



Supplemental Materials for March 23, 2022

1. Regional Park information included in the Specific Plan
2. Existing and PLU parks citywide and in the West Area
3. Options considered by the Steering Committee on February 27, 2019*
4. Meeting Minutes from February 27, 2019*
5. Scoring Evaluation of regional park location options*

* Note: The option for a flagship regional park located on both sides of Shaw Avenue was included in the scoring evaluation, but was removed by the Steering Committee on February 27, 2019, therefore the Specific Plan reports on the three remaining options.

4.2.B | West Area Harvest Park

The proposal of a regional park for the West Area responds to a request from the Steering Committee, supported by members of the community, who desire additional recreation space. Some amenities on the community wish list include lighted athletic facilities, picnic tables and benches, paved trails, playgrounds with universally accessible equipment, an indoor gym, chess/checkers tables, tennis courts, a putting green, fitness equipment for adults and kids, a concert amphitheater, basketball courts, practice fields, and pickle ball courts.

Another potential feature of the park could be the incorporation of a demonstration farm or edible garden, integrated with a walk-through, open-air agricultural museum that showcases artifacts and interpretive signage that highlight the agricultural history of Fresno and the West Area. The scale of this “harvest park” component could be lower-intensity (ex. community garden), medium-intensity (ex. apple picking), or higher-intensity (ex. farm incubator). Should a component such as this be added, the park may also qualify as a special use park.

The Steering Committee suggested three potential locations for a flagship regional park (see [Map 4-2: Proposed Regional Park Location](#)):

Option A: in the most northern portion of the Plan Area;

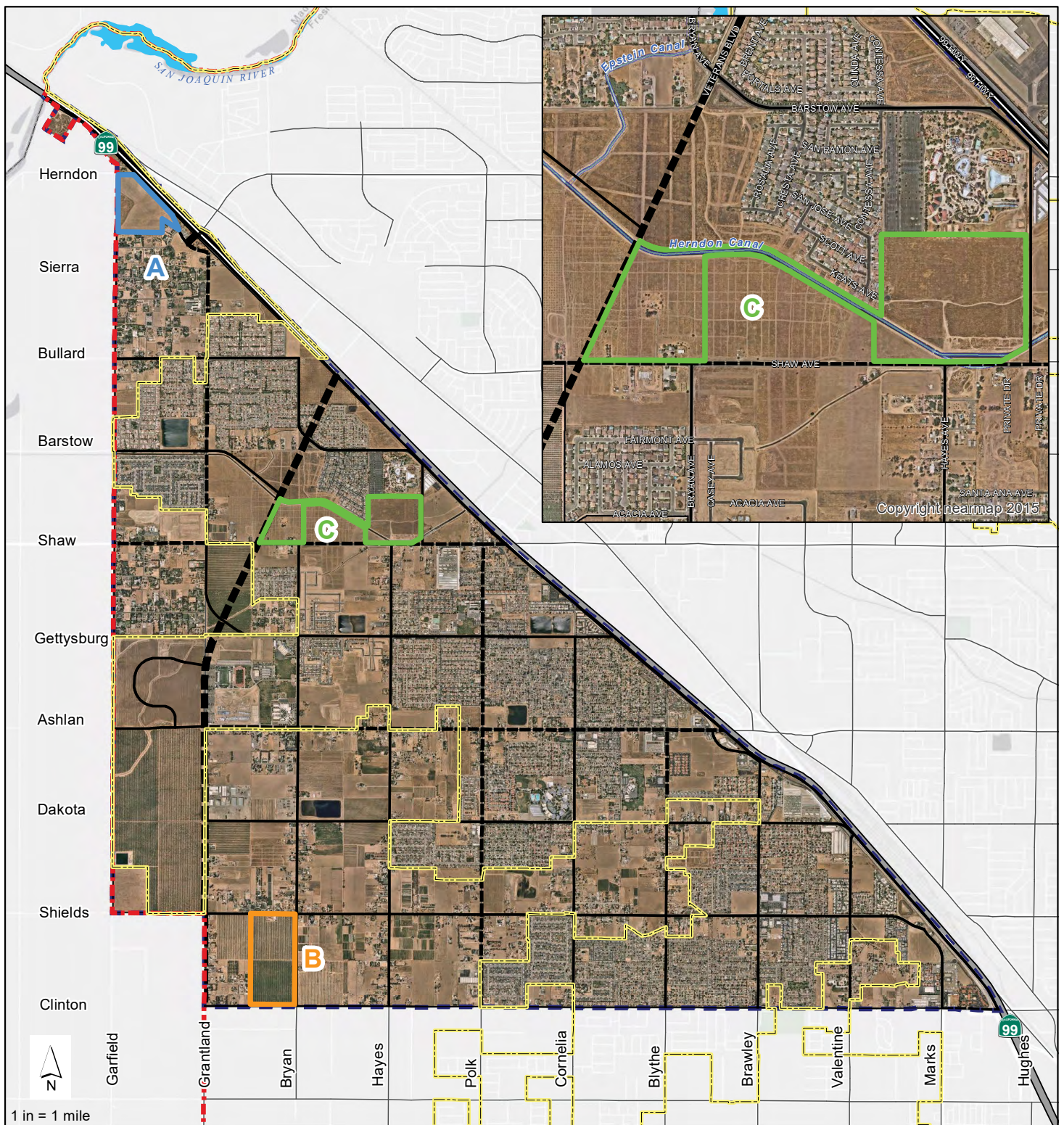
Option B: at the southwest corner of Shields and Bryan Avenues;

Option C: on undeveloped land that extends from Parkway Avenue along both sides of the Herndon Canal.

From a list of 13 criteria, Option C scored the highest (see Appendix B for more information). This site is 74 acres in size and incorporates undeveloped land already planned for a community park while extending along and including the Herndon Canal to the undeveloped parcels south of the waterpark. This site would be connected to transit, would support the use of the canal as a trail, and has the potential for a shared use agreement with the waterpark’s parking lot. It is also situated in a location where there is a need for park space and where it is simultaneously cohesive with urban growth (as opposed to inadvertently spurring leapfrog development in a currently rural part of the Plan Area).

As this is proposed to be a regional park, this Plan affirms that its location, features, and amenities will need to be vetted through a citywide discussion.





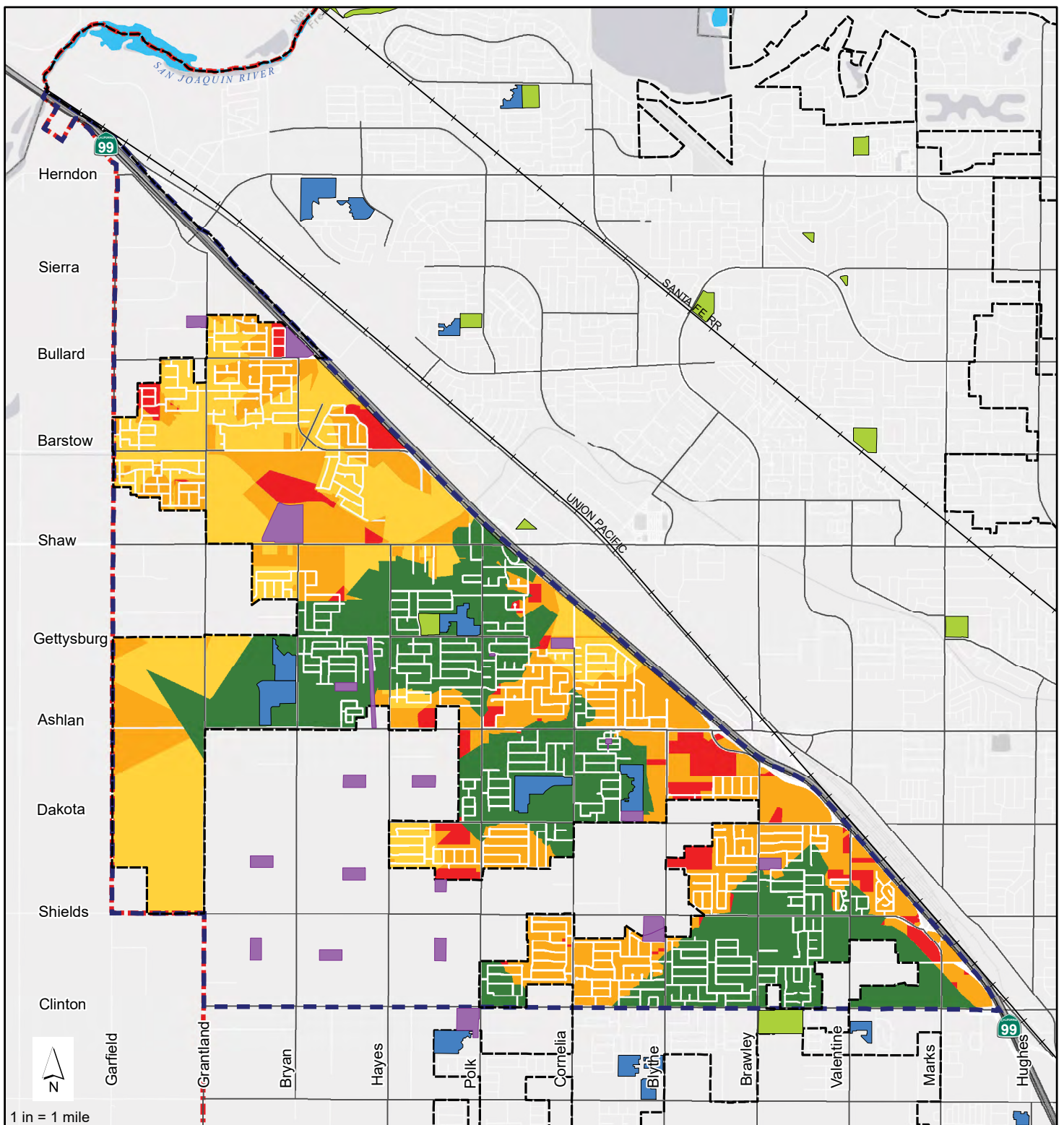
MAP 4-2 Proposed Regional Park Location

This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.

