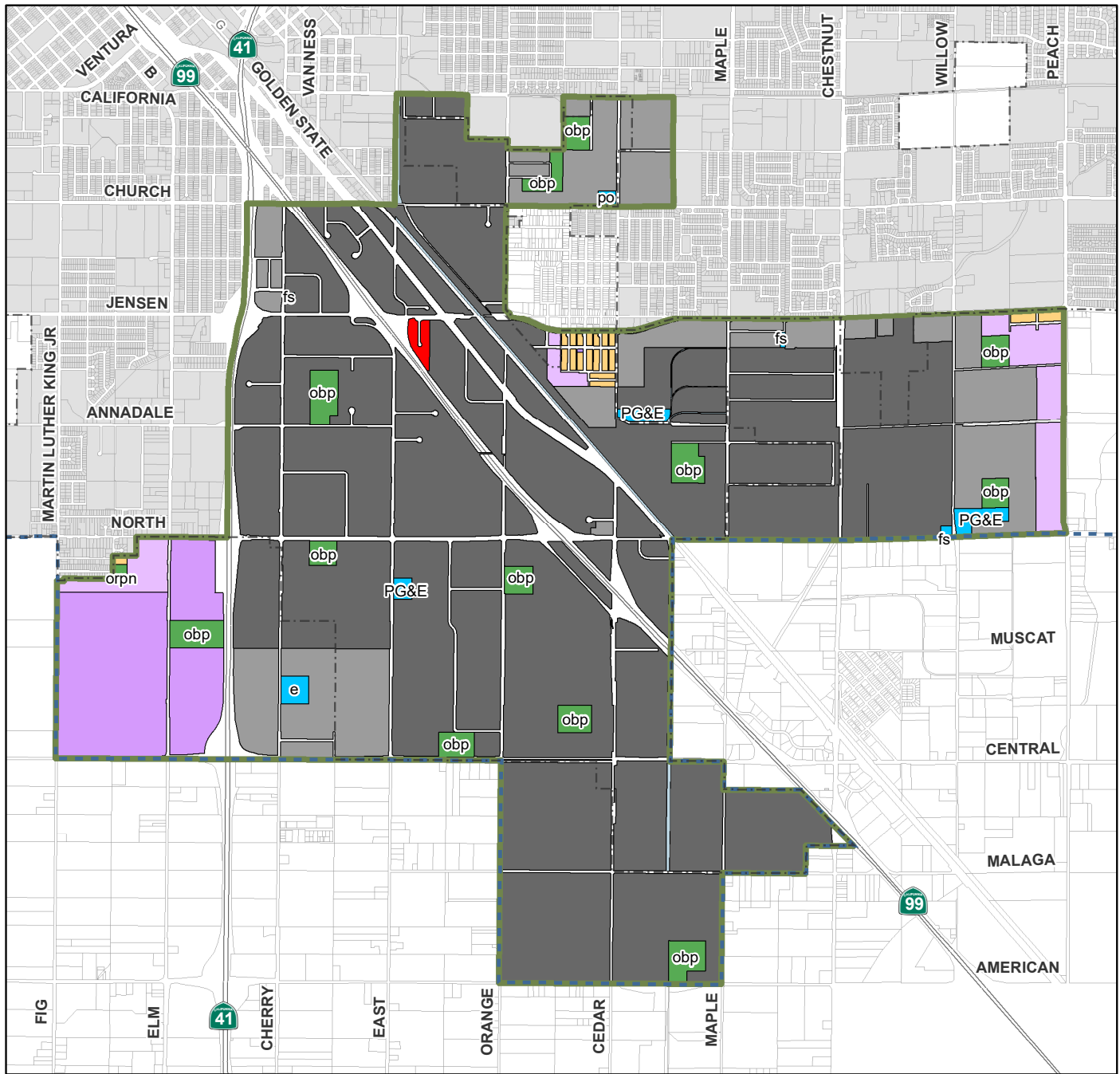


APPENDIX D

South Central Specific Plan Alternatives



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**FIGURE D-1: ADOPTED GENERAL PLAN PLANNED LAND USE
(NO PROJECT ALTERNATIVE 0)**

Legend

RESIDENTIAL	EMPLOYMENT	MIXED USE	PUBLIC FACILITIES	UNDESIGNATED
Medium Density	Business Park	Neighborhood Mixed Use	Public Facility (pf)	Rail
COMMERCIAL	Regional Business Park	OPEN SPACE	Elementary School (e)	
General	Light Industrial	Ponding Basin (obp)	PG&E Substation (PG&E)	
	Heavy Industrial	Neighborhood Park (orpn)	Fire Station (fs)	
			Post Office (po)	
Fresno Sphere of Influence				
Fresno City Limits				
South Central Specific Plan (SCSP)				

