



ADMINISTRATION AND IMPLEMENTATION

Legal Description

Community Center North

All that portion of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base & Meridian.

Community Center South

All that portion of the Southwest Quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base & Meridian, lying South of the Jefferson Canal.

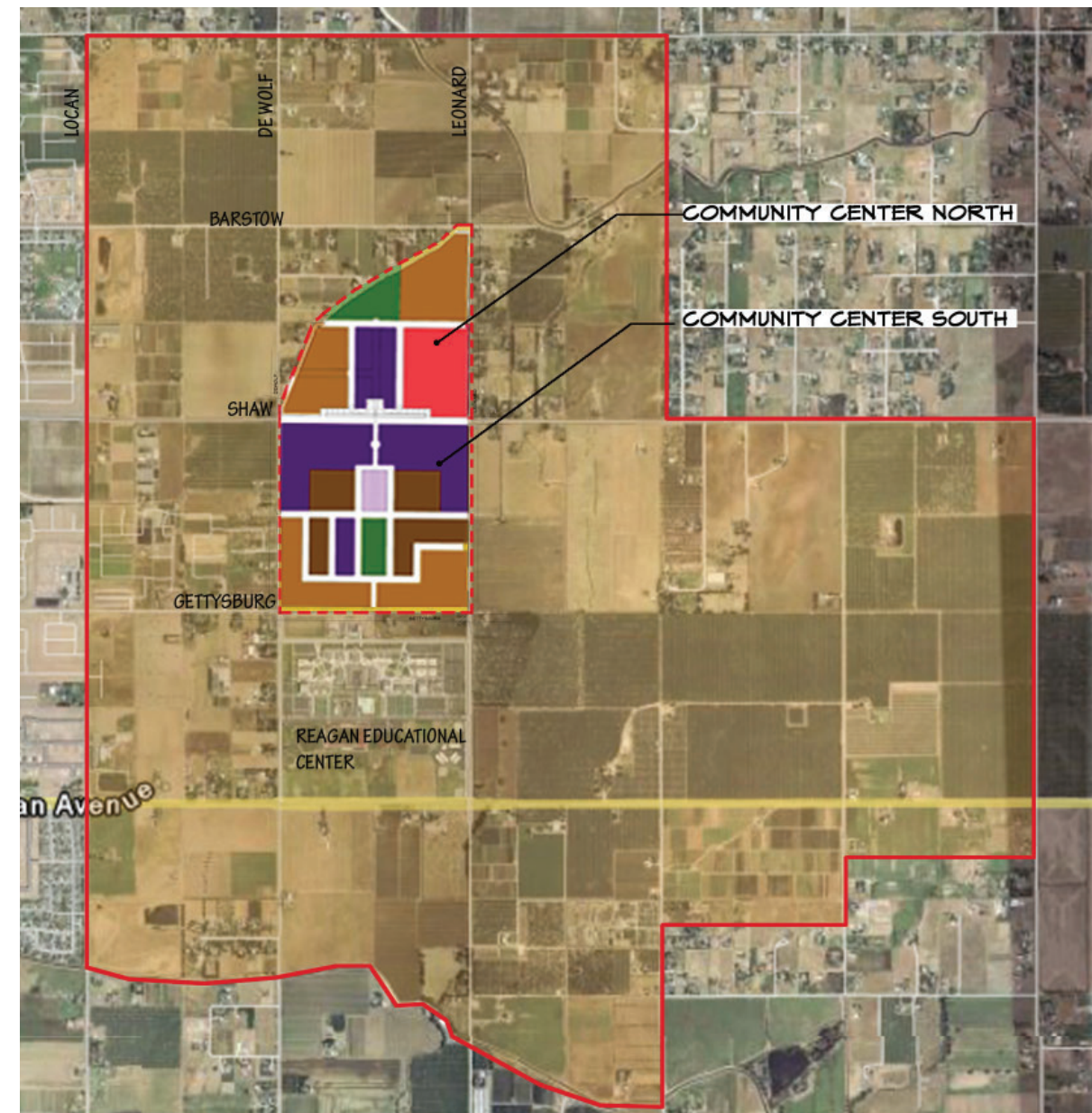
PA 1

A Portion of the Southwest quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Commencing at the Southeast corner of the Southwest quarter of said Section 12; Thence North 89 degrees 24 minutes 03 seconds West, along the South line of said Southwest quarter, a distance of 1,001.20 feet to the True Point of Beginning; Thence continuing North 89 degrees 24 minutes 03 seconds West, along said South line, a distance of 638.26 feet; Thence North 0 degrees 26 minutes 06 seconds East, a distance of 1,322.11 feet to the North line of the South Half of said Southwest quarter; Thence South 89 degrees 21 minutes 39 seconds East, along said North line, a distance of 638.26 feet; Thence South 0 degrees 26 minutes 06 seconds West, a distance of 1321.66 feet to the True Point of Beginning. Containing 19.37 Acre.

PA 2

A Portion of the Southwest quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base

and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Commencing at the Southwest corner of the Southwest quarter of said Section 12; Thence North 89 degrees 24 minutes 03 seconds West, along the South line of said Southwest quarter, a distance of 35.09 feet to the True Point of Beginning; Thence Northeasterly along the Southerly boundary and the prolongations Southerly and Northerly of the Jefferson Canal along the following courses and distances: North 16 degrees 32 minutes 27 seconds East, a distance of 145.51 feet; North 22 degrees 12 minutes 33 seconds East, a distance of 136.53 feet; North 21 degrees 59 minutes 37 seconds East, a distance of 186.15 feet; North 22 degrees 24 minutes 41 seconds East, a distance of 185.08 feet; North 21 degrees 53 minutes 59 seconds East, a distance of 101.49 feet; North 22 degrees 42 minutes 50 seconds East, a distance of 511.56 feet; North 27 degrees 24 minutes 20 seconds East, a distance of 41.75 feet; North 41 degrees 21 minutes 48 seconds East, a distance of 26.10 feet; North 43 degrees 49 minutes 50 seconds