- Option A
- Option B
- Option C - proposed*
- Fresno City Limits
- Fresno Sphere of Influence
- Specific Plan Boundary

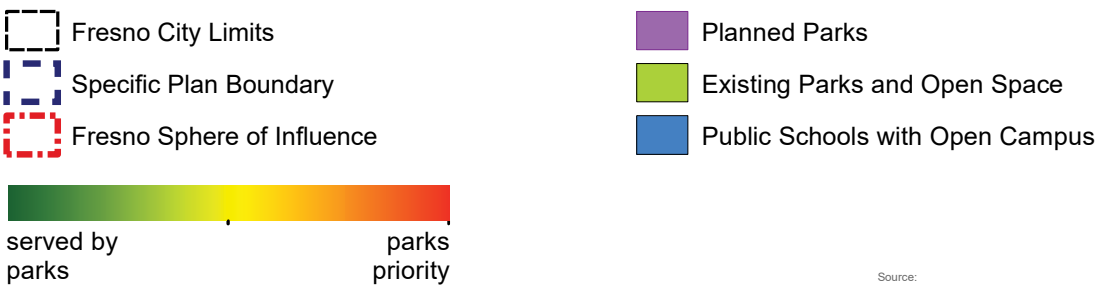
*The proposed location is a suggestion and will be vetted through a public review process

Source:
Specific Plan of West Area Boundary, Fresno City Limits, Fresno Sphere of Influence, Proposed Regional Park, City of Fresno GIS data. Nearmap Latest July 20, 2020, nearmap_us, Copyright nearmap 2015. World Light Gray Canvas Base, Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community.



MAP 4-1 West Area Parks Master Plan Existing Conditions Needs Gradient

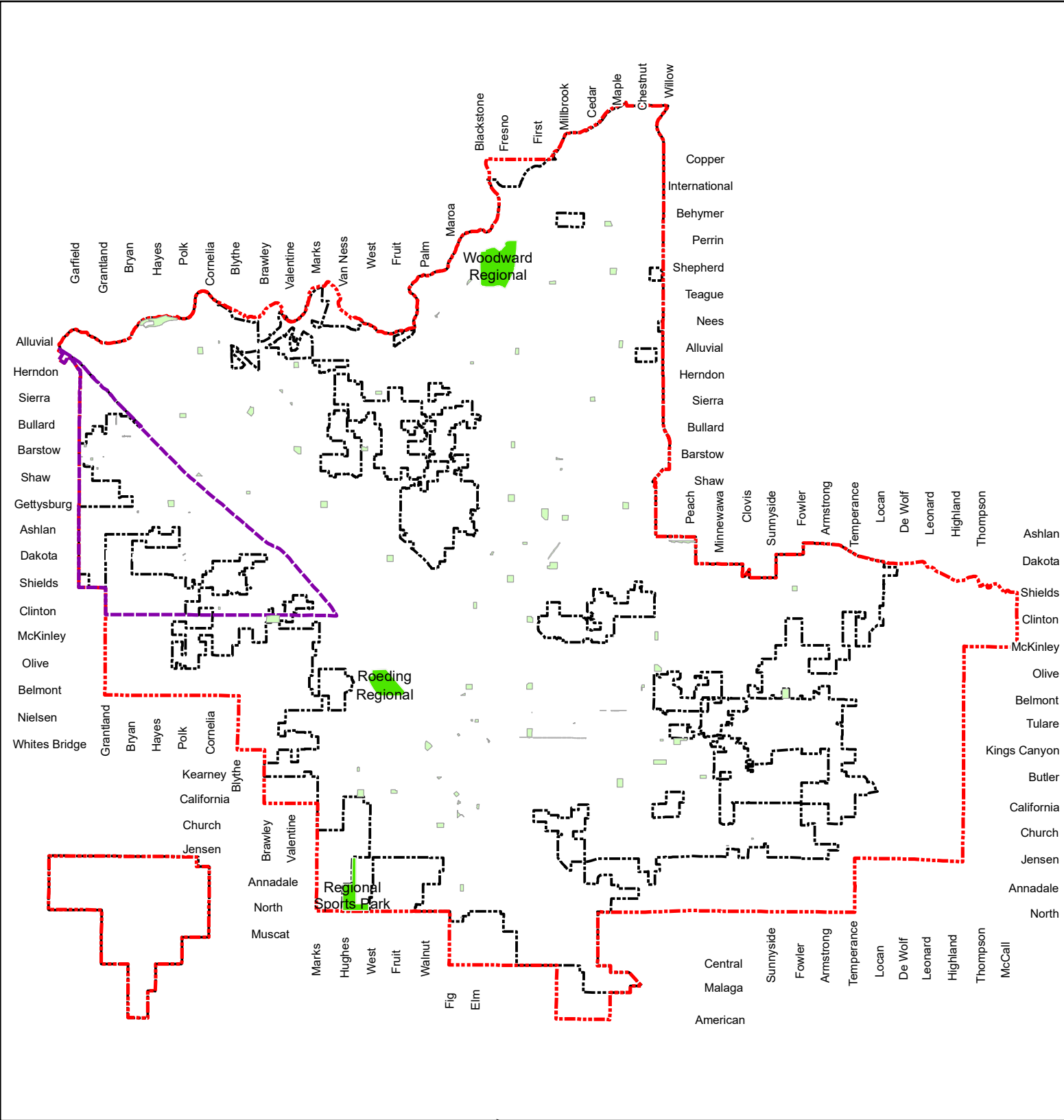
This map is believed to be an accurate representation of the City of Fresno GIS data. However, we make no warranties either expressed or implied for the correctness of this data.



Source:
City Limits, Sphere of Influence, Specific Plan of the West Area, Existing Parks and Open Space, City of Fresno Planning and Development Department, GIS Data 2019; Streets, City of Fresno Public Works Department; Existing Conditions Needs Gradient Map, Public Schools with Open Campus, Planned Parks, Fresno Parks Master Plan, Adopted December 14, 2017; <https://www.fresno.gov/darm/general-plan-development-code/#tab-11>; World Light Gray Canvas Base; Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community.