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue



South Central Specific Plan

0 0.5 1 Miles

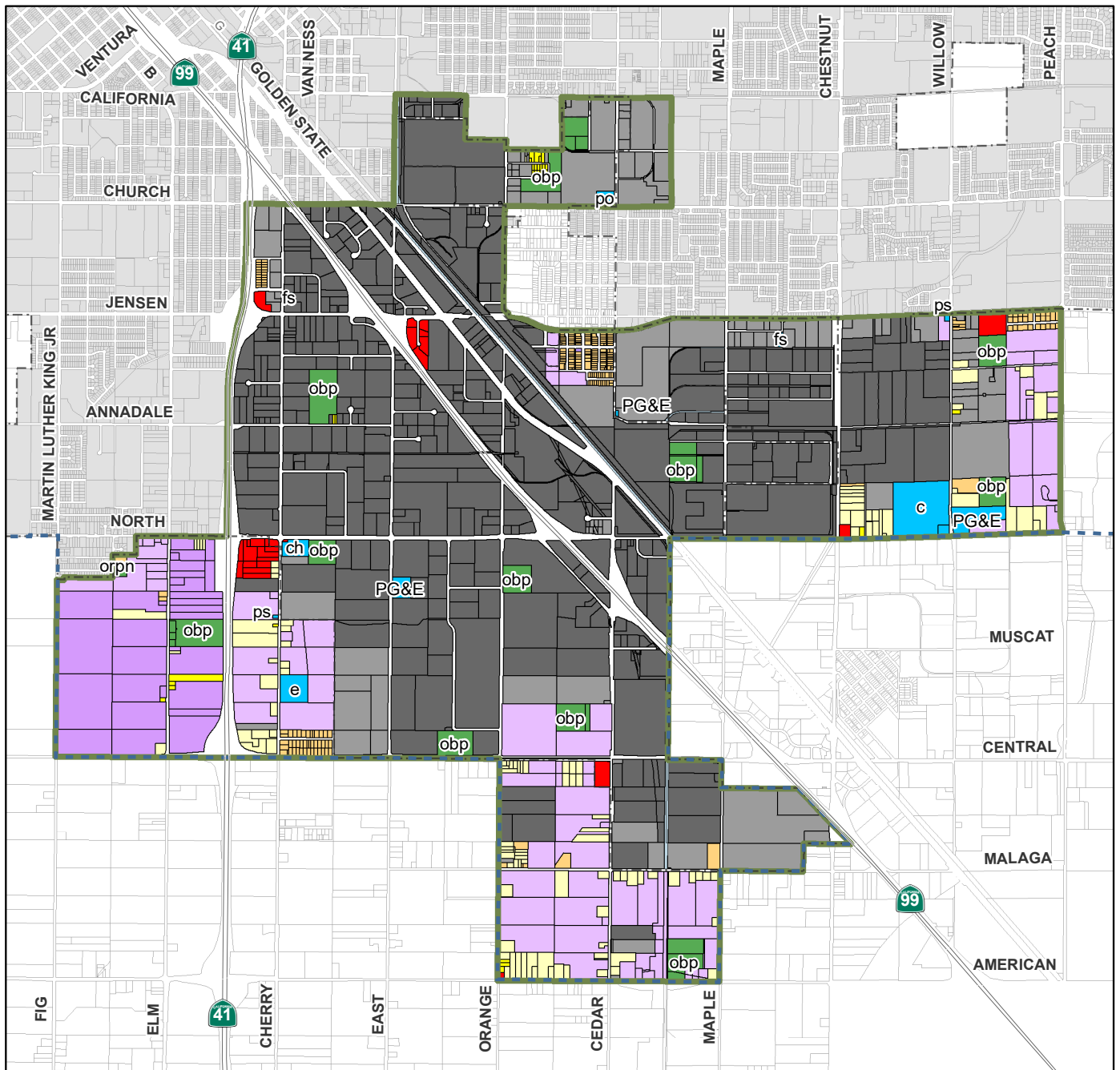


FIGURE D-2: BLENDED PLAN PROPOSED PLANNED LAND USE (PREFERRED ALTERNATIVE 1)

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

EMPLOYMENT

- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- #### OPEN SPACE
- Ponding Basin (obp)
 - Neighborhood Park (orpn)

PUBLIC FACILITIES

- Church (ch)
- Post Office (po)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)
- College (c)

UNDESIGNATED

- Rail

Fresno Sphere of Influence

Fresno City Limits

South Central Specific Plan (SCSP)

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department



South Central Specific Plan

0 0.5 1 Miles

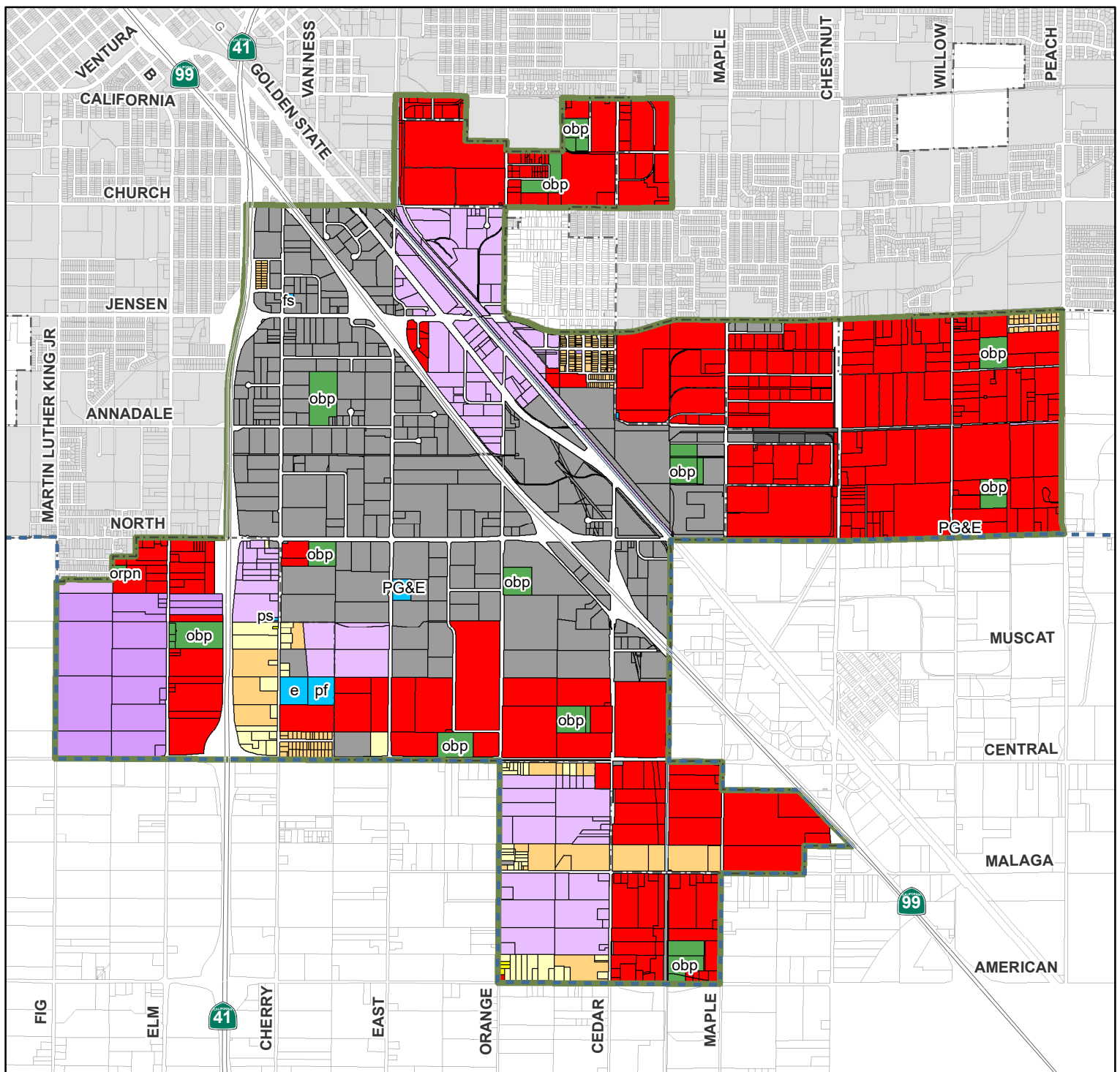


FIGURE D-3: COMMUNITY PLAN PROPOSED PLANNED LAND USE (ALTERNATIVE 2)

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

EMPLOYMENT

- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use

OPEN SPACE

- Ponding Basin (obp)
- Neighborhood Park (orpn)

PUBLIC FACILITIES

- Public Facility (pf)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)

UNDESIGNATED

- Rail

- Fresno Sphere of Influence
- Fresno City Limits
- South Central Specific Plan (SCSP)