East, a distance of 95.57 feet; North 49 degrees 44 minutes 43 seconds East, a distance of 23.67 feet to the North line of the South Half of said Section 12; Thence leaving the Southerly boundary of the Jefferson Canal, South 89 degrees 21 minutes 39 seconds East, along said North line, a distance of 386.82 feet; Thence South 0 degrees 26 minutes 06 seconds West, a distance of 1322.11 feet to the South line of said Southwest quarter; Thence North 89 degrees 24 minutes 03 seconds West, along said South line, a distance of 966.10 feet to the True Point of Beginning. Containing 21.66 Acres



Regional Location





PA 3

A Portion of the Southwest quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Beginning at the Northeast corner of the Southwest quarter of said Section 12; Thence South 0 degrees 25 minutes 42 seconds West, along the East line of said Southwest quarter, a distance of 1321.07 to the Southeast corner of the North Half of said Section 12; Thence North 89 degrees 21 minutes 39 seconds East, along the South line of said North Half, a distance of 1,000.96 feet; Thence North 0 degrees 26 minutes 06 seconds East, a distance of 716.38 feet to the Southerly boundary of the Jefferson Canal; Thence Northeasterly along the Southerly boundary and the prolongations Southerly and Northerly of the Jefferson Canal along the following courses and distances: North 61 degrees 39 minutes 26 seconds East, a distance of 7.52 feet; North 64 degrees 17 minutes 06 seconds East, a distance of 75.10 feet; North 60 degrees 52 minutes 25 seconds East, a distance of 49.12 feet; North 64 degrees 28 minutes 41 seconds East, a distance of 43.91 feet; North 71 degrees 05 minutes 31 seconds East, a distance of 36.96 feet; North 66 degrees 10 minutes 14 seconds East, a distance of 40.22 feet; North 61 degrees 20 minutes 56 seconds East, a distance of 113.77 feet; North 53 degrees 22 minutes 20 seconds East, a distance of 39.56 feet; North 57 degrees 31 minutes 44 seconds East, a distance of 69.74 feet; North 55 degrees 29 minutes 32 seconds East, a distance of 655.33 feet to the North line of said Southwest quarter; Thence leaving the Southerly boundary and its Northeasterly prolongation of the Jefferson Canal, South 89 degrees 19 minutes 13 seconds East, a distance of 43.23 feet to the True Point of Beginning. Containing 23.26 Acres.

