

SOUTH CENTRAL SPECIFIC PLAN

CONTINUED ADVISORY COMMITTEE MEETING – MARCH 10, 2020



MEETING AGENDA

Welcome – Roll Call

Review of Recommendations To Date

Public Comment

Continued Discussion of Recommendations

Next Steps

Adjourn



OVERVIEW OF RECOMMENDATIONS TO DATE



REVISED VISION STATEMENT

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.



REVISED 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~~ 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.

REVISED POLICY CONSIDERATIONS TO DATE

Trucks

- T-1: Establish and [enforce](#) truck routes to avoid neighborhoods [and consider existing roadway capacities and conditions](#)
- T-2: Ensure truck routes are safe for pedestrians and bicyclists
- T-3: Limit truck idling times

Public Transit

- T-4: ~~Increase~~ [Expand](#) bus [area](#) service [and](#) frequency
- T-5: Provide van shuttles, transit and carpool incentives, and bicycle parking for employees

Roadway Improvements

- T-6: Help school districts implement a “safe routes to school” program
- T-7: [Repair and M-maintain](#) roads in good condition
- T-8: Consider ~~speed reduction~~ [traffic calming](#) studies
- T-9: Install traffic control or traffic safety measures [to include bike lanes](#)
- T-10: Install street lighting for public safety and visibility
- T-11: Install crosswalks [and traffic calming measures](#) near schools
- T-12: [Consider a funding mechanism to pre-fund infrastructure improvements prior to allowing development to occur](#)
- T-13: [Improve and maintain sidewalks](#)

REVISED POLICY CONSIDERATIONS TO DATE

Air Filters and Monitoring

- AQ-1: Install air filtration systems [in businesses](#) to protect homes and schools
- AQ-2: Request additional 24-hour air monitors from the San Joaquin Valley Air Pollution Control District around distribution centers, major roads near distribution centers, and at [receptive school districts](#) ~~Orange Center Elementary School~~
- AQ-3: [Implement dust reduction measures near sensitive uses, including the installation of wind barriers and regular street sweeping](#)

Vehicle/Equipment and Operation Standards

- AQ-4: Increase electric vehicle charging stations and alternative fuel stations
- AQ-5: ~~Require~~[Provide funding to new](#) ~~Seek out funding sources to assist~~ warehouses and industrial uses to transition to near-zero emissions technology
- AQ-6: [Consider construction of near zero fueling stations \(i.e. CNG/Hydrogen\)](#)
- AQ-7: ~~Require~~[Encourage](#) commercial landscapers to use electric gardening equipment such as lawn mowers and leaf blowers
- AQ-8: Ensure loading docks and emission-generating equipment are located away from homes and schools
- **AQ-9: Require all construction equipment to meet the highest emission standards *[Requires further review]***
- AQ-10: [Open a dialogue with businesses to](#) ~~Encourage~~ changing warehouse shift times so they do not overlap with commute and school traffic times
- AQ-11: [Conduct a traffic study during high peak times \(ex. Tuesday and Saturdays due to Cherry Auction\) to include potential road widening plans](#)



PUBLIC COMMENT





DISCUSSION & VOTE ON RECOMMENDATIONS



POLICY CONSIDERATIONS – CONTINUED DISCUSSION

Vehicle/Equipment and Operation Standards

- AQ-9: Require all construction equipment to follow the “Construction Clean Fleet” standards as identified by the San Joaquin Valley Air Pollution Control District under Rule 9510 Indirect Source Review ~~meet the highest emission standards~~

Noise

- N-1: Establish noise standards that are protective of residential and other noise-sensitive uses
- N-2: Identify noise-impacted areas in the plan area
- N-3: Protect noise-impacted areas through effective noise mitigation measures such as barriers, berms, design and placement of buildings, sound absorbing materials, and vegetation
- N-4: Prohibit development of new residential or other noise-sensitive uses in noise-impacted areas
- N-5: Require new sources of noise to use the best available technology to minimize noise
- N-6: When designing and improving streets and highways, consider measures to reduce traffic noise

Light and Glare

- L-1: Incorporate measures such as shielding or dimming to reduce outdoor lighting impacts