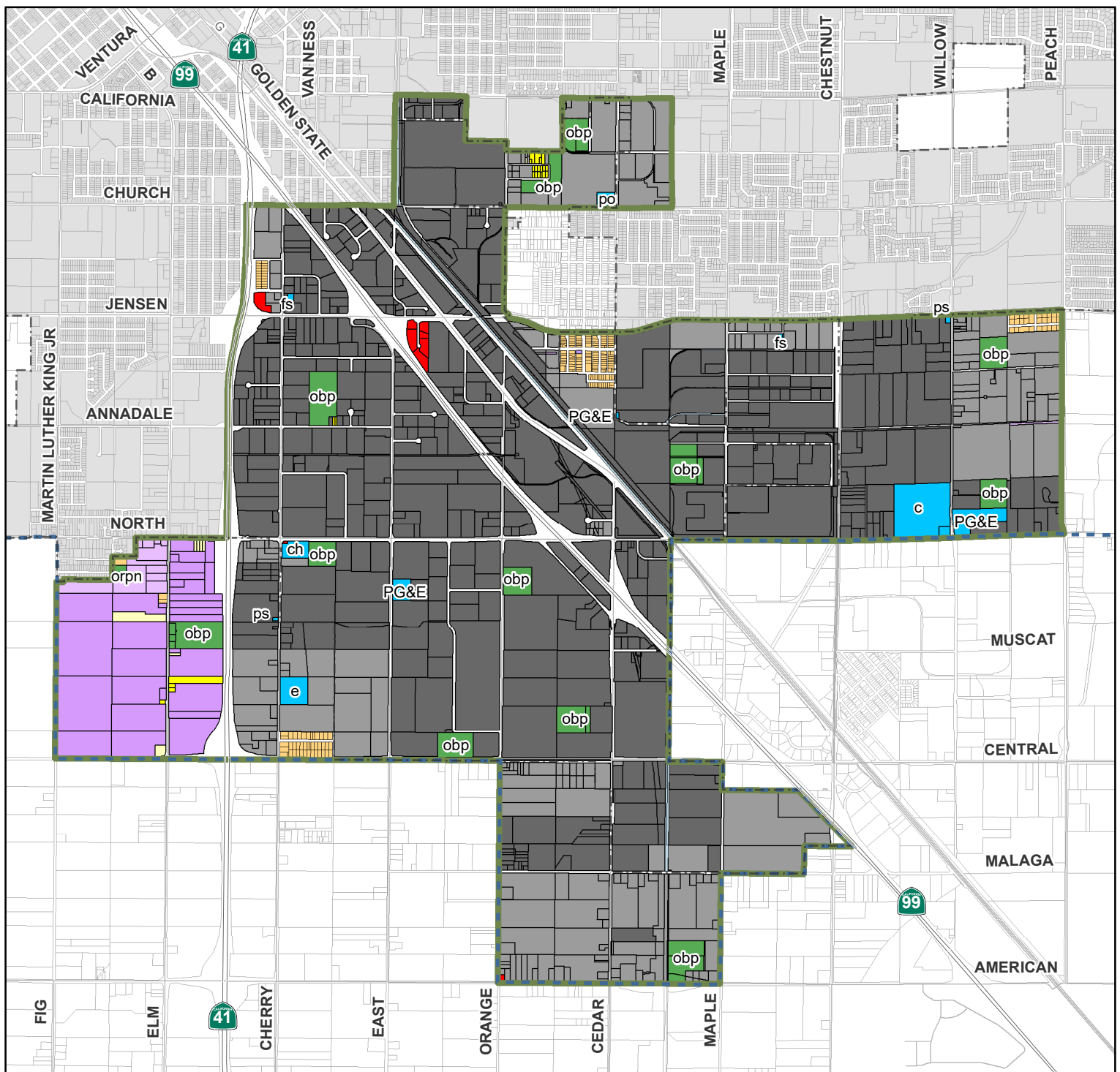
Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

South Central Specific Plan



0 0.5 1 Miles



**FIGURE D-4: BUSINESS PLAN PROPOSED
PLANNED LAND USE (ALTERNATIVE 3)**

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

Fresno Sphere of Influence

Fresno City Limits

South Central Specific Plan (SCSP)

EMPLOYMENT

- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use

OPEN SPACE

- Ponding Basin
- Neighborhood Park

PUBLIC FACILITIES

- Church (ch)
- College (c)
- Post Office (po)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)

UNDESIGNATED

- Rail

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

South Central Specific Plan



0 0.5 1 Miles

TABLE D-1: COMPARISON OF PLANNED LAND USE ACREAGES AS OF SEPTEMBER 2022

Planned Land Use Designation	Adopted General Plan		Preferred: Blended Plan		Alternative 2: Community Plan		Alternative 3: Business Plan	
	Acres	%	Acres	%	Acres	%	Acres	%
Heavy Industrial	3,486	71	2,650	54	22	<1	3,059	62
General Commercial	10	<1	47	<1	2,091	42	13	<1
Light Industrial	685	14	715	14	1,489	30	1,146	23
Business Park	144	3	653	13	581	12	40	<1
Single Family Residential	30	<1	270	5	288	6	76	2
Regional Business Park	350	7	333	7	247	6	333	7
Public	42	<1	78	2	29	<1	78	2
Open Space - Ponding Basin	158	3	158	3	158	3	158	3
Rail	32	<1	32	<1	32	<1	32	<1
Open Space - Neighborhood Park	3	<1	3	<1	3	<1	3	<1
Neighborhood Mixed-Use	0.25	<1	0.25	<1	0.25	<1	0.25	<1
Total	4,940	100	4,940	100	4,940	100	4,940	100

Source: City of Fresno Planning and Development Department GIS

Note: the Total 4,940 acres is for land use properties only and does not include street right-a-ways. The entire Plan Area with street right-a-ways is 5,629 acres (8.8 square miles)