PA 4

A Portion of the Southwest quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Beginning at the Southeast corner of the Southwest quarter of said Section 12; Thence North 89 degrees 24 minutes 03 seconds West, along the South line of said Southwest quarter, a distance of 1,001.20 feet; Thence North 0 degrees 26 minutes 06 seconds East, a distance of 1,321.66 feet to the North line of the South Half of said Southwest quarter; Thence South 89 degrees 21 minutes 39 seconds East, along said North line, a distance

of 1000.96 feet to the East line of said Southwest quarter; Thence South 0 degrees 25 minutes 29 seconds West, along the East line of said Southwest quarter, a distance of 1321.08 feet to the Point of Beginning. Containing 30.37 Acres.

PA 5

A portion of the Northwest Quarter of Section of 13, Township 13 South, Range 21 East, M.D.B. &M., in the City of Clovis, County of Fresno, State of California, described as follows:

The North Quarter of the Northwest Quarter of said Section 13, together with the West one-third of the South half of the North half of the Northwest Quarter of said Section 13, together with the East one-third of the South half of the North half of the Northwest Quarter of said Section 13.

PA 6

A portion of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, M.D.B. & M., in the City of Clovis, county of Fresno, State of California, described as follows:

The East five-sixths of the South half of the North half of the Northwest Quarter of said Section 13.

Excepting therefrom the East one-third of the South half of the North half of the Northwest Quarter of said Section 13.

Also excepting therefrom the East 250.00 feet of the South half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter of said Section 13.

Also excepting therefrom the West 250.00 of the South half of the Northeast Quarter of the Northwest Quarter of said Section 13.

PA 7

A portion of the Northwest Quarter of Section of 13, Township 13 South, Range 21 East, M.D.B. &M., in the City of Clovis, County of Fresno, State of California, described as follows:

The West one Quarter of the North two-thirds of the Southwest Quarter of the Northwest Quarter of said Section 13, together with the South one-third of the Southwest Quarter of the Northwest Quarter of Section 13.

Excepting therefrom the East 250.00 feet of the North 215.25 feet of the South one-third of the Southwest Quarter of the Northwest Quarter of said Section 13.

PA 7A

The Southeast Quarter of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, M.D.B.&M., in the City of Clovis, County of Fresno, State of California, according to the United States Government Township Plats approved by the Surveyor General,

Excepting therefrom that portion conveyed to the County of Fresno and more fully described in Deed recorded July 24, 2002 as instrument No. 02-1220237 of official records.

Also excepting therefrom Outlots S and T of Tract No. 6168, according to the map thereof filed for record December 11, 2018 in Book 88, Pages 41 through 43 of Plats, Fresno County Records.

PA 8

A portion of the Southwest Quarter of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, M.D.B. & M., in the City of Clovis, County of Fresno, State of California, described as follows:

The East half of the West half of the North two-thirds of the Southwest Quarter of the Northwest Quarter of said Section 13.

PA 8A

Outlot T of Tract No. 6168, according to the map thereof filed for record December 11, 2018 in Book 88, Pages 41 through 43 of Plats, Fresno County of Records.

PA 9

A portion of the Southwest Quarter of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, M.D.B. & M., in the City of Clovis, County of Fresno, State of California, described as follows:

East 250.00 feet of the North 215.25 feet of the South one-third of the Southwest Quarter of the Northwest Quarter of said Section 13.

PU 1

A Portion of the Southwest quarter of Section 12, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Commencing at the Southwest corner of the Southwest quarter of said Section 12; Thence North 0 degrees 26 minutes 42 seconds East, along the West line of said Southwest quarter, a distance of 1322.93 to the Southwest corner of the North Half of said Section 12; Thence South 89 degrees 21 minutes 39 seconds East,