Green Barriers/Tree Coverage/Beautification

- GB-1: Require buffers between new industrial development and existing neighborhoods
- GB-2: Install solid barriers or vegetative buffers between emissions sources and schools, daycares, medical offices, and homes
- GB-3: Increase coverage of parking lots to avoid the “heat island effect”

POLICY CONSIDERATIONS – CONTINUED DISCUSSION

Green Barriers/Tree Coverage/Beautification – continued

- GB-4: Create a Green Street Tree Planting Program, prioritizing areas with few trees
- GB-5: Coordinate with Tree Fresno on a Community Landscapes Plan
- GB-6: Support dual use of drainage facilities such as ponding basins and canals
- GB-7: Establish higher landscaping and site design standards for new businesses and industry, especially next to existing neighborhoods
- GB-8: Transform Highway 99 and 41 into gateways into the City through landscaping and architectural design

Energy and Green Building

- EGB-1: Reduce energy consumption and promote energy efficiency through education, conservation programs, building design/operation standards, and incentive programs
- EGB-2: Incentivize private solar installations by providing information about financing and by expediting the permit process
- EGB-3: ~~Require~~ Encourage installation of solar panels, battery storage, and zero-emission backup electricity generators at distribution centers

Water

- W-1: Protect groundwater and surface water by regulating sewage disposal facilities and preventing contaminating uses
- W-2: Implement a periodic water quality testing program in areas where contamination has been an issue

POLICY CONSIDERATIONS – CONTINUED DISCUSSION

Water - continued

- W-3: Provide supplemental water resources to areas already impacted by groundwater quality degradation
- W-4: Identify funding tools to expand water system access in and near the plan area
- W-5: Require new development to implement water conservation measures and to contribute towards expanded and upgraded utilities facilities
- W-6: Reduce water consumption through education, conservation standards, landscaping standards, retrofit programs, and incentive programs

Solid Waste and Illegal Dumping

- SW-1: Establish community sanitation programs to address litter clean-up and illegal dumping

Economic Development

- E-1: Coordinate a regional economic development strategy and monitor trends, emerging markets, and new technologies
- E-2: Implement programs to attract diverse new businesses and industries
- E-3: Consider establishing a funding/grant program for small businesses
- E-4: Develop policies and programs to attract lower emission and greener industries

POLICY CONSIDERATIONS – CONTINUED DISCUSSION

Job Training and Employment

- E-5: Promote job training programs such as Career Technical Education, adult education, internships, mentoring, and apprenticeships
- E-6: Connect businesses with training and education partners
- E-7: Connect residents to existing training programs and to jobs in their neighborhoods
- E-8: Locate a new job training center in or near the plan area
- E-9: Collaborate with Fresno City College to establish a job training program that can serve as a source of readily-employable persons for surrounding businesses
- E-10: Prioritize hiring local residents

Internet Access and Computer Literacy

- E-11: Increase public access to quality internet service
- E-12: Prioritize fiber connectivity in the plan area
- E-13: Develop computer literacy programs and assist with online job applications

POLICY CONSIDERATIONS – CONTINUED DISCUSSION

Community Benefit District

- ~~■ CBD-1: Consider community benefit agreements with benefits such as living wage requirements, local hiring goals, and job training programs~~
- CBD-1: Consider a Community Benefit Fund (i.e., fee on new development) to pay for measures such as air filtration systems, dual-paned windows, parks, job training programs, and job fairs near the plan area ~~air filtration systems~~
- ~~■ CBD-3: Install double-paned windows in homes next to major sources of noise~~
- ~~■ CBD-4: Consider a Community Benefit Fund to pay for the creation and maintenance of new parks around the plan area.~~
- CBD-2: Encourage business and residential partnerships to assist in increasing communication and transparency and to provide an mechanism to raise concerns
- CBD-3: Investigate opportunities to develop and resilient green buffers between existing industrial and residential uses

Public Noticing

- PN-1: Establish new noticing requirements for all project types.

NEXT STEPS





THANK YOU

FOR MORE INFORMATION PLEASE VISIT: WWW.FRESNO.GOV/SCSP