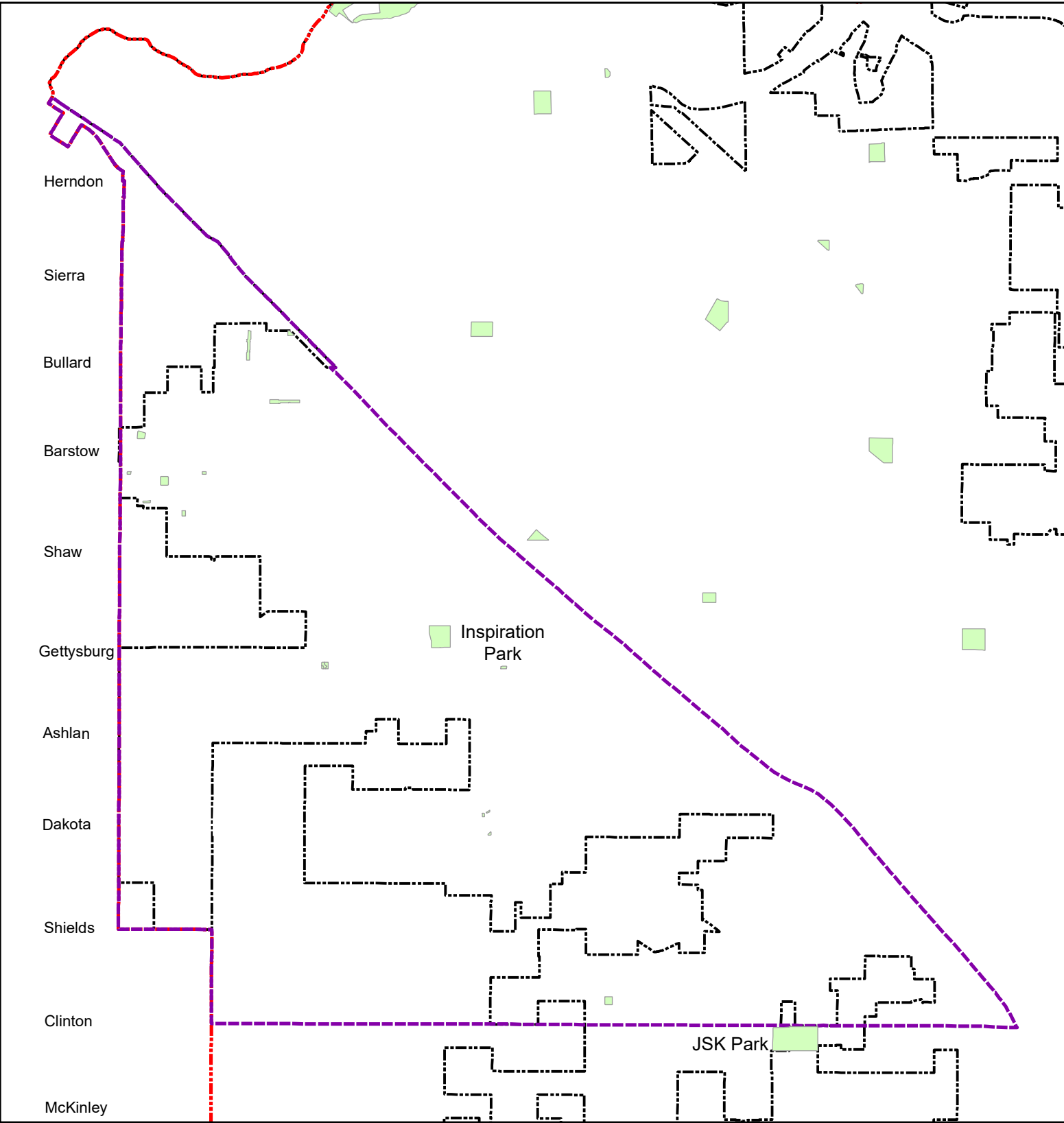
Regional Park Options Criteria Scoring

Principle/Criteria	Option A	Option B	Option C
Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno's Parks Master Plan.	1	2	2
Provide for the location of a flagship Regional Park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.	2	2	2
Park Size Criteria 1: Provide a Regional Park that is 40 acres minimum.	1	1	2
Available Land Criteria 1: Provide a Regional Park in an area that is currently available for development.	2	2	1
Population Center Criteria 1: Provide a Regional Park in a location that would be within ½-mile of the highest number of residents within the Plan Area.	1	1	2
Recreational Amenities Criteria 1: Provide a Regional Park that can accommodate the majority of the following recreation activities: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.	2	2	2
Community Feedback Criteria 1: Provide a Regional Park in a location that is not within a ¼-mile of an existing or future park.	2	2	1
Community Feedback Criteria 2: Provide a Regional Park in a location that is within a ½-mile of any of the desired park locations established during the Stakeholder Workshop or Council District Community Workshops.	0	1	0
Park Accessibility Criteria 1: Provide a Regional Park in a location that is within ½-mile of an existing Fresno Area Express bus stop.	0	0	2
Park Accessibility Criteria 2: Provide a Regional Park in a location that currently has adequate bicycle, pedestrian, and roadway facilities in the immediate area.	1	1	2
Environmental Justice Criteria 1: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Percentile at or above 90%.	0	0	0
Environmental Justice Criteria 2: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%.	2	0	2
Environmental Justice Criteria 3: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%.	0	0	0
Total	14	14	18







Citywide Existing Parks

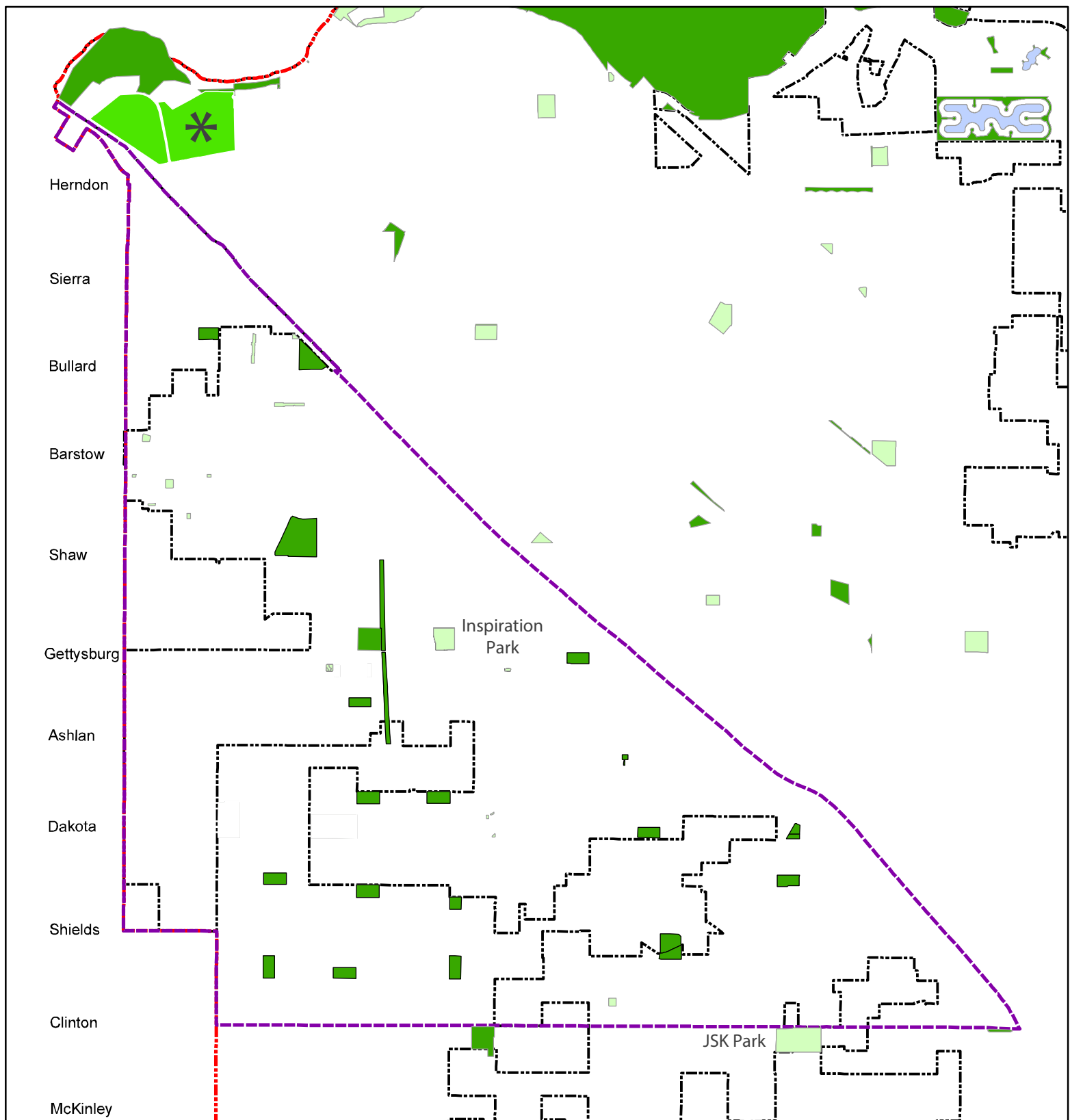
- West Area Plan Boundary
- Fresno City Limits
- Sphere of Influence
- Existing Parks



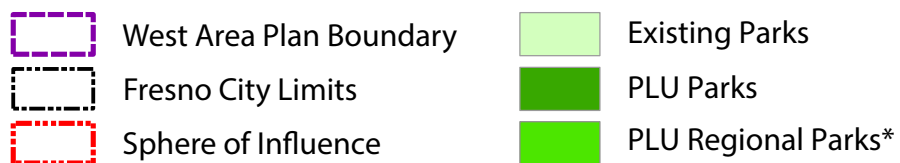
West Area Existing^ Parks

-  West Area Plan Boundary
-  Fresno City Limits
-  Sphere of Influence
-  Existing Parks