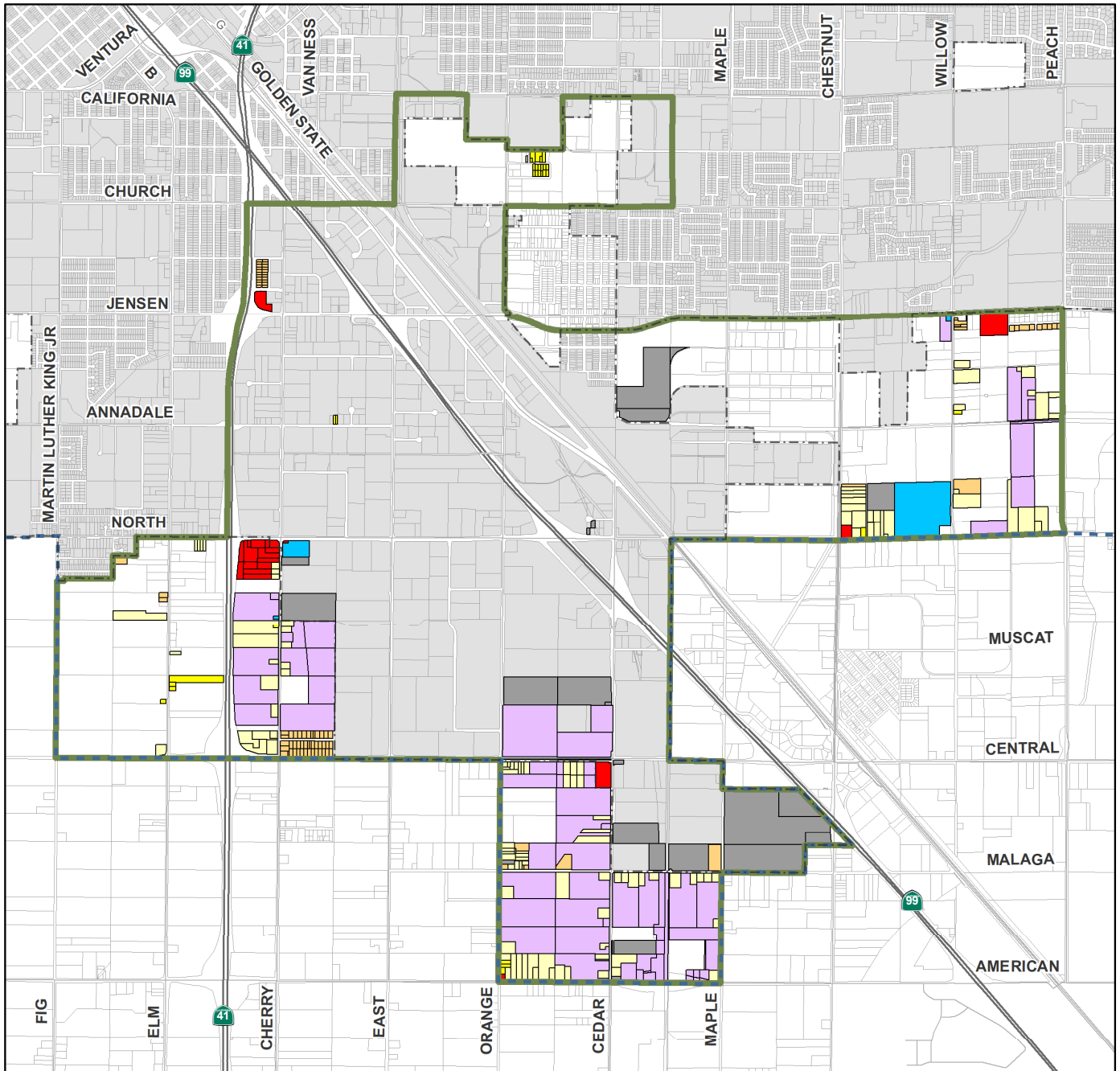


FIGURE D-5: ADOPTED GENERAL PLAN PARCEL CHANGES UNDER THE BLENDED PLAN (PREFERRED ALTERNATIVE 1)

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

EMPLOYMENT

- Business Park
- Light Industrial

PUBLIC FACILITY

- Public Facility



Fresno Sphere of Influence

Fresno City Limits

South Central Specific Plan (SCSP)



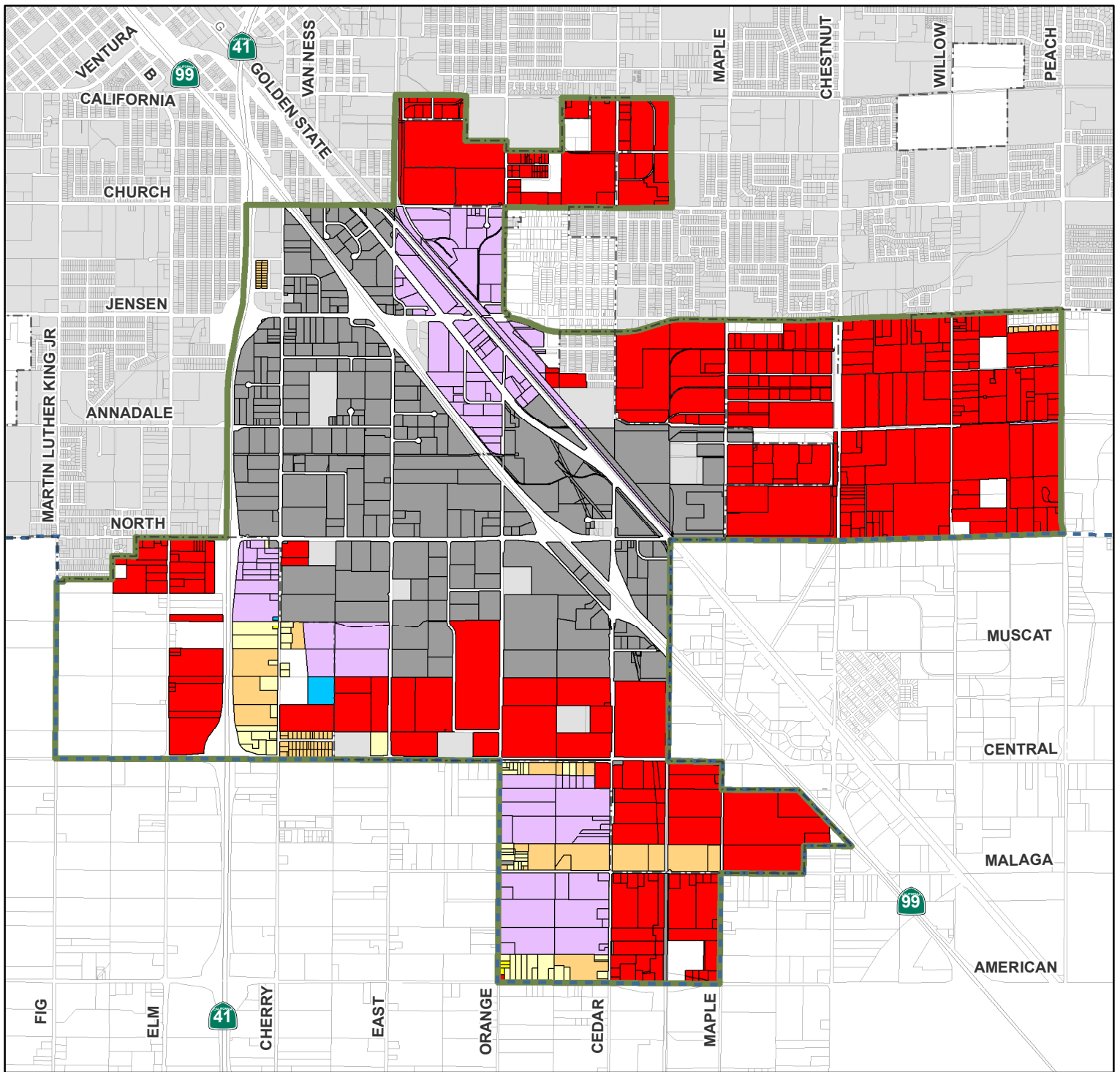


FIGURE D-6: ADOPTED GENERAL PLAN PARCEL CHANGES UNDER THE COMMUNITY PLAN (ALTERNATIVE 2)

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General
- Business Park
- Light Industrial

PUBLIC FACILITY

- Public Facility



Fresno Sphere of Influence



Fresno City Limits



South Central Specific Plan (SCSP)

South Central Specific Plan

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department



0 0.5 1 Miles



FIGURE D-7: ADOPTED GENERAL PLAN PARCEL CHANGES UNDER THE BUSINESS PLAN (ALTERNATIVE 3)

