION

This area park includes pickle ball courts, universal playground, accessible parking, picnic area and restroom.

PERMITTED USES

All uses not specifically identified in the list to the right are prohibited.	- Active open space area - Universal playground equipment - Shade structure - Picnic tables - Peak reducing storm water turf play area

ARCHITECTURE AND LANDSCAPE

Architectural Style	California Ranch / Agrarian
Material(s)	Walls clad with stone, brick, stucco, wood siding or plain shingles
Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, orchard rows and drifts

OTHER

Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seat walls, trash receptacles, dining tables with chairs, bike racks and dog waste stations
Special Lighting	Accent monument and tree lighting
Accessibility	Accessible by community trails

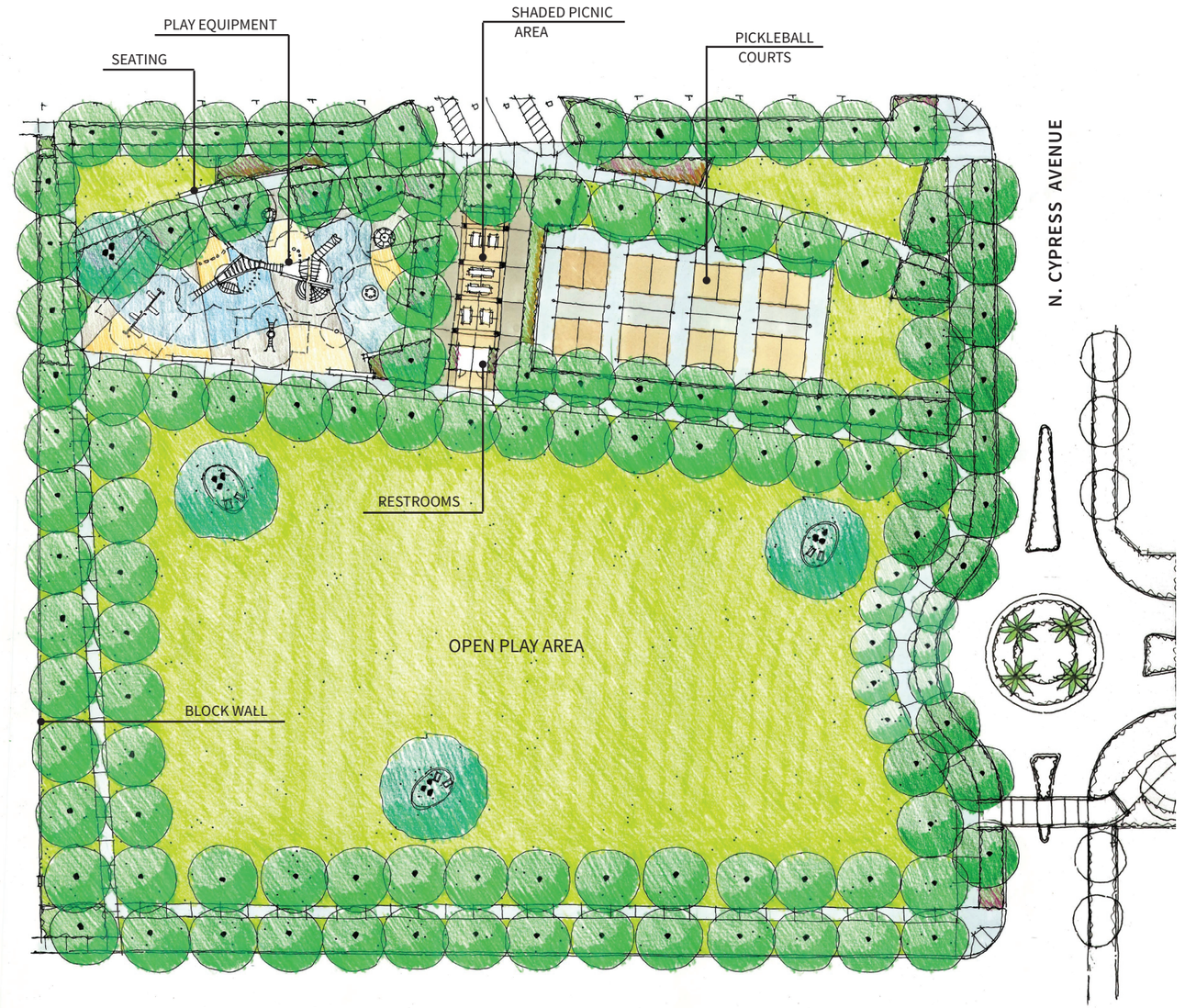












The park design is conceptual in nature and may be modified.

Front Porch Neighborhood Park

KEY MAP



FRONT PORCH NEIGHBORHOOD PARK	ARCHITECTURE & LANDSCAPE
	* 2.62 AC / 1.0 AC

DESCRIPTION

This park provides a destination for three different neighborhoods and a thruway for Cattle Drive Trail.