along the South line of said North Half, a distance of 614.16 feet to the True Point of Beginning; Thence Northeasterly along the Southerly boundary and the prolongations Southerly and Northerly of the Jefferson Canal along the following courses and distances: North 49 degrees 44 minutes 43 seconds East, a distance of 53.92 feet; North 39 degrees 30 minutes 15 seconds East, a distance of 35.02 feet; North 46 degrees 23 minutes 25 seconds East, a distance of 170.28 feet; North 43 degrees 17 minutes 49 seconds East, a distance of 86.19 feet; North 50 degrees 32 minutes 07 seconds East, a distance of 28.32 feet; North 65 degrees 06 minutes 41 seconds East, a distance of 65.08 feet; North 59 degrees 10 minutes 20 seconds East, a distance of 318.21 feet; North 57 degrees 04 minutes 30 seconds East, a distance of 39.76 feet; North 60 degrees 31 minutes 53 seconds East, a distance of 35.88 feet; North 58 degrees 43 minutes 29 seconds East, a distance of 70.61 feet; North 56 degrees 56 minutes 54 seconds East, a distance of 126.19 feet; North 63 degrees 00 minutes 16 seconds East, a distance of 49.70 feet; North 61 degrees 39 minutes 26 seconds East, a distance of 100.66 feet; Thence leaving the Southerly boundary of the Jefferson Canal, South 0 degrees 26 minutes 06 seconds West, a distance of 716.38 feet to the South line of said North Half; Thence North 89 degrees 21 minutes 39 seconds West, a distance of 1,025.08 feet to the True Point of Beginning. Containing 9.32 Acres.

PU 2

A portion of the Northwest Quarter of Section 13, Township 13 South, Range 21 East, M.D.B. & M., in the City of Clovis, County of Fresno, State of California, described as follows: The East 250.00 feet of the South half of the Northwest Quarter of the Northwest Quarter of said Section 13, together with the West 250.00 of the South half of the Northeast Quarter of the Northwest Quarter of said Section 12.

PU 3

A Portion of the Northwest quarter of Section 13, Township 13 South, Range 21 East, Mount Diablo Base and Meridian, lying in the City of Clovis, County of Fresno, State of California, described as follows, to wit: Commencing at the Southwest corner of the Northwest quarter of said Section 13; Thence North 0 degrees 26 minutes 07 seconds East, along

the West line of said Northwest quarter, a distance of 1,325.25 feet to the Northwest corner of the South Half of the Northwest quarter of said Section 13; Thence South 89 degrees 26 minutes 38 seconds East, along the North line of said South Half, a distance of 1,093.14 feet to the True Point of Beginning; Thence continuing South 89 degrees 26 minutes 38 seconds East, along said North line, a distance of 454.38 feet; Thence South 0 degrees 33 minutes 22 seconds West, a distance of 881.12 feet; Thence North 89 degrees 29 minutes 14 seconds West, parallel with the South line of said Northwest quarter, a distance of 454.38 feet; Thence North 0 degrees 33 minutes 22 seconds East, a distance of 881.46 feet to the True Point of Beginning. Containing 9.19 Acres.



Master Development Plan Adoption

Master Development Plan Administration

The Master Development Plan (MDP) represents a framework of development for the Loma Vista Community Centers North and South. Implementation of the project requires the approval of this MDP handbook as the Master Plan Community(MPC) Zone district and master site plan review 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, commercial and public facility projects within the Loma Vista Community Center North and South, are also disclosed herein.

Implementation

The Loma Vista Community Centers North and South 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 with a Master Planned Community (MPC) Overlay district:

1. Subsequent or concurrently processed conditional use permit application for residential planned unit developments;
2. Subsequent site plan review for those projects

- normally requiring site plan review other than single family residential;
3. Subsequent Planned Commercial Center zone requests to finalize the development plans for commercial, mixed use and live/work developments;
 4. Proposed conditions, covenants and restrictions, if any;
 5. Sign review; or
 6. Architectural Design Guidelines.

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.

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.).
- 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 Section 9.3-403.F 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 accordance with the procedure for rezone set forth in Section 9.3.400 of the Clovis Municipal Code.

Existing uses

All existing uses including agricultural operations and residential at the time of document adoption shall be considered legal and permitted uses under this plan and MPC overlay zone district.

Process for site plan review applications within a MPC District for multi-family/commercial/public facility projects

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. The Master Development Plan shall take the place of the preliminary development plan as described in the Multi-Family, Planned Commercial Center and Public Facility districts, and a site plan review shall be processed in accordance with the provisions of Section 9.3.408 of the Clovis Municipal Code prior to the issuance of building permits within these areas.