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

EMPLOYMENT

- Business Park
- Light Industrial
- Heavy Industrial

PUBLIC FACILITY

- Public Facility



Fresno Sphere of Influence

Fresno City Limits

South Central Specific Plan (SCSP)



TABLE D-2: DEVELOPMENT CAPACITIES FOR THE PLAN AREA AS OF SEPTEMBER 2022

Planned Land Use Designation	Alternative 0 - Adopted General Plan					
	Vacant and Agricultural Land					
	Incorporated		Unincorporated		Total Plan Area	
	Acres	%	Acres	%	Acres	%
Residential	1	<1	0	0	1	<1
Commercial	0	0	0	0	0	0
Business Park	<1	<1	80	8	80	5
Regional Business Park	0	0	252	24	252	15
Light Industrial	33	5	194	18	227	14
Heavy Industrial	570	94	515	48	1085	65
Public Facility	5	1	11	1	16	1
Open Space	<1	<1	13	1	13	1
Total	609	100	1065	100	1674	100

Planned Land Use Designation	Preferred Alternative 1 - Blended Plan					
	Vacant and Agricultural Land					
	Incorporated		Unincorporated		Total Plan Area	
	Acres	%	Acres	%	Acres	%
Residential	5	1	31	3	36	2
Commercial	4	1	21	2	25	2
Business Park	64	11	502	47	566	34
Regional Business Park	0	0	250	24	250	15
Light Industrial	220	36	78	7	298	18
Heavy Industrial	310	51	121	11	431	26
Public Facility	5	1	49	5	54	3
Open Space	<1	<1	13	1	13	1
Total	609	100	1065	100	1674	100

Source: City of Fresno Planning and Development Department GIS

TABLE D-2 (CONTINUED): DEVELOPMENT CAPACITIES FOR THE PLAN AREA AS OF SEPTEMBER 2022

Planned Land Use Designation	Alternative 2 - Community Plan					
	Vacant & Ag Land					
	Incorporated		Unincorporated		Total Plan Area	
	Acres	%	Acres	%	Acres	%
Residential	30	5	102	10	132	8
Commercial	317	52	518	49	835	50
Business Park	59	10	219	20	278	17
Regional Business Park	0	0	213	20	213	13
Light Industrial	198	33	<1	<1	198	12
Heavy Industrial	<1	<1	<1	<1	<1	<1
Public Facility	5	<1	<1	<1	5	0
Open Space	<1	<1	13	1	13	1
Total	609	100	1065	100	1674	100

Planned Land Use Designation	Alternative 3 - Business Plan					
	Vacant & Ag Land					
	Incorporated		Unincorporated		Total Plan Area	
	Acres	%	Acres	%	Acres	%
Residential	1	<1	4	<1	5	<1
Commercial	3	1	<1	<1	4	<1
Business Park	0	0	11	1	11	1
Regional Business Park	0	0	250	24	250	15
Light Industrial	149	24	499	47	648	39
Heavy Industrial	451	74	239	22	690	41
Public Facility	5	1	49	5	54	3
Open Space	<1	<1	13	1	13	1
Total	609	100	1065	100	1674	100

DEVELOPMENT REGULATIONS FOR THE BLENDED PLAN (PREFERRED ALTERNATIVE 1)

The Blended Plan (Preferred Alternative 1) proposes the following development standards:

1. Prohibit of the following use classifications:
 - Rendering
 - Slaughterhouse
2. Prohibit the following use classifications within 1,000 feet of a sensitive use (See Figure D-8):
 - Service Station
 - Shooting/Archery Range
 - Salvage and Wrecking
 - Warehousing, Storage, and Distribution: Chemical and Mineral Storage
 - Freight/Truck Terminals and Warehouses
 - Waste Transfer Facility
 - Mining and Quarrying
3. Require a Conditional Use Permit (CUP) for the following use classifications that fall within 1,000 feet of a sensitive use (See Figure D-8):
 - Motorcycle/Riding Club
 - Construction and Material Yards
 - Limited Industrial
 - Dry cleaning plants would not be permitted
 - Warehousing, Storage, and Distribution: Indoor Warehousing and Storage*
 - Warehousing, Storage, and Distribution: Outdoor Storage*
 - Warehousing, Storage, and Distribution: Wholesaling and Distribution*

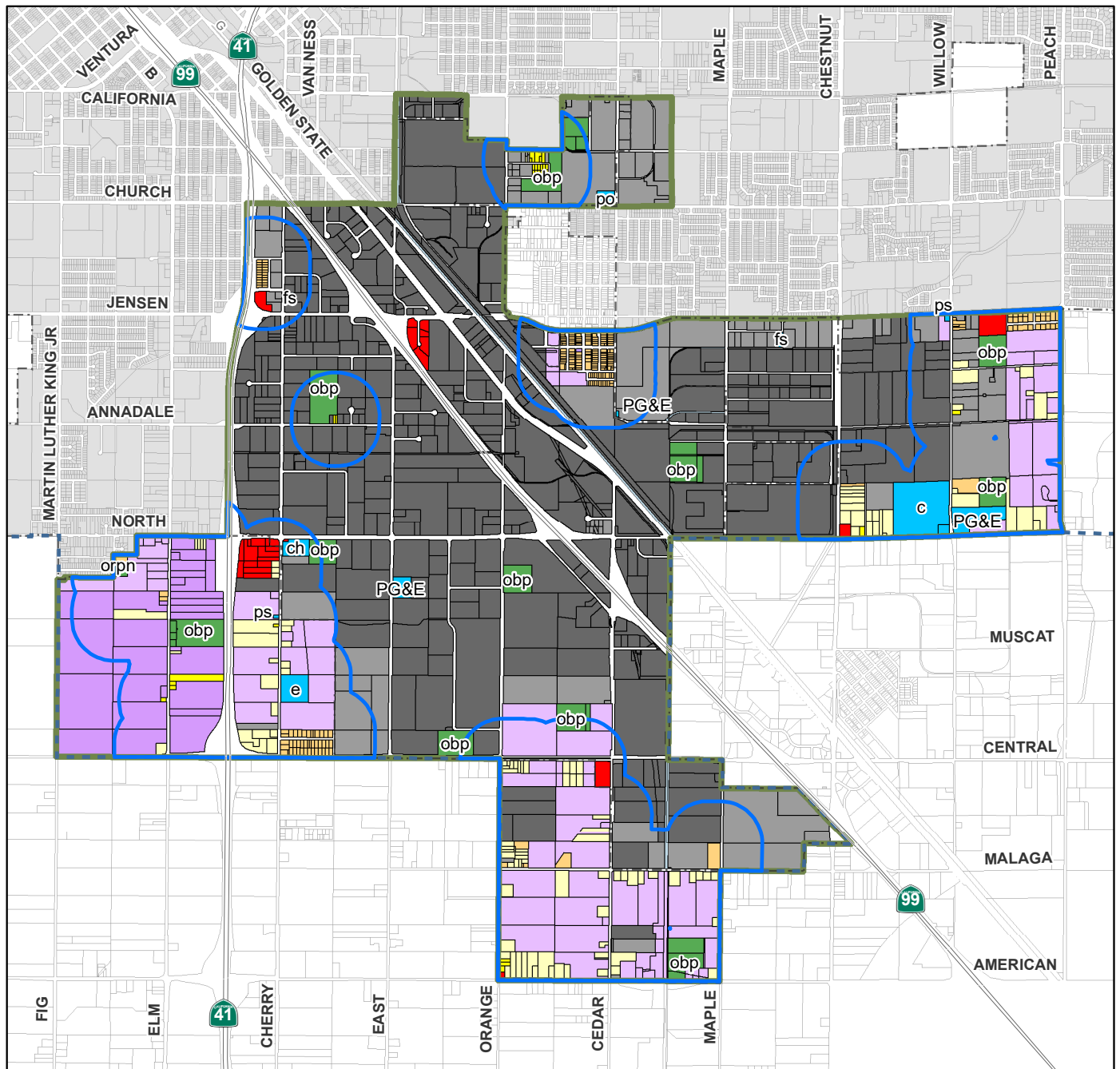
* Must meet CARB criteria for zero or near zero emission facilities, as defined in CA Sustainable Freight Action Plan (July 2016)