PERMITTED USES

All uses not specifically identified in the list to the right are prohibited.	- Active open space - Playground - Swinging benches - Covered seating and picnic areas - Horse shoe court and/or cornhole

ARCHITECTURE AND LANDSCAPE

Architectural Style	California Ranch / Agrarian
Material(s)	Walls clad with stone, brick, stucco, wood siding or plain shingles
Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, orchard rows and drifts

OTHER

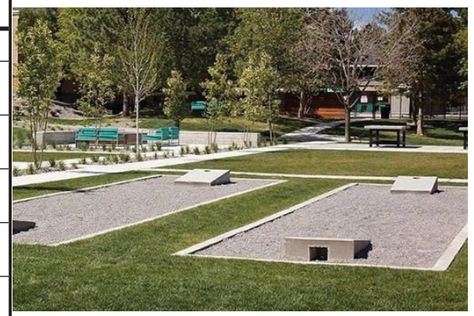
Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seat walls, trash receptacles, dining tables with chairs, bike racks and dog waste stations
Special Lighting	Accent monument and tree lighting including trail and pathway (bollard) lighting
Accessibility	Accessible by community trails

* Future neighborhood park (2.62 acres) to include similar / complimentary amenities.

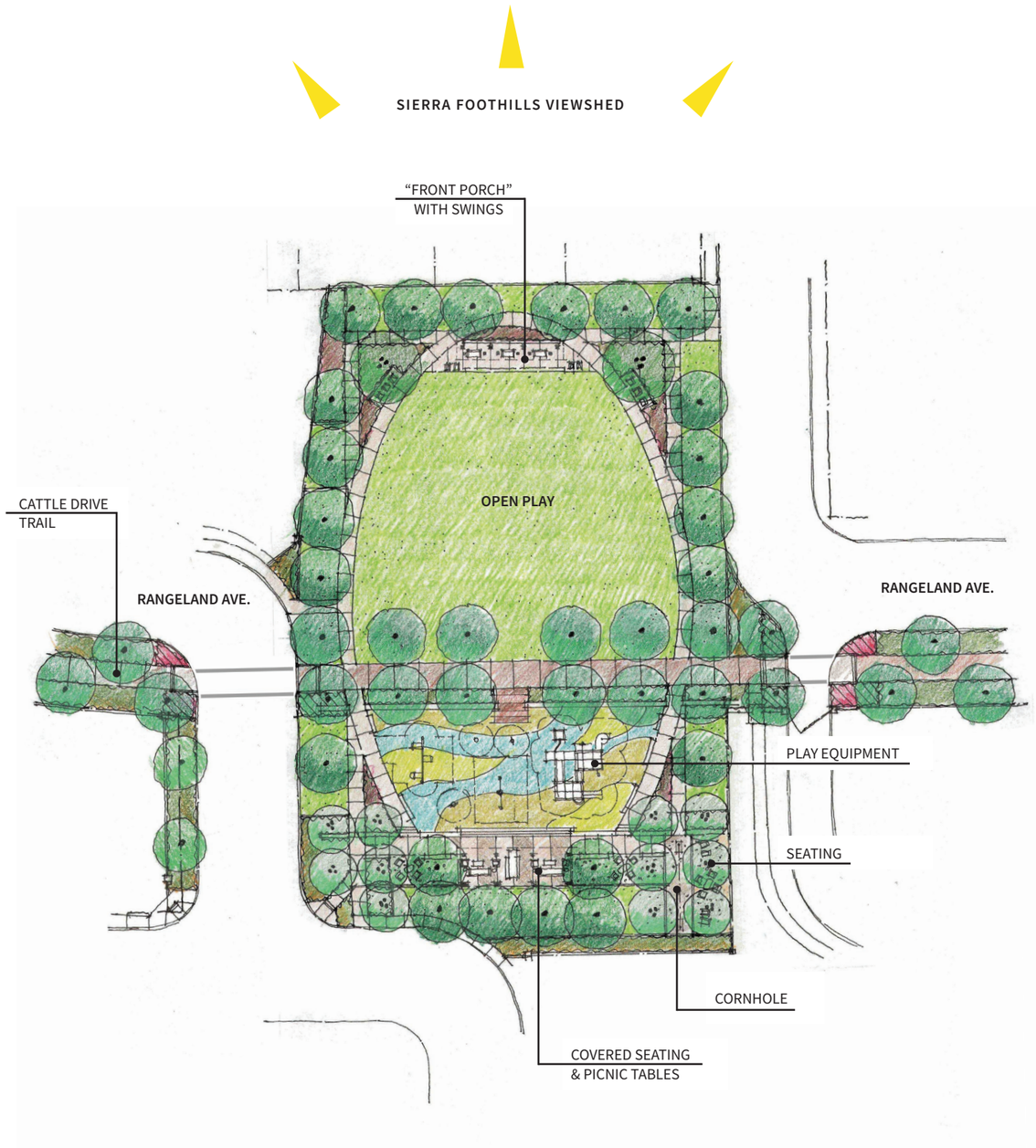






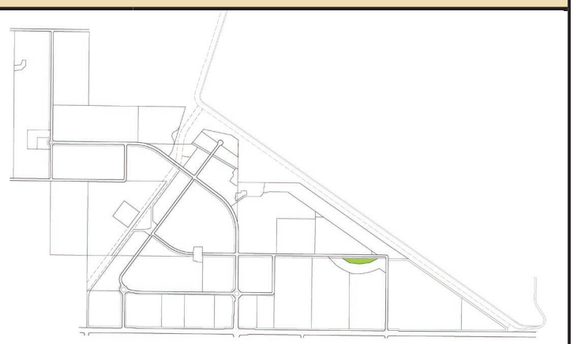


The park design is conceptual in nature and may be modified.



Vista Creek Park