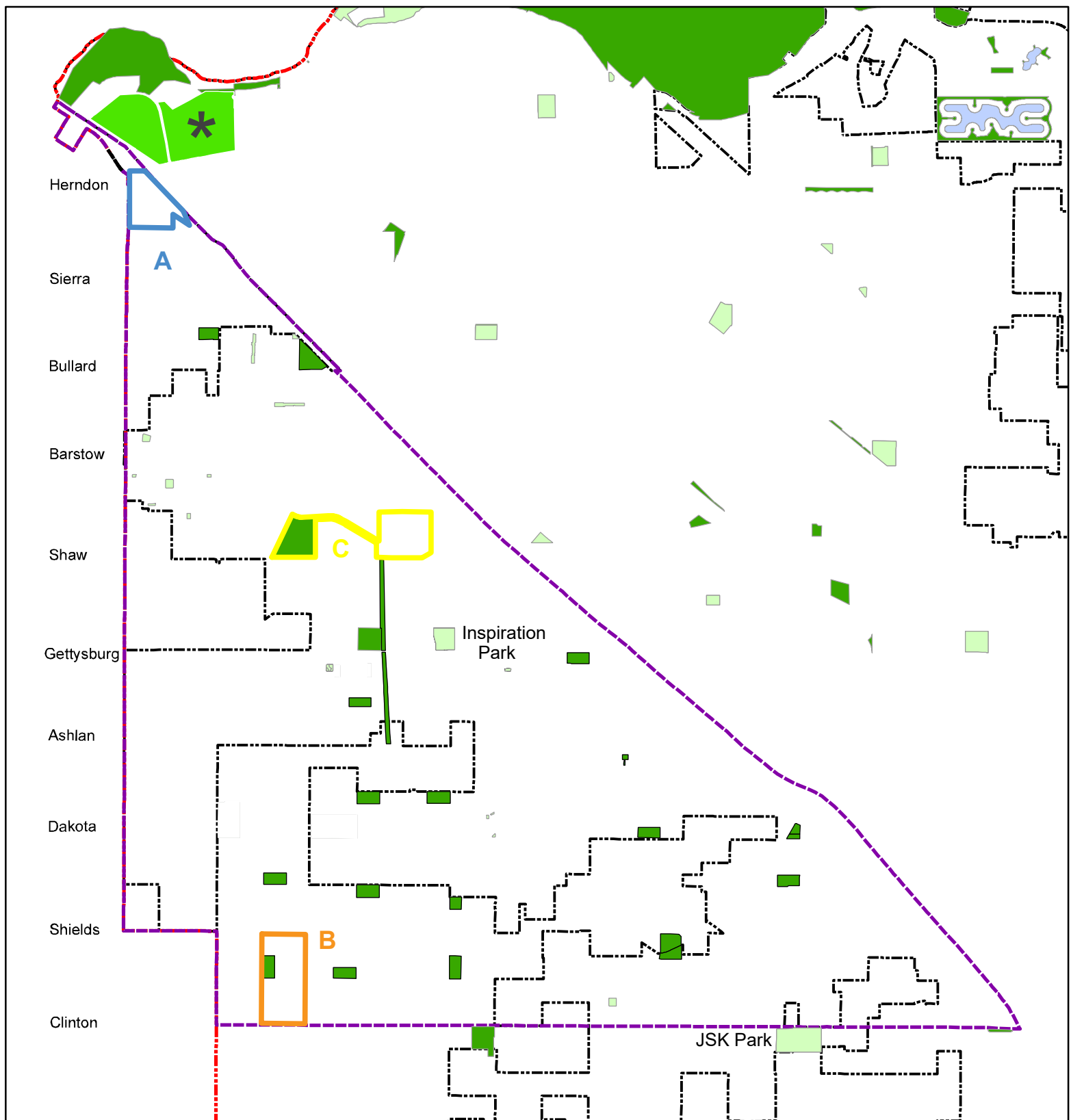
^ including CFD parks



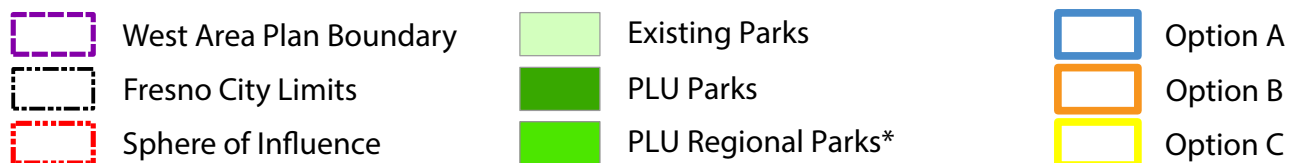
West Area Existing^ and PLU Parks



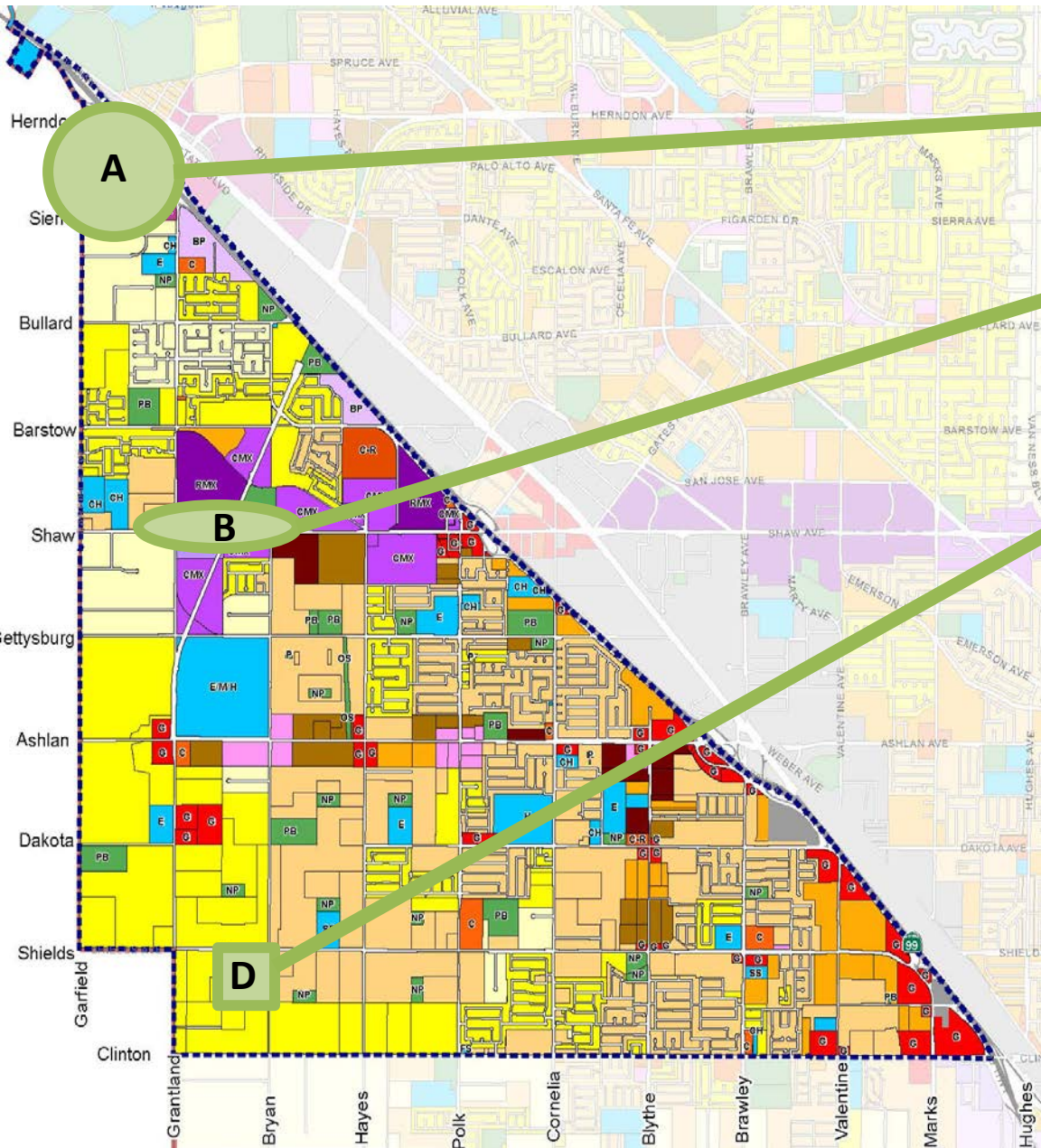
^ including CFD parks * Proposed subdivision



West Area Existing[^] and PLU parks with Regional Park Options



[^] including CFD parks *Proposed subdivision



OPTION A: Regional Park in the northern part of the Plan Area.

OPTION B: Regional Park straddles both sides of Shaw Ave.

OPTION C: Regional Park on Grantland/Shields.

OPTION D: The Regional Park site would be on undeveloped land that extends from Parkway on the east, to Grantland on the west, north of Shaw Avenue extending to Barstow.

Current Regional Park Options



SPECIFIC PLAN OF THE WEST AREA

Wednesday, February 27, 2019
Meeting Summary

	Steering Committee	
David Pena, <i>Chairperson</i>	Deep Singh, <i>Vice Chairperson</i>	Dennis Gaab
Joseph Martinez	Tiffany Mangum	Cathy Caples
Jeff Roberts	John Kashian	Bill Nijjer
Eric Payne	Gurdeep Shergill	
Tina McCallister – Boothe, <i>Alternate</i>		

The Steering Committee met on Wednesday, February 27, 2019, 6:00 p.m. at Glacier Point Middle School, Cafeteria, 4055 N. Bryan Avenue.

Voting Session.

1. CALL TO ORDER:

Chairperson Pena called the Steering Committee to order at 6:18 p.m. An announcement of translation services in Hmong, Punjabi, and Spanish was made by Orchid Interpreting, Inc. Staff provided a brief explanation of the meeting protocol and the plan process to the Steering Committee and meeting attendees.

2. MASTER ROLL CALL:

MEMBERS:

PRESENT 7 – Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

ABSENT 4 – Eric Payne, Dennis Gaab, John Kashian, and Tiffany Mangum

OTHERS:

Sophia Pagoulatos, *Planning Manager, DARM*

Michael Andrade, *GIS Specialist, DARM*

Kara Hammerschmidt, *Service Aide, DARM*

Rodney Horton, *Planner, DARM*

3. APPROVAL OF MEETING SUMMARIES:

Moved by Member Roberts, seconded by Member Caples to approve the January 19, 2019 meeting summary. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Moved by Member Caples, seconded by Member Roberts to approve the January 30, 2019 meeting summary. The motion was approved.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

4. PUBLIC COMMENT ON DRAFT GUIDING PRINCIPLES AND LAND USE MAP

Junus Perry

Premium Commercial Group

5588 N. Palm Avenue, Suite R-1

Mr. Perry stated that he represents the owner of the land that is at the intersection of Herndon and Parkway, and he is proposing that the four-acre to be re-designated to commercial-highway and auto. He mentioned that commercial designation could serve to shield residential properties from intense traffic on Herndon Avenue.

Edward L. Fanucchi

3393 N. Hayes

Mr. Fanucchi inquired about the plan process and its impact on the river, industrial uses, and farming.

Daniel Brannick

1295 N. Wishon Avenue

Mr. Brannick spoke about the Community Landscapes Plan project that is currently underway and its impacts to the specific plan process. He also shared that a portion of the land currently designated as regional park that is located northeast of Highway 99 has a potential to be developed as residential space, and would reduce the size of the planned regional park.

Roger Day

7206 W. Menlo Avenue

Mr. Day expressed opposition to having the parcel located at the intersection of Herndon and Parkway be designated as commercial.

Gen Guerrero

Ms. Guerrero would like to see a list of pros and cons for potential flagship regional park sites to help select the best option.

Elisa Bilios

5323 N. Tisha

Ms. Bilios expressed support for maintaining residential uses at the intersection of Herndon and Parkway.