4. Apply building setback standards to industrial uses that adjoin residential, school, church, and civic uses (see Figure D-9). In this circumstance, the following standards shall apply:
 - a. The buildings should be setback a minimum of 100 feet when sharing the same property line.
 - b. A wall or screen should be placed on the property line that is a minimum of 10 feet tall and be opaque for visual obscurity. Blank concrete or CMU walls without piers, caps and finishes are not allowed.
 - c. The minimum 50-foot landscape buffer should include a tree density canopy that covers 100 percent of the buffer area within 10 years of planting. Native trees, shrubs, and groundcovers should be selected over ornamental species. The property owner and any successors in interest shall maintain these trees for the duration of ownership, ensuring any unhealthy or dead trees are replaced timely as needed.
 - d. All landscaping shall be drought tolerant, and to the extent feasible, species with low biogenic emissions. Palm trees shall not be utilized.
 - e. All landscaping areas shall be properly irrigated for the life of the facility to allow for plants and trees to maintain growth.

- f. **Uses within the 100-foot setback and outside of the landscape buffer area can include a fire lane and if necessary, limited employee parking, but no visitor parking or public entries, loading docks, service yards, trash areas/disposal, or truck parking and idling.**




5. Buildings that face major public access streets and require employee and visitor parking and entries, shall be set back a minimum of 150 feet from the curb line of the adjoining street (see Figure D-10). In this circumstance, the following standards should apply:

- a. **A 45-foot minimum landscape buffer shall be provided from the back of the public sidewalk to a low wall or fence screen that hides the car parking lot. The height of the wall or fence should be no less than 3 feet. Company signage can be incorporated into the wall as it faces the public right of way.**
- b. **The landscaped buffer area should include 100 percent tree canopy coverage within 10 years of planting. Native trees, shrubs and groundcovers should be selected over ornamental species.**
- c. **No loading docks, service yards, trash areas, truck parking or idling is permitted.**



Legend





RESIDENTIAL

-  Low Density
 Medium Low Density
 Medium Density




COMMERCIAL

- General

EMPLOYMENT

-  Business Park
 Regional Business Park
 Light Industrial
 Heavy Industrial

MIXED USE





-  Neighborhood Mixed Use
OPEN SPACE
 Ponding Basin (obp)
 Neighborhood Park (orpn)

PUBLIC FACILITIES

- Church (ch)
- Post Office (po)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)
- College (c)

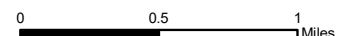
UNDESIGNATED

-
- Rail

-  1,000 Foot buffer Sensitive Uses
-  Fresno Sphere of Influence
-  Fresno City Limits
-  South Central Specific Plan (SCSP)

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

South Central Specific Plan



Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

FIGURE D-9: SHARED PROPERTY LINE SETBACK

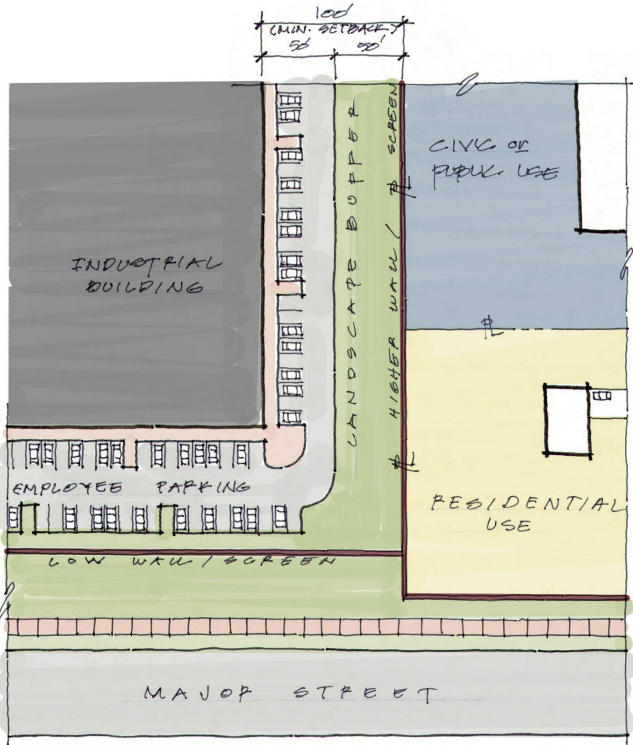
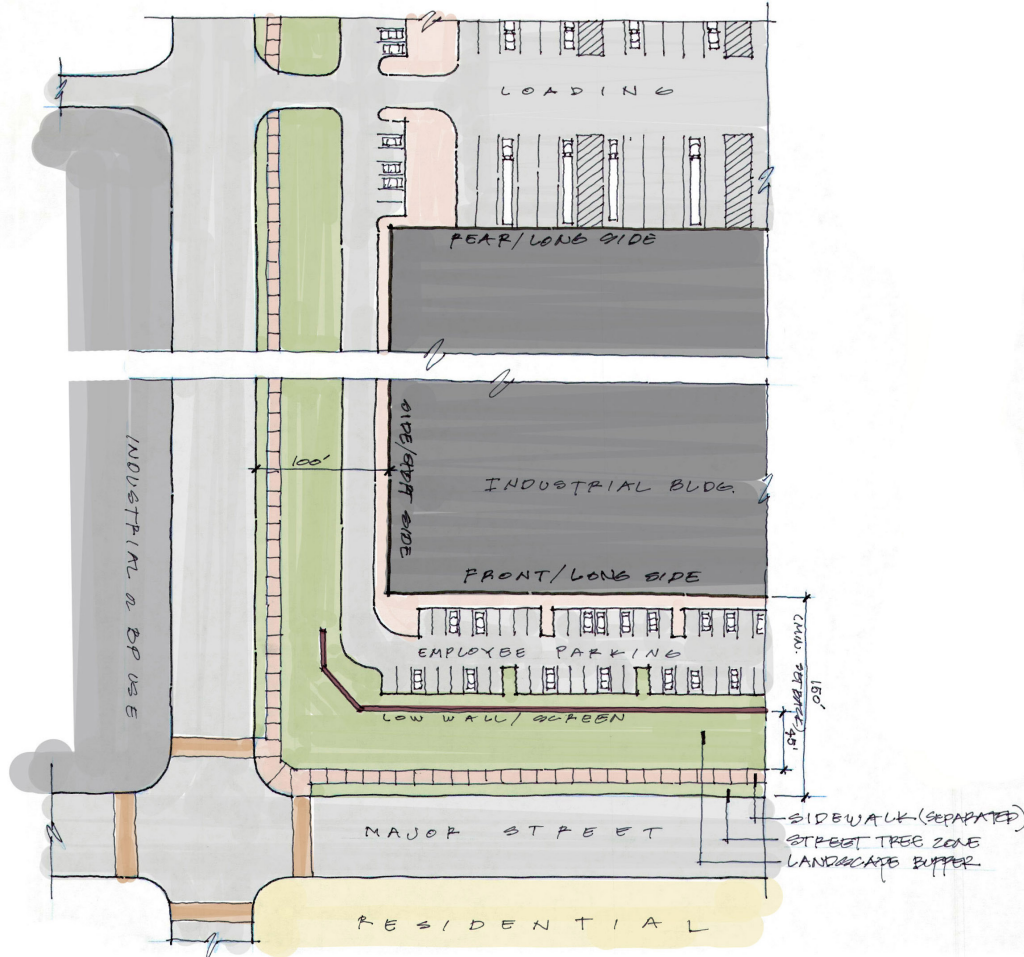