KEY MAP



VISTA CREEK PARK	LANDSCAPE
	0.94 AC / 3.72 AC (Future)

DESCRIPTION

This park provides a neighborhood amenity for the adjacent properties and a thruway to Cattle Drive Trail giving connectivity to Vista Ranch Elementary School and other community trails.

PERMITTED USES

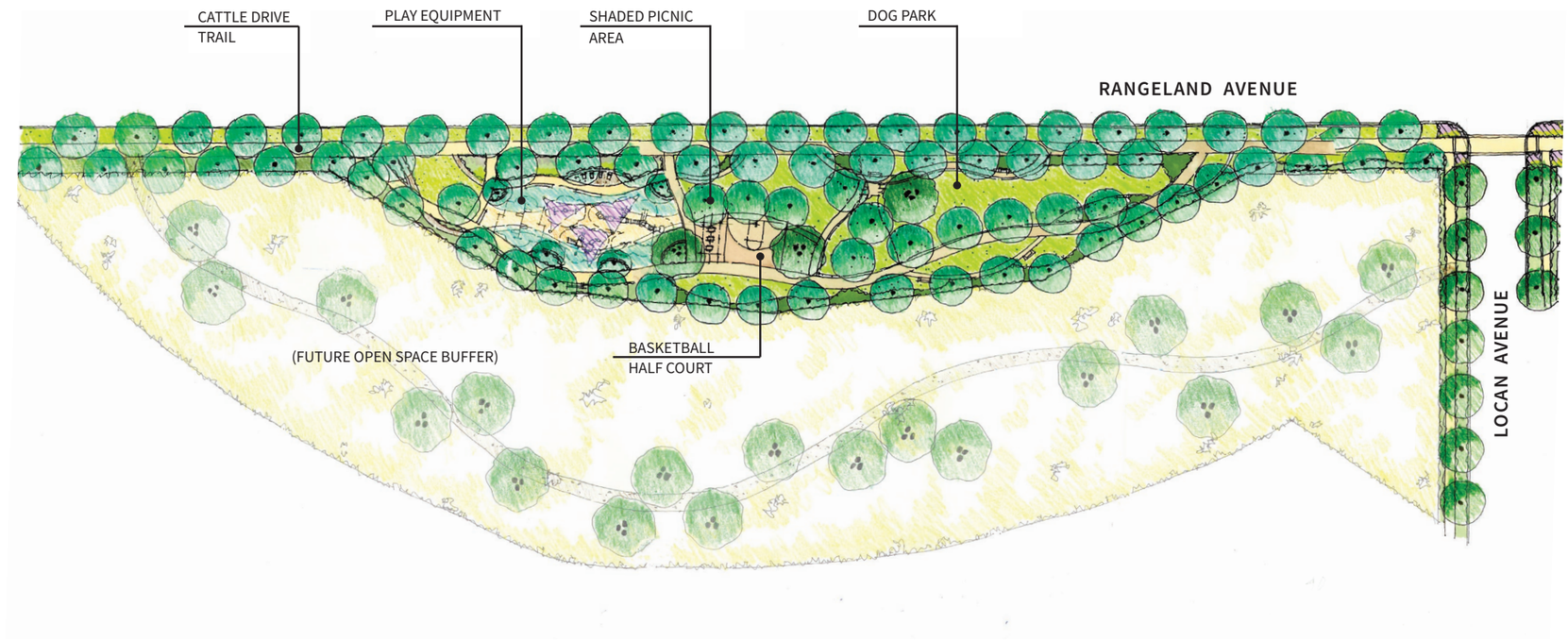
All uses not specifically identified in the list to the right are prohibited.	- Active open space - Play equipment - Picnic tables - Seating - Shade structure - Dog park - Basketball half court

ARCHITECTURE AND LANDSCAPE

Architectural Style	California Ranch / Agrarian
Material(s)	Walls clad with stone, brick, stucco, wood siding or plain shingles
Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, orchard rows and drift

OTHER

Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seat walls, trash receptacles, picnic tables, bike racks and dog waste stations
Special Lighting	Accent monument and tree lighting which may include trail and pathway (bollard) lighting
Accessibility	Accessible by community trails