Dale Mell

2090 N. Winery

Mr. Mell mentioned he is representing the property owner at Shaw and Grantland, and would like to see the option showing potential park designation straddling both sides of West Shaw Avenue removed.

5. MOTION TO FORMALLY ACCEPT THE DRAFT GUIDING PRINCIPLES, AS AMENDED BY THE STEERING COMMITTEE

Moved by Member Roberts, seconded by Member Shergill to formally accept the draft guiding principles, as amended by the Steering Committee.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

6. TABLED AMENDMENTS TO THE DRAFT LAND USE MAP

i. Changes to the parcel located on the northeast corner of Shaw/Grantland

Member Shergill stated that he did not want all or most of the City's Housing Element sites located west of Highway 99. He stated that the allocation of affordable housing should be equitable throughout the City. Planning Manager Pagoulatos informed everyone that Housing Element sites are located throughout Fresno because the City has an obligation to provide enough vacant land for the development of housing of different types of densities, which correspond to various levels of affordability according to the State of California. Member Shergill then reaffirmed his desire to see a mixture of housing types for various income levels.

Member Roberts introduced an amendment to have approximately 30 acres of land on the parcel be re-designated Medium Density from Regional Mixed Use. He stated that the parcel can share additional land uses. Member Caples expressed a desire to change the remaining portion of the parcel be changed from Regional Mix-Use to Neighborhood Mixed-Use.

Moved by Member Roberts, seconded by Member Caples to change the parcel from Regional Mixed-Use to Medium Density (on the northern portion of the parcel) and Neighborhood Mixed-Use (on the southern portion of the parcel).

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

ii. Changes to the parcel located on the west side of Blythe near the intersection of Blythe/Ashlan

Member Martinez mentioned that he tabled this item because of the higher density being located near a school. He would like to see the density decreased.

Moved Martinez, seconded by Member Roberts to change the parcel from Urban Neighborhood to Medium-High.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

iii. Changes to the parcel located on the northeast, southeast, and southwest corners of Blythe/Ashlan

Daniel Brannick shared why he recommended change from commercial to medium. He principally mentioned that he wanted to focus commercial land use on Ashlan, and catalyzing development there as opposed to Dakota and Blythe.

Moved by Member Caples, seconded by Member Roberts to return the parcels to the General Plan's Planned Land Use Designation of Medium and Medium-Low, and study potential commercial land use designations through the environmental review process.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

iv. Changes to the parcel located on the east side of Grantland Avenue, near the intersection of Ashlan/Grantland

Moved by Member Martinez, seconded by Member Roberts to return the parcel to the General Plan's Planned Land Use designation of Business Park.

VOICE VOTE TALLY

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

v. Selection of up to three potential sites for the location of a flagship Regional Park

Moved by Roberts, seconded by Member Caples to remove the option of a Regional Park that straddles both sides of West Shaw Avenue (Option B).

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Moved by Roberts, seconded by Caples to recommend the following sites be studied during the environmental review process for the location of a flagship **Regional Park**:

OPTION A: A flagship **Regional Park** located in the most northern portion of the Plan Area

OPTION B: A flagship **Regional Park** located at the southwest corner of Shields/Bryan

OPTION C: A flagship **Regional Park** located on undeveloped land that extends from Parkway, along both sides of the Herndon Canal

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

7. MOTION TO FORMALLY ACCEPT THE DRAFT LAND USE MAP, AS AMENDED BY THE STEERING COMMITTEE

Moved by Member Roberts, seconded by Member Caples to formally accept the Draft Land Use Map, as amended by the Steering Committee.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

8. MOTION TO RECOMMEND THE PLANNING COMMISSION AND CITY COUNCIL FORMALLY INITIATE THE SPECIFIC PLAN OF THE WEST AREA

Moved by Member Caples, seconded by Member Nijjer to recommend the Planning Commission and City Council formally initiate the Specific Plan of the West Area.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

9. STEERING COMMITTEE ANNOUNCEMENTS

Staff shared with the committee that the next step in the plan process is for the Planning Commission and City Council to formally initiate the Draft Land Use Map and Guiding Principles for environmental review through the California Environmental Quality Act (CEQA).

Planning Manager Pagoulatos extended an invitation to the community and committee to attend a future meeting of the Housing and Community Development Commission for the purpose of providing an annual report on the City's Housing Element.

Member Shergill stated that he is happy to see a plan process underway for the Plan Area, and he encouraged everyone to be involved in the plan process.

10. UNSCHEDULED COMMUNICATIONS

Junus Perry
Premium Commercial Group
5588 N. Palm Avenue, Suite R-1

Mr. Perry thanked the committee for hearing the concerns that he mentioned earlier in the meeting. He reaffirmed his desire to see the parcel located at Herndon/Parkway be re-designated to commercial-highway.

11. ADJOURNMENT

The meeting adjourned at 7:47 p.m. on an adjournment motion offered by Member Roberts, with a second by Member Shergill.

AYES: Chairperson David Pena, Vice Chairperson Deep Singh, Bill Nijjer, Gurdeep Shergill, Joseph Martinez, Jeff Roberts, and Cathy Caples

NOES: None

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Rodney Horton", with a small "MRA" written to the right.

Rodney Horton
Staff Representative

REGIONAL PARK ALTERNATIVE

This document is an opportunities and constraints analysis to evaluate four Regional Park location options (Options A, B, C, and D) within the Specific Plan of the West Area. The intent of this analysis is to ultimately establish a preferred location for a Regional Park. The process of establishing a preferred location for a Regional Park requires the consideration of a variety of factors including: design, population centers, recreational amenities, community feedback, public access, environmental justice, and environmental criteria. It is noted that there are limitless other considerations, including political considerations, that can guide land use planning; however, the focus of this analysis is on those topics described above.

We began the evaluation by taking into consideration the Specific Plan's Guiding Principles as they relate to parks and trails. Secondly, we took into consideration the previous City-wide planning efforts related to parks and trails (i.e. General Plan and Parks Master Plan). Lastly, we took into consideration best practices that are used in the land use planning and urban design professions. This analysis narrowed the focus to six topics, each with up to three criteria. The total criterion utilized in this analysis is twelve.

The following analysis includes a summary of the Specific Plan of the West Area's Guiding Principles and the Regional Park Location Criterion used in the analysis. The analysis is based in part on GIS data analysis, as well as a qualitative matrix that compares and contrasts the Regional Park location options to one another. Ultimately, this analysis provides a conclusion as to the option that most closely satisfies the Specific Plan's Guiding Principles and Regional Park Location Criterion.

SPECIFIC PLAN GUIDING PRINCIPLES – PARKS AND TRAILS

The Specific Plan's guiding principles are designed to provide direction in the development of the Specific Plan, and inspire all those involved to create a Plan that can best benefit the future of the West Area. The guiding principles incorporate input received from community members and formal recommendations of the Steering Committee.

The guiding principles of the Specific Plan which generally relate to parks and trail facilities are summarized as follows:

- Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno's Parks Master Plan.
- Provide for the location of a flagship Regional Park in the Plan Area that has components of the Plan Area's agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area's contribution to the agricultural industry.

REGIONAL PARK LOCATION CRITERION

In order to objectively analyze the four Regional Park locations, it was necessary to establish criteria that could be used to compare and contrast the locations, and to ultimately guide us to a

REGIONAL PARK ALTERNATIVE

location(s) that are preferable. Best practices require the criterion to cover an array of topics to meet the varied interests of the citizenry. The topics used in this analysis cover socio-economic, environmental, and legal considerations.

PARK SIZE CRITERIA

- Park Size: Create a Regional Park that is consistent with the City's Regional Park classification: *"A large park of more than 40 acres in size, which is meant to serve a large number of residents across a broad area of the city, or around 100,000 residents. Regional parks typically include community park features that allow for a variety of sports and active recreation. Some are large enough to enable Fresno to host local and regional tournaments or events that bring revenue to the City and local businesses in the form of additional patrons and tax revenue generated. Regional parks also provide unique public facilities, such as the Shinzen Japanese Garden, the Chaffee Zoological Gardens, or natural areas with hiking trails, fishing opportunities, and access to the San Joaquin River. Parks that provide unique opportunities, such as river access, have been categorized as a regional park, even though they are less than 40 acres in size."*
 - **Park Size Criteria 1: Provide a Regional Park that is 40 acres minimum.**

AVAILABLE LAND CRITERIA

- Available Land: Locate a Regional Park in an area that is currently available for development (i.e., vacant or largely vacant land, minimal land owners, etc.).
 - **Available Land Criteria 1: Provide a Regional Park in an area that is currently available for development.**

POPULATION CENTER CRITERIA

- Population Center: Provide a Regional Park in a location that is proximately to the highest population centers within the Plan Area
 - **Population Center Criteria 1: Provide a Regional Park in a location that would be within ½-mile of the highest number of residents within the Plan Area.**

RECREATIONAL AMENITIES CRITERIA

- Recreational Amenities: Provide a Regional Park in a location that is suitable to provide a variety of recreation activities which the Plan Area and other City residents will participate in, as indicated by Table 2.1 of the Fresno Parks Master Plan. Because the Plan Area is generally located in DA-1 North (West Growth Area North of Clinton) of the Parks Master Plan, as shown in Table 2.1, these recreation activities may include: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.
 - **Recreational Amenities Criteria 1: Provide a Regional Park that can accommodate the majority of the following recreation activities: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.**

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COMMUNITY FEEDBACK CRITERIA

- Community Feedback: Utilize previous public outreach and community feedback in order to locate a Regional Park in the most needed location in the Plan Area. See Figure 6.2 (Community Feedback: Identifying Priority Areas for New Parks) of the Fresno Parks Master Plan and Figure POSS-1 (Parks and Open Space) of the Fresno General Plan. These figures are also included as Figure 2 at the end of this chapter for the park priority area location and park buffer areas in the Plan Area.
 - **Community Feedback Criteria 1:** Provide a Regional Park in a location that is not within a ¼-mile of an existing park, as shown in Figure 2.
 - **Community Feedback Criteria 2:** Provide a Regional Park in a location that is within a ½-mile of any of the desired park locations established during the Stakeholder Workshop or Council District Community Workshops, as shown in Figure 2.