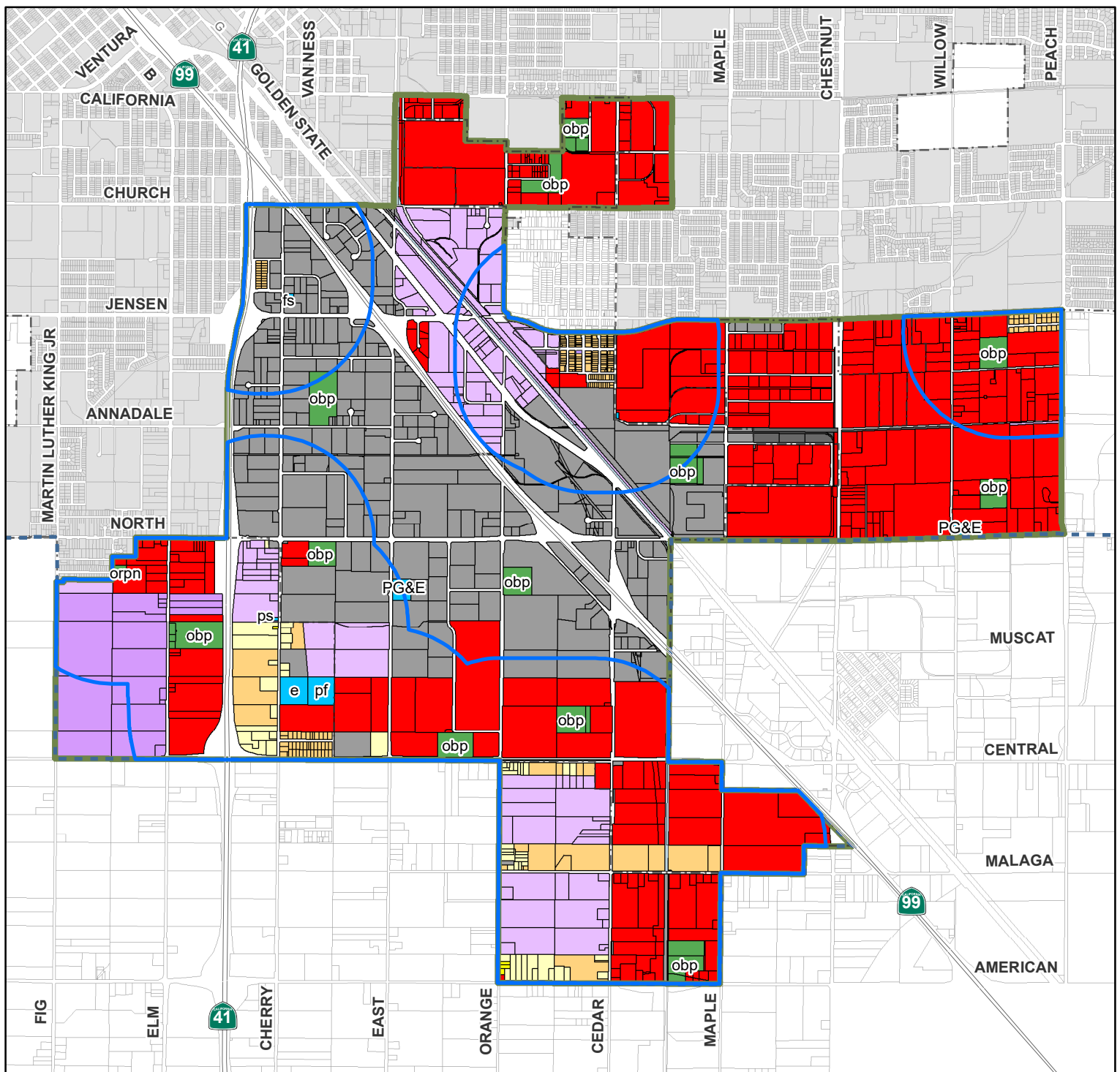
FIGURE D-10: FRONTING A MAJOR ARTERIAL OR COLLECTOR STREET CONDITION



DEVELOPMENT REGULATIONS FOR THE COMMUNITY PLAN (ALTERNATIVE 2)

The Community Plan (Alternative 2) proposes the following development standards:

1. Prohibit the following use classifications within 2,500 feet of sensitive uses within and, where applicable, immediately outside the SCSP boundary lines (See Figure D-11):
 - Service Station
 - Towing and Impound
 - Motorcycle/Riding Club
 - Shooting/Archery Range
 - Maintenance and Repair Services
 - Retail Sales: Building Materials and Services
 - Construction and Material Yards
 - Custom Manufacturing
 - Limited Industrial
 - General Industrial
 - Intensive Industrial
 - Recycling Processing Facility
 - Salvage and Wrecking
 - Warehousing, Storage, and Distribution: Chemical and Mineral Storage
 - Warehousing, Storage, and Distribution: Indoor Warehousing and Storage
 - Warehousing, Storage, and Distribution: Outdoor Storage
 - Warehousing, Storage, and Distribution: Wholesaling and Distribution
 - Freight/Truck Terminals and Warehouses
 - Light Fleet-Based Services
 - Utilities, Major
 - Waste Transfer Facility
 - Mining and Quarrying
 - Rendering
 - Slaughterhouse
2. Truck entrances and docking stations shall be placed away from sensitive uses so that tailpipe emissions are as far away as possible.
3. Vegetative barriers design standards must require native vegetative plants that mitigate the pollution, heat island effects, noise, and light. Landscape must be able to reach maturity to provide the most protection within five to seven years.