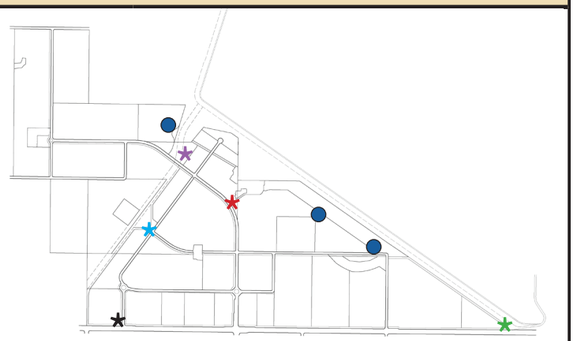


The park design is conceptual in nature and may be modified.

Recreation Development Standards

Trail Heads and Pocket Parks

KEY MAP



TRAIL HEADS & POCKET PARKS	LANDSCAPE
	Varies

DESCRIPTION

Trail heads are provided at various locations within the Vista Ranch Master Plan. They act as an interface between trails and their adjacent neighborhoods, serving as a gateway to the community, rest stop, meeting place and/or a place to sit down and enjoy the view.

PERMITTED USES

All uses not specifically identified in the list to the right are prohibited.	- Trails (concrete & asphalt) - Signage - Public art - Drinking fountain - Fitness equipment - Bike racks

LANDSCAPE

Landscape	Landscape conditions will vary throughout the site. Layered planting to include formal rows, orchard rows and drifts

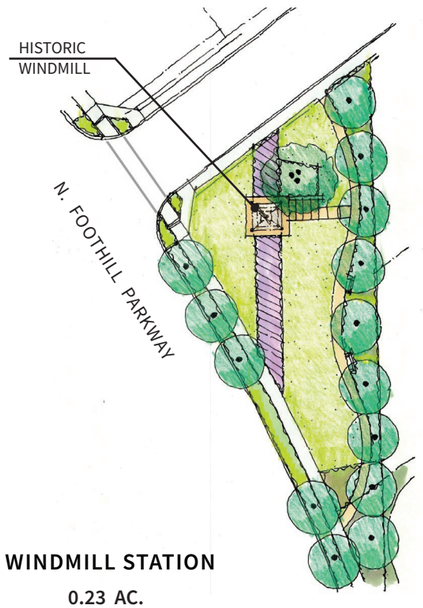
OTHER

Monumentation	Low stone walls or free standing pole with hanging sign
Furnishings	Benches, seatwalls, trash receptacles and dog waste stations, little libraries
Special Lighting	Accent monument and tree lighting including trail and pathway (bollard) lighting
Pocket Parks ● (0.36 AC. total)	- Seating (benches or seat walls) - Shade trees - Pet waste station - Trash receptacle

★ Old Sycamore Station trail head, See page 56

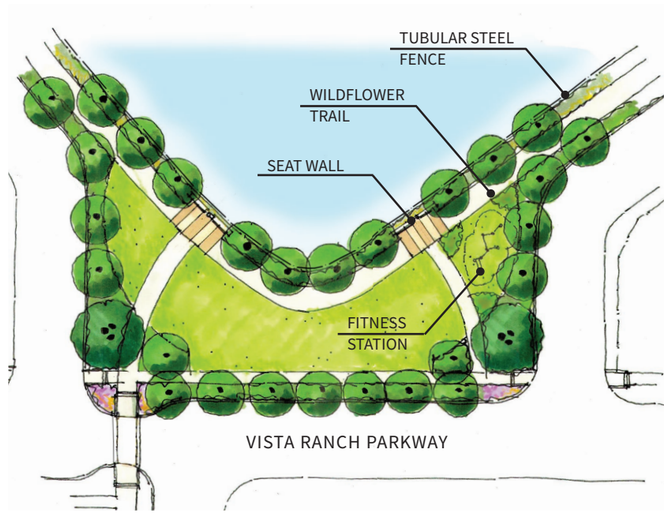
★ Future trail head (by others)

★ Park / Transit stop, See page 65



★ **WINDMILL STATION**

0.23 AC.



★ **OVERLOOK STATION**

0.74 AC.

The park design is conceptual in nature and may be modified. Amenities shown are examples. Final project may vary.

















PUBLIC TRANSIT PLAN

A design objective of Focus Area 13a is the provision of active and public transportation facilities. Vista Ranch has incorporated facilities that will accommodate public transportation routes to and from the greater Clovis/Fresno Metropolitan area. Foothill Parkway is designed to be the focal transit corridor due to its juxtaposition to Temperance and Shepherd Avenues; both linking the Vista Ranch community to employment, service and educational opportunities.

Transit stops are planned to provide safe and efficient access to community focal points including community recreation areas, the elementary school and the Gateway Commercial area. These transit stops will integrate architecturally and appear seamless with their location.