PUBLIC ACCESS CRITERIA

- Public Access: Locate a Regional Park in an area that is accessible to residents of the Plan Area and overall city. All modes of transportation should be equally weighted, and automobile accessibility should not take priority over bicycle, pedestrian, and transit accessibility.
 - **Park Accessibility Criteria 1:** Provide a Regional Park in a location that is within ½-mile of an existing Fresno Area Express bus stop.
 - **Park Accessibility Criteria 2:** Provide a Regional Park in a location that currently has adequate bicycle, pedestrian, and roadway facilities in the immediate area.

ENVIRONMENTAL JUSTICE CRITERIA

- Environmental Justice: Consider various Environmental Justice indicators when determining the location of the Regional Park (CalEnviroScreen 3.0). See Figure 3 for the Environmental Justice indicators for the Plan Area.
 - **Environmental Justice Criteria 1:** Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Percentile at or above 90%.
 - **Environmental Justice Criteria 2:** Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%.
 - **Environmental Justice Criteria 3:** Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%.

EVALUATION

Figures 4a and 4b show the opportunities and constraints within the Plan Area, respectively. Opportunities for locating a Regional Park in the Plan Area include Population Center Criteria 1, Community Feedback Criteria 1, Public Access Criteria 1 and Criteria 2, and Environmental Justice Criteria 1, Criteria 2, and Criteria 3. Constraints for locating a Regional Park in the Plan Area include

REGIONAL PARK ALTERNATIVE

the Park Size Criteria 1, Available Land Criteria 1, and Community Feedback Criteria 2. The Recreational Amenities Criteria is addressed on a case-by-case basis.

Table 1 summarizes each option's ability to achieve or meet the Specific Plan Guiding Principles and the Regional Park location criteria outlined above. The table includes a numerical scoring system, which assigns a score of "0," "1," or "2" to each of the four Regional Park location options (Options A, B, C, and D) with respect to whether each option achieves or meets the Specific Plan Guiding Principles and Regional Park location criteria. A score of "0" indicates that the option would not achieve or meet the Guiding Principle or location criteria. A score of "1" indicates that the option partially achieves or meets the Guiding Principle or location criteria. A score of "2" indicates that the option achieves or meets the Guiding Principle or location criteria. The option with the highest total score is considered the superior alternative.

As shown in the table, Option A received a score of "14", Option B received a score of "19", Option C received a score of "14", and Option D received a score of "18". Therefore, Option B is the superior alternative, followed by Option D. Options A and C tied for third.

REGIONAL PARK ALTERNATIVE

TABLE 1: ABILITY OF REGIONAL PARK OPTIONS TO MEET SPECIFIC PLAN GUIDING PRINCIPLES AND REGIONAL PARK LOCATION CRITERIA

PRINCIPLE / CRITERIA	OPTION A	OPTION B	OPTION C	OPTION D
<i>SPECIFIC PLAN GUIDING PRINCIPLES – PARKS AND TRAILS</i>				
Create parks that are within existing and planned neighborhoods that are easily accessed by community members using pedestrian and bicycle pathways, transit services, or motor vehicles, consistent with the City of Fresno’s Parks Master Plan.	1	2	2	2
Provide for the location of a flagship Regional Park in the Plan Area that has components of the Plan Area’s agricultural history through the planting of drought-resistant vegetation or trees, and the creation of public art that exhibits the Plan Area’s contribution to the agricultural industry.	2	2	2	2
<i>REGIONAL PARK LOCATION CRITERION</i>				
Park Size Criteria 1: Provide a Regional Park that is 40 acres minimum.	1	2	1	2
Available Land Criteria 1: Provide a Regional Park in an area that is currently available for development.	2	2	2	1
Population Center Criteria 1: Provide a Regional Park in a location that would be within ½-mile of the highest number of residents within the Plan Area.	1	2	1	2
Recreational Amenities Criteria 1: Provide a Regional Park that can accommodate the majority of the following recreation activities: baseball, basketball, fishing (fresh water), softball, swimming, volleyball, and walking for exercise.	2	2	2	2
Community Feedback Criteria 1: Provide a Regional Park in a location that is not within a ¼-mile of an existing or future park, as shown in Figure 1.	2	2	2	1
Community Feedback Criteria 2: Provide a Regional Park in a location that is within a ½-mile of any of the desired park locations established during the Stakeholder Workshop or Council District Community Workshops, as shown in Figure 1.	0	0	1 ^A	0
Park Accessibility Criteria 1: Provide a Regional Park in a location that is within ½-mile of an existing Fresno Area Express bus stop.	0	1 ^B	0	2
Park Accessibility Criteria 2: Provide a Regional Park in a location that currently has adequate bicycle, pedestrian, and roadway facilities in the immediate area.	1	2	1	2
Environmental Justice Criteria 1: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Percentile at or above 90%.	0	0	0	0
Environmental Justice Criteria 2: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%.	2	2	0	2
Environmental Justice Criteria 3: Provide a Regional Park in a Census Tract that has a CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%.	0	0	0	0
Total	14	19	14	18

NOTES: A SCORE OF “0” INDICATES THAT THE OPTION WOULD NOT ACHIEVE OR MEET THE GUIDING PRINCIPLE OR LOCATION CRITERIA. A SCORE OF “1” INDICATES THAT THE OPTION PARTIALLY ACHIEVES OR MEETS THE GUIDING PRINCIPLE OR LOCATION CRITERIA. A SCORE OF “2” INDICATES THAT THE OPTION ACHIEVES OR MEETS THE GUIDING PRINCIPLE OR LOCATION CRITERIA.

^A OPTION C IS APPROXIMATELY 0.7 MILES WEST OF ONE OF THE DESIRED PARK LOCATIONS.

^B OPTION B IS APPROXIMATELY 0.7 MILES WEST OF A ROUTE 12 BUS STOP.

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**CITY OF FRESNO
SPECIFIC PLAN
OF THE WEST AREA**

Figure 1. Regional Park Location Options

Regional Park Options




Option A: In the northern part of the Plan Area

Option B: Straddling both sides of Shaw Ave, between Bryan Ave and Grantland Ave

Option C: Near Grantland Ave and Shields Ave


Option D: On the undeveloped land extending between Grantland and Water Island Parkway, and between Barstow Ave and Shaw Ave

BOUNDARIES

-  Specific Plan of the West Area Boundary
-  Fresno City Limits
-  Fresno Sphere of Influence

PROPOSED LAND USE

-  Residential - Low Density
-  Residential - Medium Low Density
-  Residential - Medium Density
-  Residential - Medium High Density
-  Residential Multi-Family
-  Residential - High Density
-  Open Space*
-  Public Facility**
-  Employment - Office
-  Commercial - Community
-  Employment - Business Park
-  Employment - Light Industrial
-  Corridor - Center Mixed Use
-  Neighborhood Mixed-Use
-  Commercial - General
-  Commercial - Recreation
-  Commercial - Regional

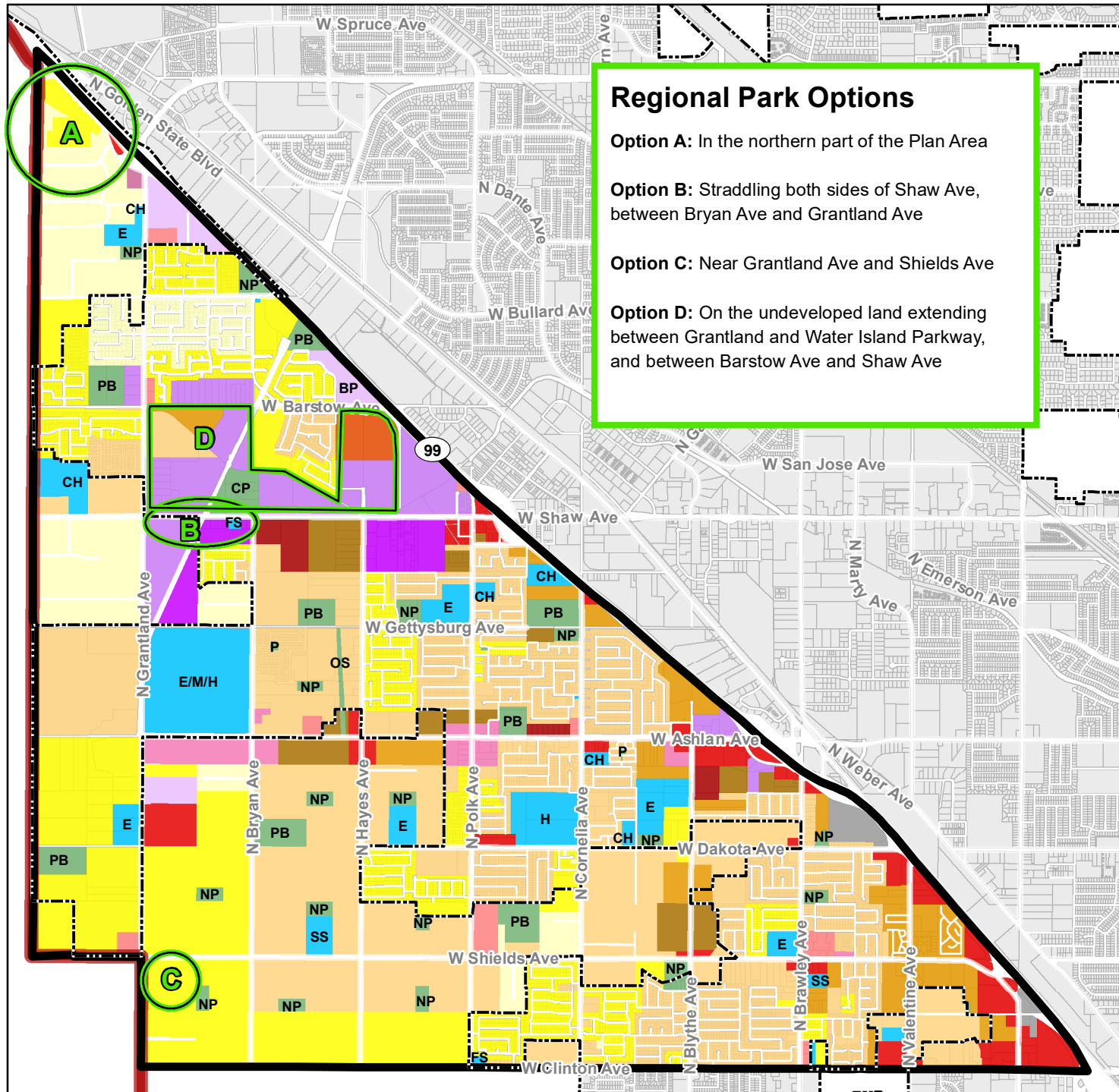
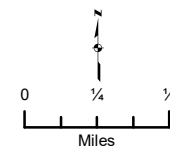
 Park Option - Location Approximate