**FIGURE D-11: COMMUNITY PLAN (ALTERNATIVE 2)
PLANNED LAND USE with PROPOSED BUFFERS**

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

EMPLOYMENT

- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use

OPEN SPACE

- Ponding Basin (obp)
- Neighborhood Park (orpn)

PUBLIC FACILITIES

- Public Facility (pf)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)

UNDESIGNATED

- Rail

- 2,500 Foot buffer Sensitive Uses

- Fresno Sphere of Influence

- Fresno City Limits

- South Central Specific Plan (SCSP)

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

Source: City of Fresno GIS Data
Prepared by the Planning and Development Department

South Central Specific Plan



0 0.5 1 Miles

DEVELOPMENT REGULATIONS FOR THE BUSINESS PLAN (ALTERNATIVE 3)

The Business Plan (Alternative 3) proposes the following development standards:

1. Prohibit the following use classifications:

- Rendering
- Slaughterhouse

2. Require a CUP for the following use classifications that fall within 1,000 feet of a sensitive use (See Figure D-12):

- Motorcycle/Riding Club
- Shooting/Archery Range
- Salvage and Wrecking
- Warehousing, Storage, and Distribution: Chemical and Mineral Storage
- Exception for those uses related to the pharmaceutical industry or are ancillary to the primary use
- Waste Transfer Facility
- Mining and Quarrying

3. Require enhanced screening conditions for the following use classifications that fall within 1,000 feet of a sensitive use (See Figure D-12):

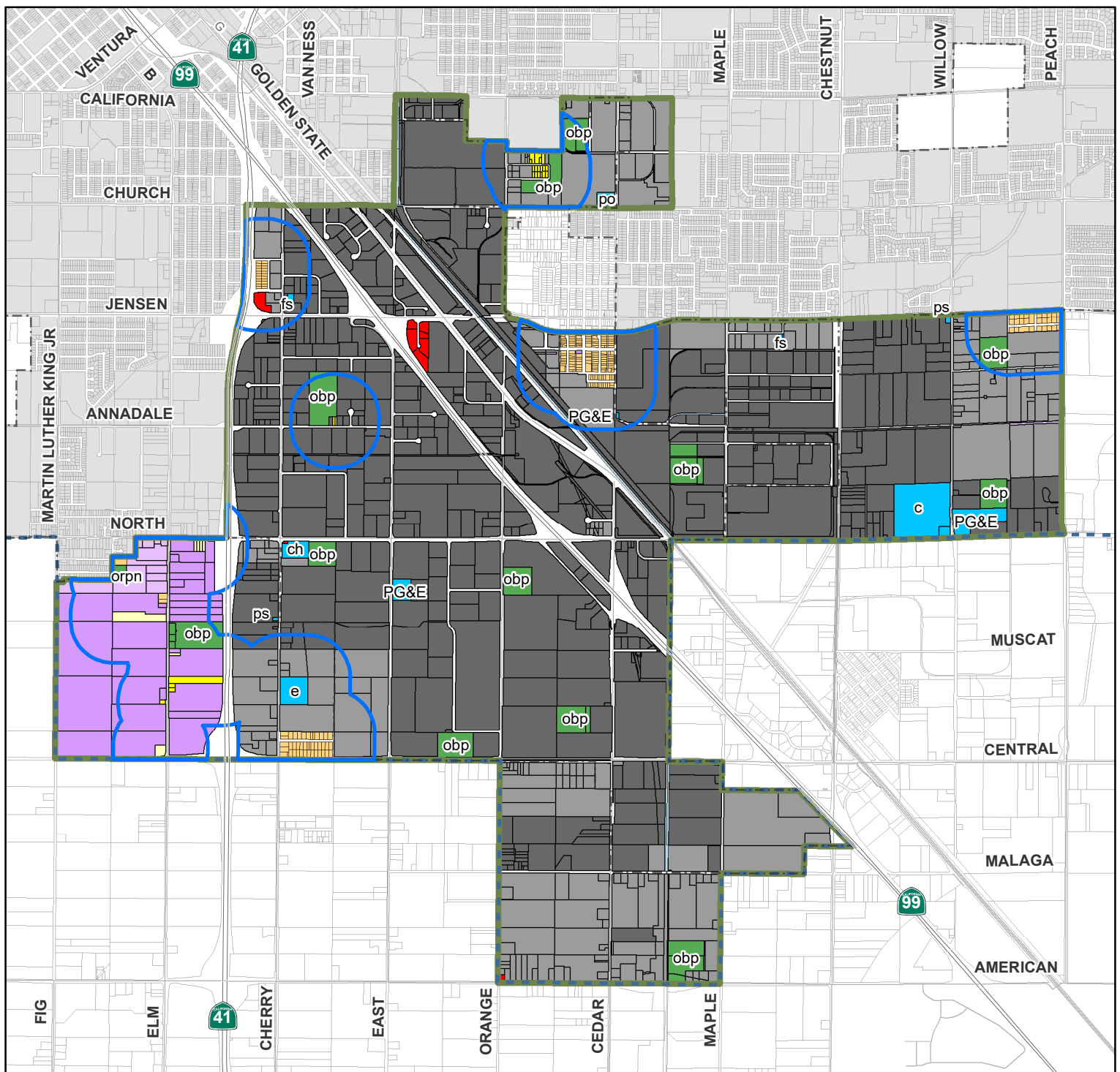
- Construction and Material Yards
- Limited Industrial
- Recycling Processing Facility
- Warehousing, Storage, and Distribution: Indoor Warehousing and Storage
- Warehousing, Storage, and Distribution: Outdoor Storage
- Warehousing, Storage, and Distribution: Wholesaling and Distribution

4. Enhanced screening standards:

- Outdoor storage areas, service yards,

and truck docks should be screened so as not to be visible from sensitive uses.

- Screening walls and fences shall be architecturally compatible with the main structure on the site.
- Earth berms (minimum of 3ft) or plant materials may serve to satisfy screening requirements as alternative materials.



**FIGURE D-12: BUSINESS PLAN (ALTERNATIVE 3)
PLANNED LAND USE with PROPOSED BUFFERS**

Legend

RESIDENTIAL

- Low Density
- Medium Low Density
- Medium Density

COMMERCIAL

- General

- 1,000 Foot buffer Sensitive Uses

- Fresno Sphere of Influence

- Fresno City Limits

- South Central Specific Plan (SCSP)

EMPLOYMENT

- Business Park
- Regional Business Park
- Light Industrial
- Heavy Industrial

MIXED USE

- Neighborhood Mixed Use
- ### OPEN SPACE
- Ponding Basin (obp)
 - Neighborhood Park (orpn)

PUBLIC FACILITIES

- Church (ch)
- College (c)
- Post Office (po)
- PG&E Substation (PG&E)
- Pump Station (ps)
- Fire Station (fs)
- Elementary School (e)

UNDESIGNATED

- Rail

Note: The only Neighborhood Mixed Use is located southwest of the Jensen and Cedar Avenues intersection at 3990 E. Calwa Avenue

South Central Specific Plan



0 0.5 1 Miles