With the growth of the Clovis area, an additional transit route can extend northwesterly to provide a link to the Heritage Grove area.



CLASS I TRAIL WITH BIKE LANE



SHARROW



BIKE LANE

Alternative Green Transportation Plan



TRANSIT STOP

LEGEND

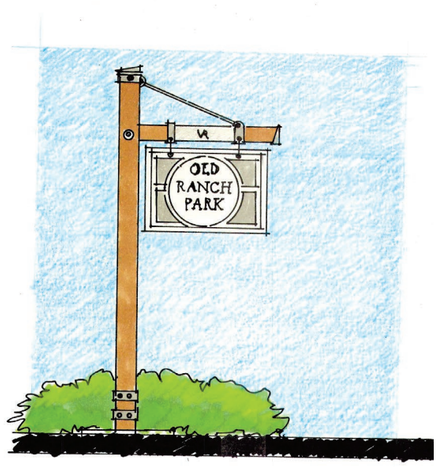
- CLASS I BIKE LANES
- CLASS II BIKE LANES
- CLASS III SHARROWS
- BIKE STATION (BIKE REPAIR & BOTTLE FILLER)
- PUBLIC TRANSIT ROUTE
- TRANSIT STOP
- ACTIVITY CENTER

Streetscape Development Standards

Signage Standards

Foothill Parkway

VISTA RANCH STREET SIGN (TYPICAL)



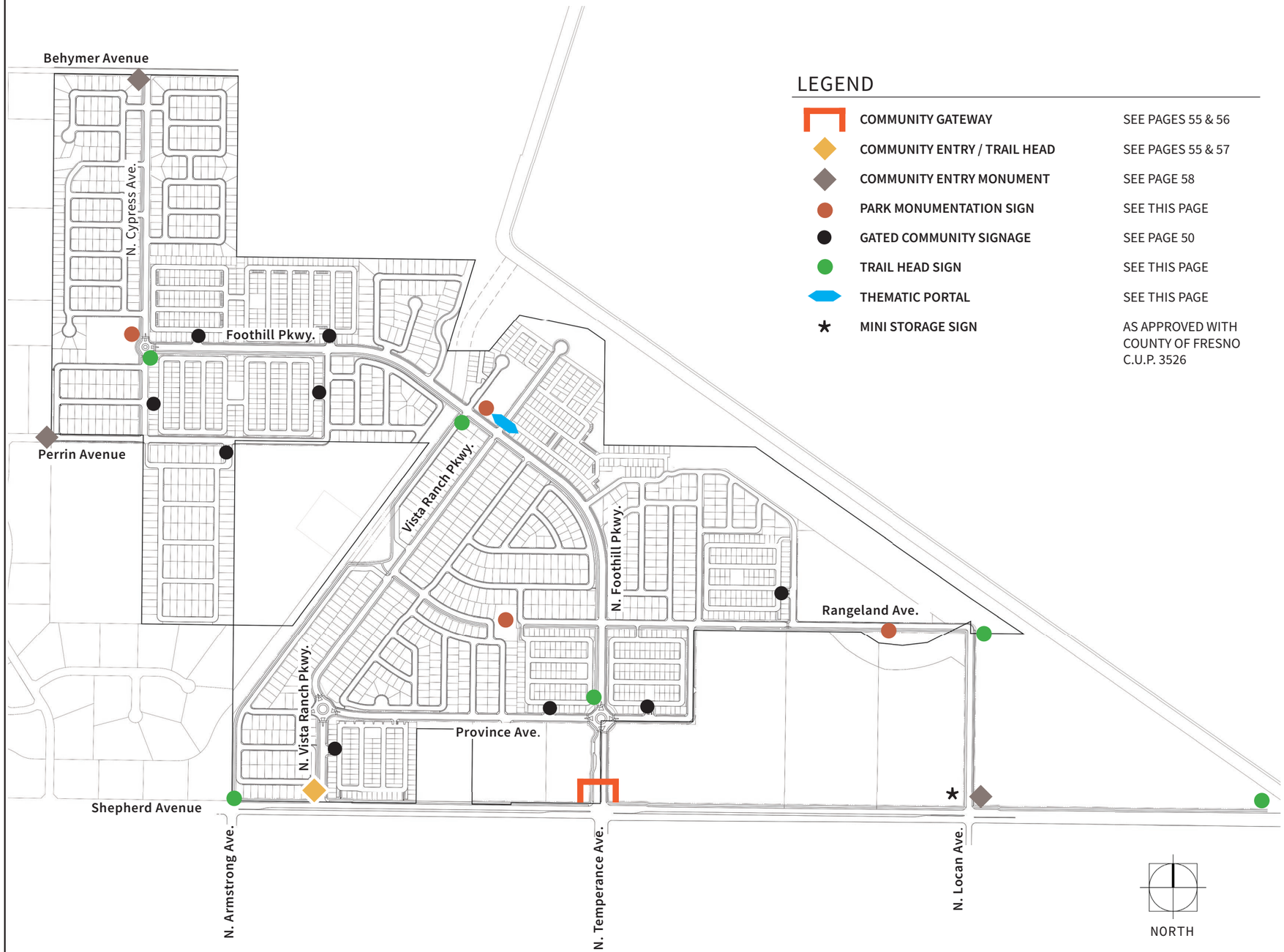
PARK MONUMENTATION AND
TRAIL HEAD SIGNAGE

