



SOUTH CENTRAL SPECIFIC PLAN VISION & GUIDING PRINCIPLES

Adopted Recommendations To Date

Vision

The South Central Specific Plan ~~is an~~ area is characterized by development that maximizes economic benefit ~~and~~ with job growth for residents, while reducing impacts on the environment and improving quality of life.

Guiding Principles

1. **Being a Good Neighbor.** Neighboring uses should develop and participate in a “Good Neighbor” policy to provide neighbors with clear and transparent access to information regarding community development and assist in addressing disputes or concerns.
2. **High Intensity Land Uses in the Core.** ~~New~~ ~~D~~-development should be located ~~concentric~~ so that heavy industrial and other high intensity uses are located ~~in the center core and lower intensity uses are located on the outer edges of the plan area resulting in lower environmental impacts near~~ away from existing residential uses and other sensitive uses.
3. **Diverse Employment.** Development creates a diverse aggregation of employment opportunities, including an accessible and resilient employment zone.
4. **Buffers for Existing Residential.** Water efficient landscape buffers should be established adjacent to existing residential uses to reduce impacts on the community.
5. **Avoid Environmental and Neighborhood Impacts.** Existing development trends and circulation patterns should be considered to avoid potential environmental and neighborhood impacts.
6. **Highways 99 and 41 as Gateways.** Highways 99 and 41 should be transformed as gateways into the City. Landscaping and architectural design can improve the visual quality when entering into ~~the City from the south~~ the plan area.