***Open Space Label Key**

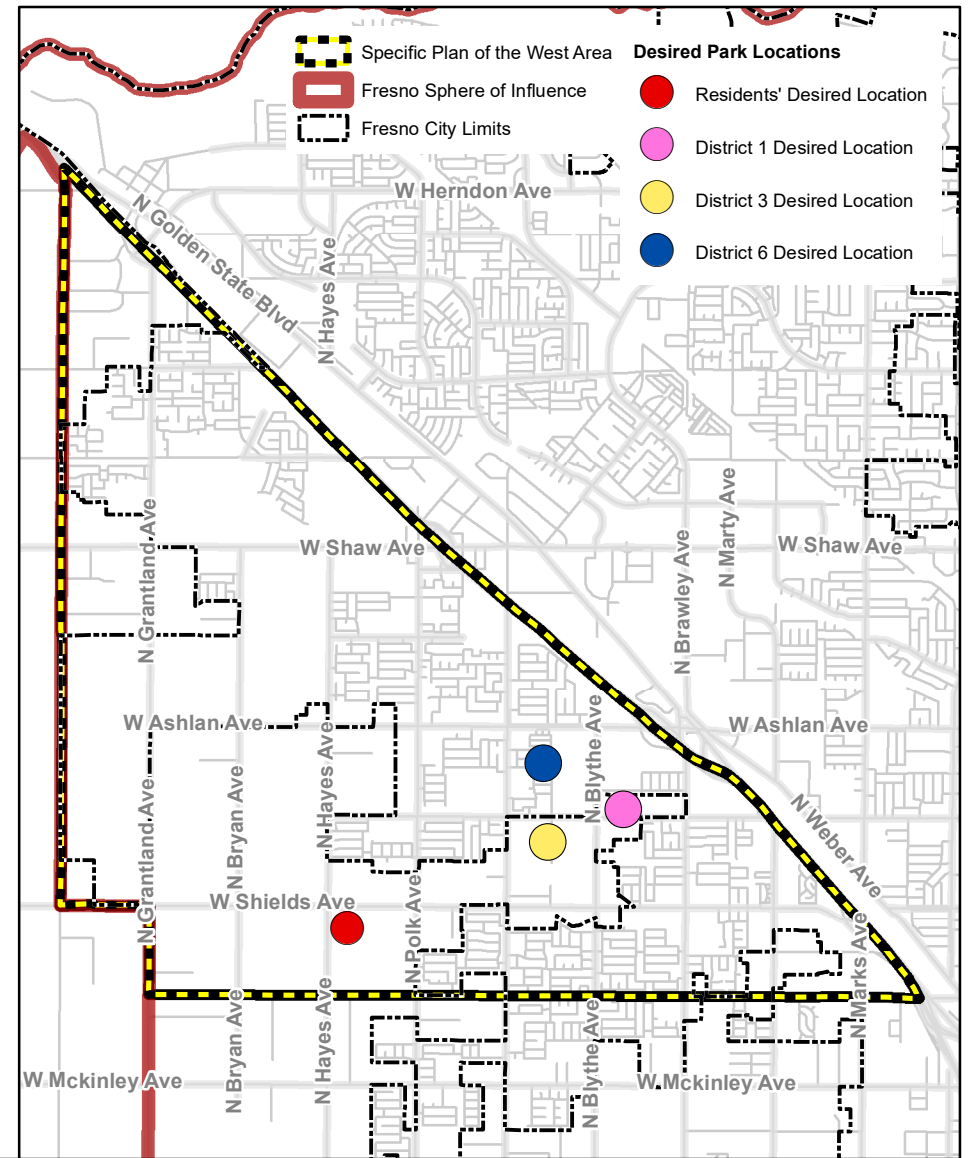
- CP - Community Park
- NP - Neighborhood Park
- OS - Open Space
- P - Park
- PB - Ponding Basin

****Public Facility Label Key**

- SS - Special School
- E - Elementary School
- E/M/H - Elem & Middle School
- E/M/H - Elem, Middle & High
- H - High School
- CH - Church
- FS - Fire Station

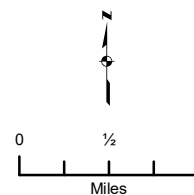


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**CITY OF FRESNO
SPECIFIC PLAN OF THE WEST AREA**

**Figure 2. Public Outreach and Community
Feedback Criteria Map**






Sources: City of Fresno. Map date: August 1, 2019.

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**CITY OF FRESNO
SPECIFIC PLAN
OF THE WEST AREA**


**Figure 3.
Environmental Justice
Criteria Map**

LEGEND


-  Specific Plan of the West Area
-  Fresno City Limits
-  Fresno Sphere of Influence (SOI)

Environmental Justice Criteria


Criteria 1

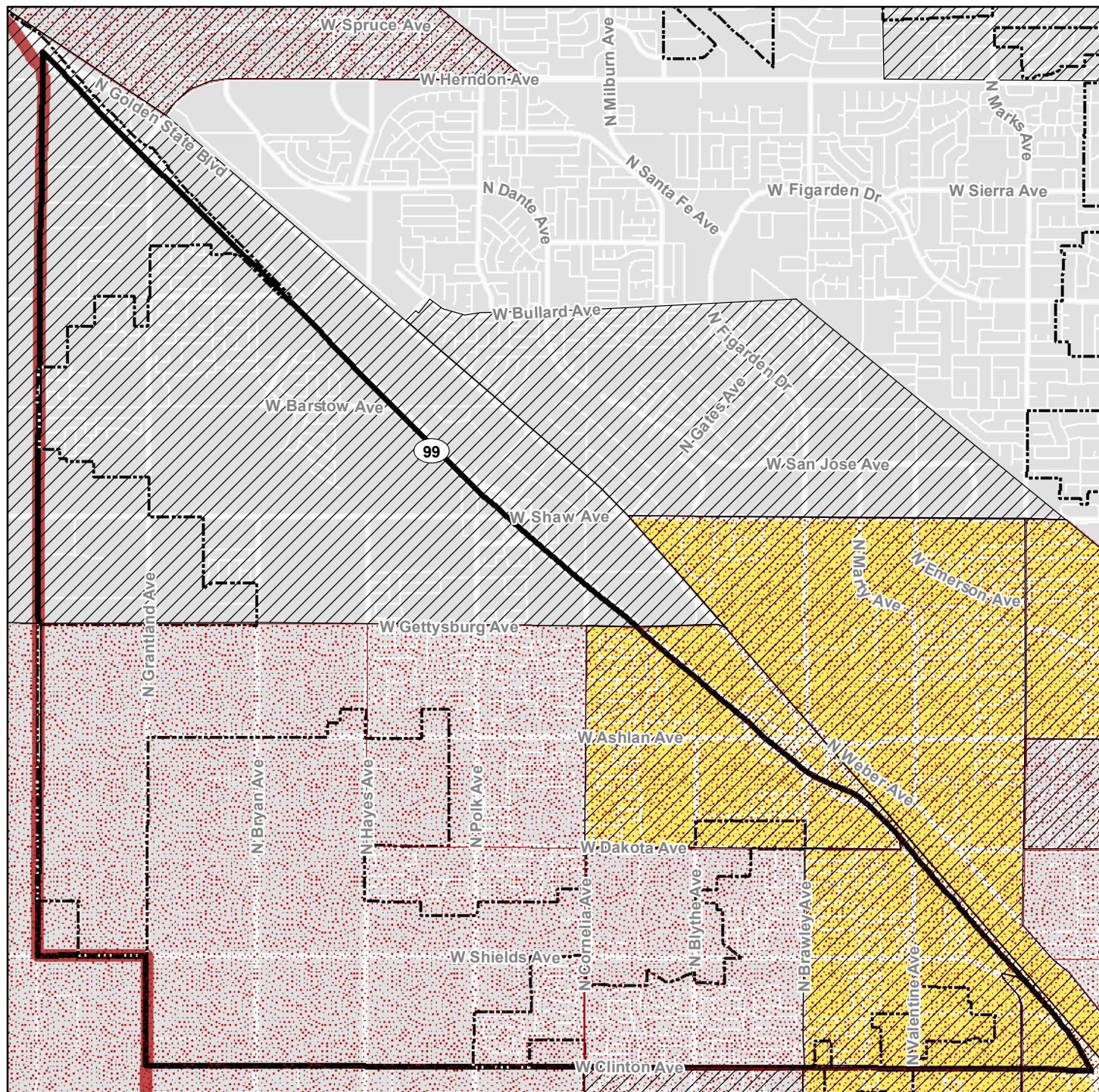
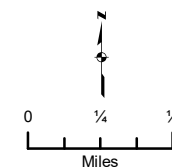
-  CalEnviroScreen 3.0 Percentile at or above 90%