MATERIAL : METAL



THEMATIC PORTAL

Master Signage Plan



LEGEND

	COMMUNITY GATEWAY	SEE PAGES 55 & 56
	COMMUNITY ENTRY / TRAIL HEAD	SEE PAGES 55 & 57
	COMMUNITY ENTRY MONUMENT	SEE PAGE 58
	PARK MONUMENTATION SIGN	SEE THIS PAGE
	GATED COMMUNITY SIGNAGE	SEE PAGE 50
	TRAIL HEAD SIGN	SEE THIS PAGE
	THEMATIC PORTAL	SEE THIS PAGE
★	MINI STORAGE SIGN	AS APPROVED WITH COUNTY OF FRESNO C.U.P. 3526



Administration, Implementation, Modifications & Amendments

Master Development Plan Adoption

MASTER DEVELOPMENT PLAN ADMINISTRATION

This Master Development Plan (MDP) represents a framework of development for the Vista Ranch community. Implementation of the project requires the approval of this MDP handbook and any subsequent submittals over the life of the project's build-out. This Section sets forth the procedures needed to implement and administer the MDP, and those procedures required for its amendment, if necessary. Provisions for processing site plan review applications for multi-family and mixed use projects within Vista Ranch, are also disclosed herein.

IMPLEMENTATION

The Vista Ranch Master Development Plan will be implemented through the processing of this handbook and the tract maps, site plans, text discussions, and development standards contained herein or attached as a part of this submittal. Subsequent submittals may be required of the applicant to submit any of the following prior to the recordation of any final map, site plan review or building permit within a Master Planned Community (MPC) Overlay District:

1. Subsequent site plan review for those projects normally requiring site plan review other than single family residential, community recreation and parks;
2. Subsequent review and approval of improvement plans by Planning and Engineering Departments of the City of Clovis;
3. Proposed conditions, covenants and restrictions, if any;
4. Sign review; or
5. Architectural Guidelines.
6. Conditional Use Permit when required.

The City's approval of the MDP, shall constitute sufficient findings to justify any waivers, variances, exceptions or deviations set forth in the MDP to those provisions of the Clovis Municipal code that would otherwise be required. Such waivers, variances, exceptions or deviations shall be deemed granted.

All development shall comply with the text, standards and associated tables and exhibits illustrated in this Master Development Plan. Where this Development Handbook remains silent, the provisions and definitions within the City of Clovis Municipal Code shall apply. Where a conflict exists between these development standards and the City of Clovis Municipal Code, the standards contained herein shall apply.

Residential planning areas shall have the flexibility to be developed as other residential product types within the same zone designation. In the event that these conditions arise, development of each planning area shall strictly comply with the requirements and standards set forth in this handbook, as specified in the same zone designation of that said land use/product type, provided that the maximum dwelling units of those subject planning areas are not exceeded.

Procedures for Amending the Adopted Master Development Plan and Processing Site Plan Review Applications Within a MPC District

AMENDMENTS TO THE ADOPTED MASTER DEVELOPMENT PLAN

PROCEDURE

The development of the property shall comply with the development standards approved in this MDP. Amendments to this adopted MDP on by or on behalf of the property owner(s), or any proposal by the City, shall be filed with the Department of Planning and Development Services. The Planning and Development Services Director shall determine if the proposed modification is "minor" or "major", and the request or proposal shall be processed accordingly.

Minor Modification
A minor modification is a modification which is requested or agreed to by the property owner and which is intended to accomplish one or more of the following:

1. A change in the species of plant material proposed for the MPC District.
2. A lot line adjustment; or
3. Any other change or modification which does not change the basic intent of the MPC (floor plans, elevations, site elements, etc.).
4. Complies with the criteria of Focus Area 13a, as shown on page 9 of Vista Ranch Master Development Plan.

The Planning and Development Services Director shall process and make an administrative decision regarding all minor modifications. Appeals of the Planning and Development Services Director's determination regarding the modification shall be processed in accordance with Chapter 9.90 Appeals, of the Clovis Municipal Code.

Major Modification
A major modification includes any modification which does not qualify as a minor modification including adding property to an existing MPC District. A major modification shall be processed and reviewed by the Planning Commission and approved by the City Council in compliance with Chapter 9.86 Amendments (Development Code, General Plan, and Zone Map) of the Clovis Municipal Code.