Criteria 2

-  CalEnviroScreen 3.0 Pollution Burden Percentile at or above 70%

Criteria 3

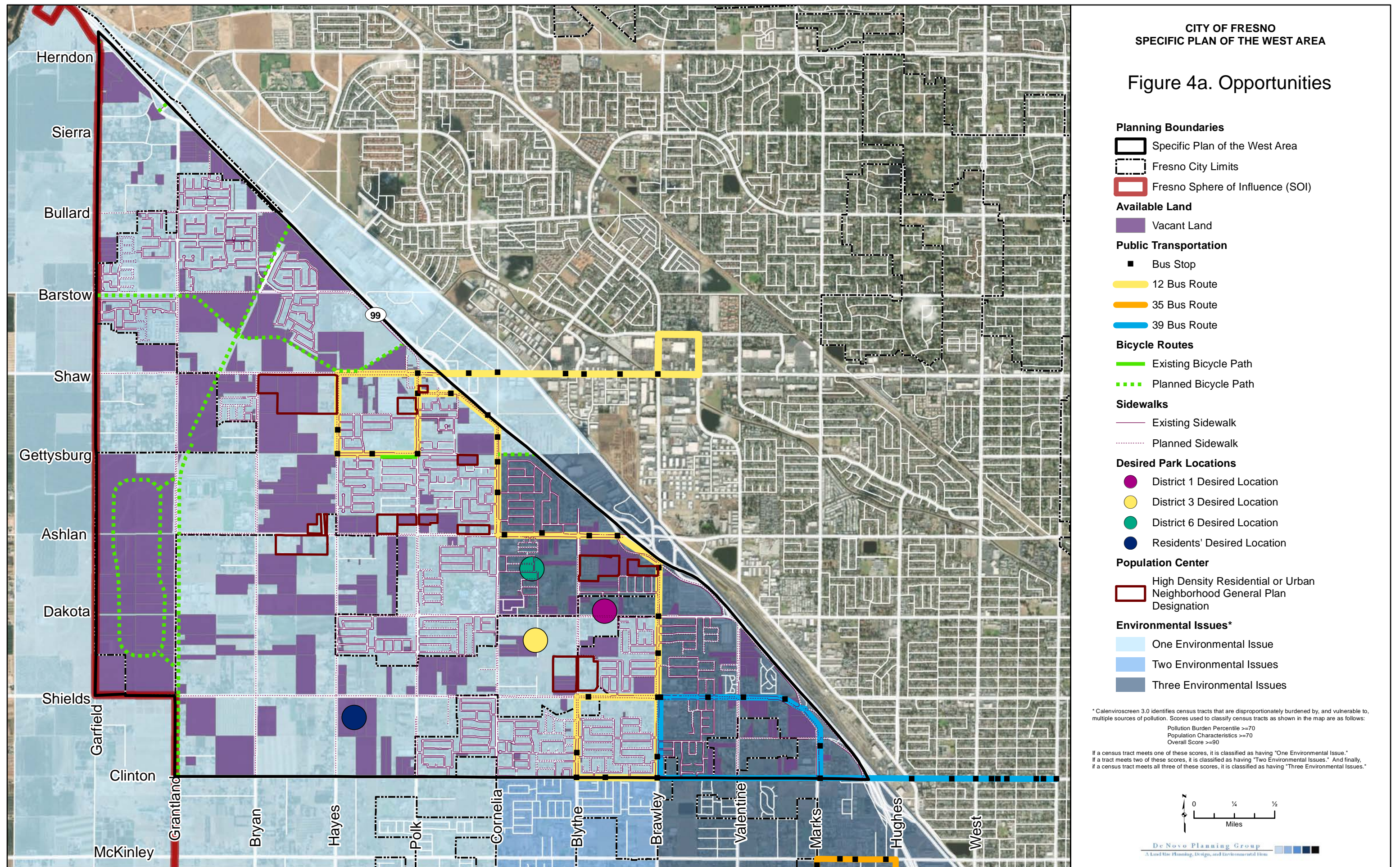
-  CalEnviroScreen 3.0 Population Characteristics Percentile at or above 70%



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CITY OF FRESNO
SPECIFIC PLAN OF THE WEST AREA

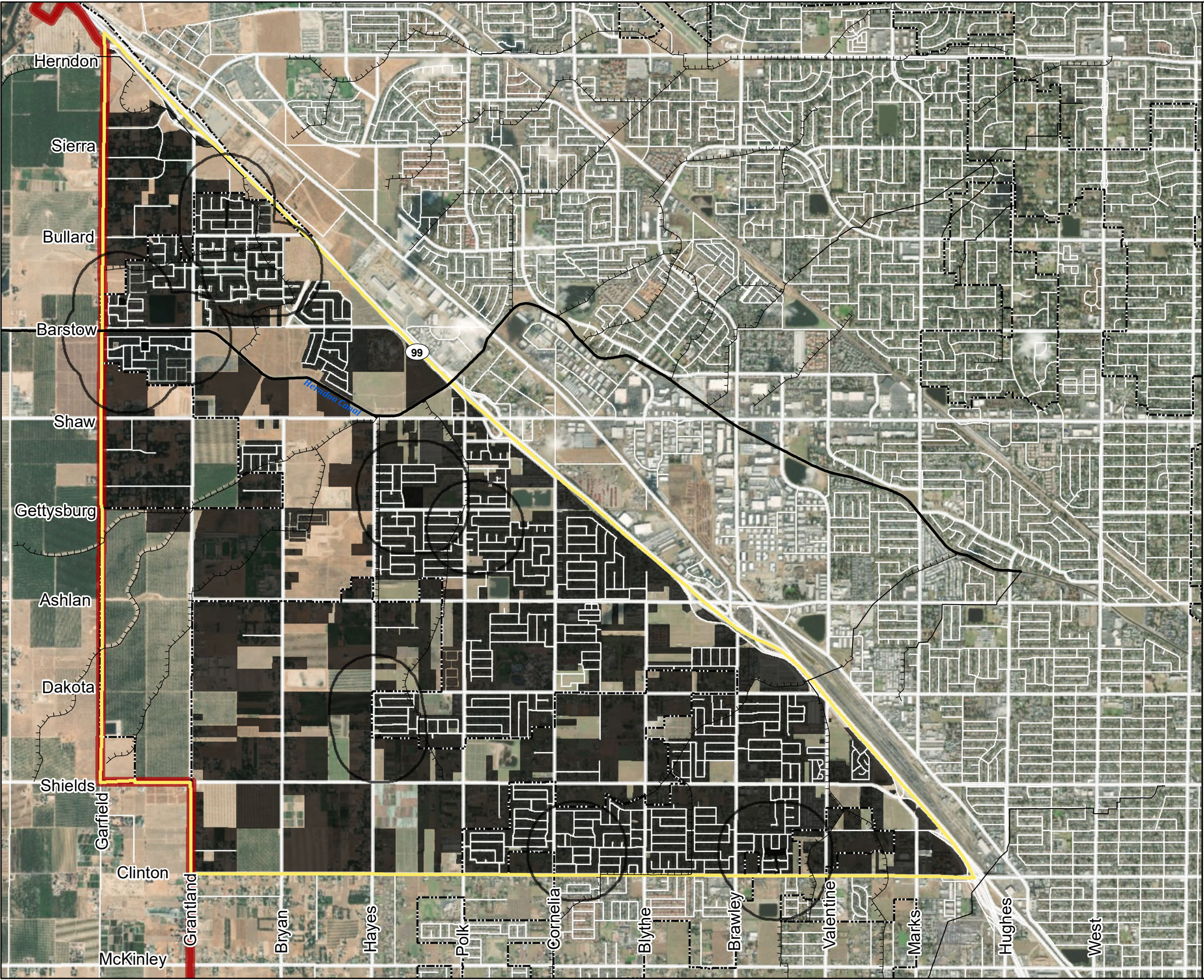
Figure 4a. Opportunities



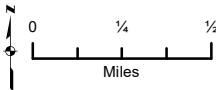
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CITY OF FRESNO
SPECIFIC PLAN OF THE WEST AREA

Figure 4b. Constraints



- Planning Boundaries**
- Specific Plan of the West Area
 - Fresno City Limits
 - Fresno Sphere of Influence (SOI)
 - Unavailable Lands
- Parks**
- Existing Park
 - Quarter-mile Park Buffer
- Waterways**
- Herndon Canal
 - Other Canal or Ditch
 - Pipeline Connector



Sources: USGS National Hydrography Dataset; Fresno County; City of Fresno. Map date: August 27, 2019.

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