PROCESS FOR SITE PLAN REVIEW APPLICATIONS WITHIN A MPC DISTRICT FOR MULTI-FAMILY, GATEWAY NEIGHBORHOOD COMMERCIAL, AND LIGHT INDUSTRIAL

The individual project approval process requires the preparation of a site plan for the purpose of enabling the Planning and Development Services Department to make a finding that the proposed development is in conformity with the intent and purpose of the Master Development Plan and zoning requirements, and to guide the Building Inspection division of the Planning and Development Services Department in the issuance of permits. A Multi-Family Residential Design Review or Site Plan Review shall be processed with the provisions of Chapter 9.56, Site Plan Review of the Clovis Municipal Code prior to the issuance of building permits within these areas.

Vista Ranch Vesting Tentative Tract Map



Phasing, Infrastructure and Maintenance

Vista Ranch Development Schedule

PHASING

Development within the Vista Ranch Community shall occur in six phases as recorded in the table below (see Vista Ranch Phasing Plan to right). The project will be phased in a logical sequence. This is the anticipated development schedule based on current market conditions and may be subject to slight alterations, provided that utilities and public facilities are available to service the Phase in question (pending market conditions).

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION	RATE OF DEVELOPMENT
1	Spring 2026	Spring 2029	22 units/month
2	Spring 2028	Spring 2030	22 units/month
3	Spring 2030	Spring 2033	22 units/month
4	Spring 2031	Spring 2034	22 units/month
5	Spring 2033	Spring 2035	22 units/month
6	Spring 2034	Fall 2036	5 units/month

INFRASTRUCTURE

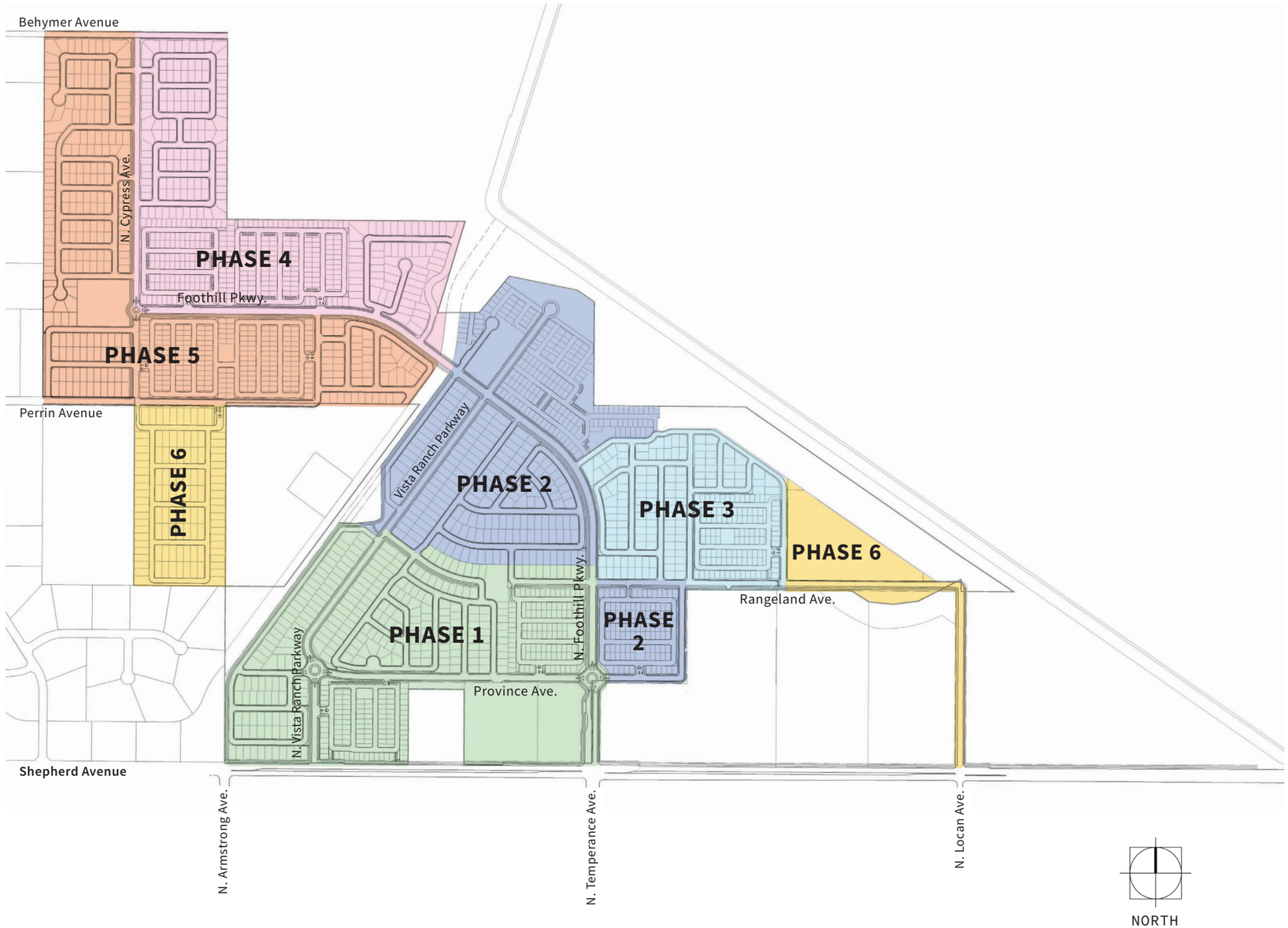
Public utilities and services in Vista Ranch will be provided by the following public agencies and private utility companies as detailed below.

UTILITY SERVICE	PROVIDER
Electricity	PG &E
Gas	PG &E
Water	City of Clovis
Sewer	City of Clovis
Recycled Water	City of Clovis
Solid Waste	City of Clovis
Storm Drainage	Fresno Metropolitan Flood Control District
Telephone	AT&T
Cable	AT&T/Comcast
Police and Fire	City of Clovis
Public School	Clovis Unified School District

MAINTENANCE

The Vista Ranch community will be maintained by a Homeowner's Association (HOA). The HOA will be responsible for the maintenance of all property, including landscaping, streetscape, private parks, community trails, and the community recreation centers, that the Master Association owns, leases, or otherwise holds possessory or use rights for the common use and enjoyment of residents. The HOA shall enter into an agreement for maintenance of Old Sycamore Sation on behalf of the City. The HOA, or other approved entity, will also retain ownership of, and be responsible for the maintenance of, all Preserved Open Space as shown within the MDP area. The City of Clovis CFD/LMD will be responsible for the maintenance of public parks, public trails and public right-of-ways. Street lighting in pubic right-of-ways will be owned and maintained by PG&E or the City. Street lighting in private streets will be owned and maintained by HOA.

Vista Ranch Phasing Plan



Appendix A - Glossary of Terms

Glossary

Appendix A

Acres, Gross: The entire acreage of a site. Gross acreage is calculated to the centerline of proposed bounding local streets and to the edge of the right-of-way of all major roadways including Expressway, Arterial and Collector Circulation within the project boundary.

Acres, Net: The portion of a site that can actually be built upon. The following are not included in the net acreage of a site: public or private road rights-of-way, public or private open-space, and publicly owned floodways.

Bikeways: A term that encompasses bicycle lanes, bicycle paths, and bicycle routes.

Buffer Zone: An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other.

Buildout: Development of land to its full potential or theoretical capacity as permitted under current or proposed planning or zoning designations.

Density, Single Family Residential: A measurement of the number of permanent residential dwelling units per acre of land. Densities specified in the Master Development Plan may be expressed in units per gross acre. (See "Acres, Gross")

Density, Multi Family Residential: A measurement of the number of permanent residential dwelling units per acre of land. Densities specified in the Master Development Plan may be expressed in units per net developable acre. (See "Developable Acres, Net")

Developable Acres, Net: The portion of a site that can be developed and is assumed for the purpose of density calculations. This area would include the building pad but not public or private road rights-of-way, public or private open space and flood control channels.

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), that constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long-term basis.

Floor Area Ratio (FAR): The gross floor area permitted on a site divided by the total net area of the site, expressed in decimals to one or two places. For example, on a site with 10,000 net sq. ft. of land area, a Floor Area Ratio of 1.0 will allow a maximum of 10,000 gross sq. ft. of building floor area to be built. On the same site, an FAR of 1.5 would allow 15,000 sq. ft. of floor area; an FAR of 2.0 would allow 20,000 sq. ft.; and an FAR of 0.5 would allow only 5,000 sq. ft.

Landmark: (1) A building, site, object, structure, or significant tree, having historical, architectural, social, or cultural significance and marked for preservation by the local, state, or federal government. (2) A visually prominent or outstanding structure or natural feature that functions as a point of orientation or identification.

Master Planned Community: A Master Planned Community is an area identified in the General Plan as requiring more detailed planning to ensure consistency with the provisions of the plan with the development proposal. A Master Development Plan shall be required for development in a Master Planned Community.

Mixed-use: Properties on which various uses, such as office, commercial, institutional, and residential, are combined in a single building, single site, or group of contiguous properties in an integrated fashion and with a coherent physical design.

Open-Space Land: Any parcel or area of land or water that is essentially unimproved and devoted to an open-space use for the purposes of (1) the preservation of natural resources, (2) the managed production of resources, (3) outdoor recreation, or (4) public health and safety.

Parkland: Land that is publicly owned or controlled for the purpose of providing parks, recreation, or open-space for public use, including parks, trails, trail heads and pocket parks.

Promenade: A system of pedestrian and bicycle paths providing connection to nearby schools, activity areas, and signalized intersections

Trail: A pubic facility providing for pedestrian, bicycle and similar circulation modes on a surfaced pathway of at least ten feet of width separate from a vehicular roadway.

Zoning District: A designated section of a city or county for which prescribed land use requirements and building and development standards are uniform.