

Regular Council Meeting

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November 6, 2025

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CITY OF FRESNO
CITY CLERK'S OFFICE

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

3-A (ID 25-1436)

WORKSHOP - Southeast Development Area

Contents of Supplement: Presentation

Supplemental Information:

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The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

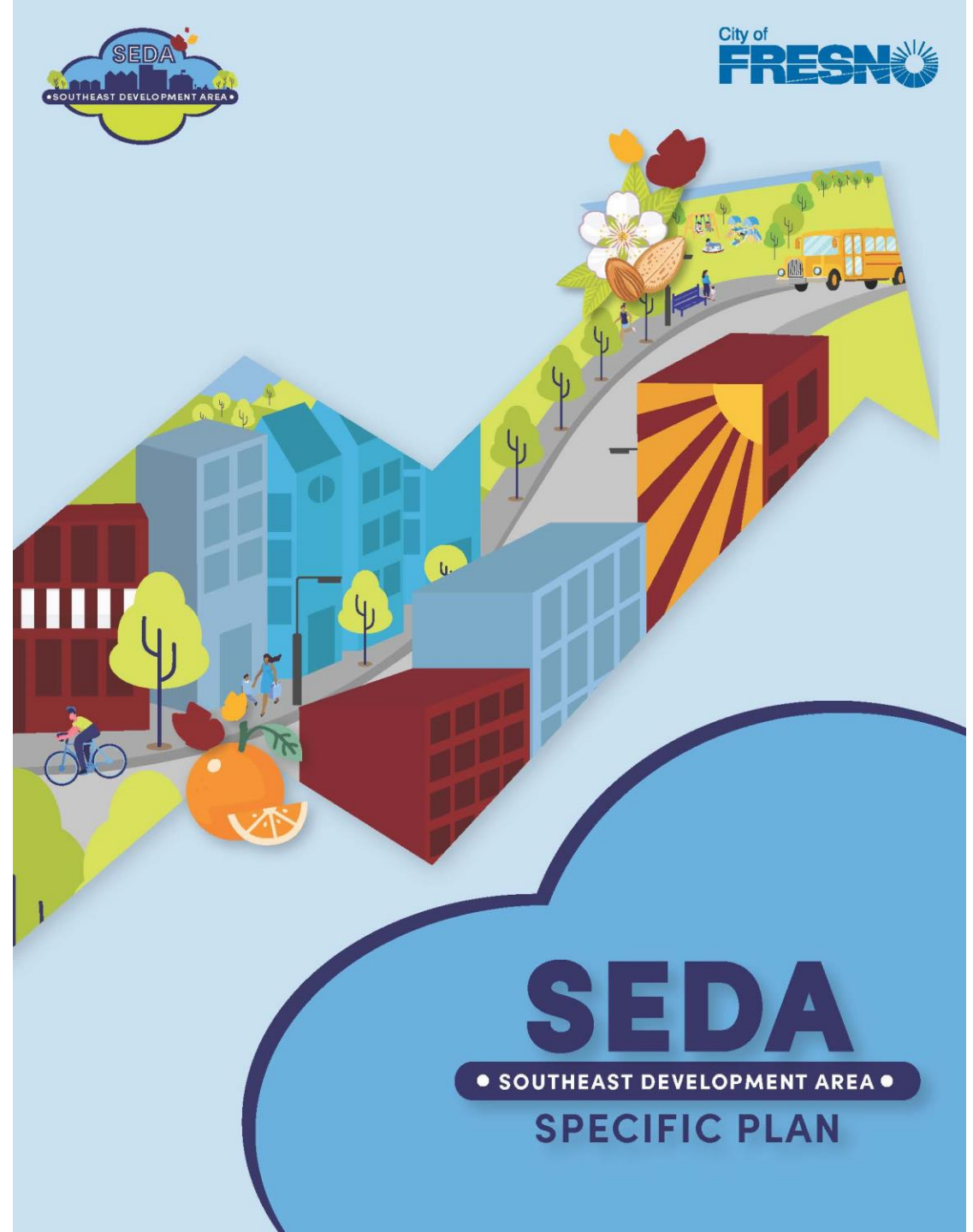


Southeast Development Area

City Council Workshop
November 6, 2025



1. **Intro:** Follow-Up from May 1
2. **Background:** Development of SEDA is Not a New Idea
3. **Regional Context:** What's Happening Around us
4. **What We Heard** and Responses
5. **Next Steps:** Start Small

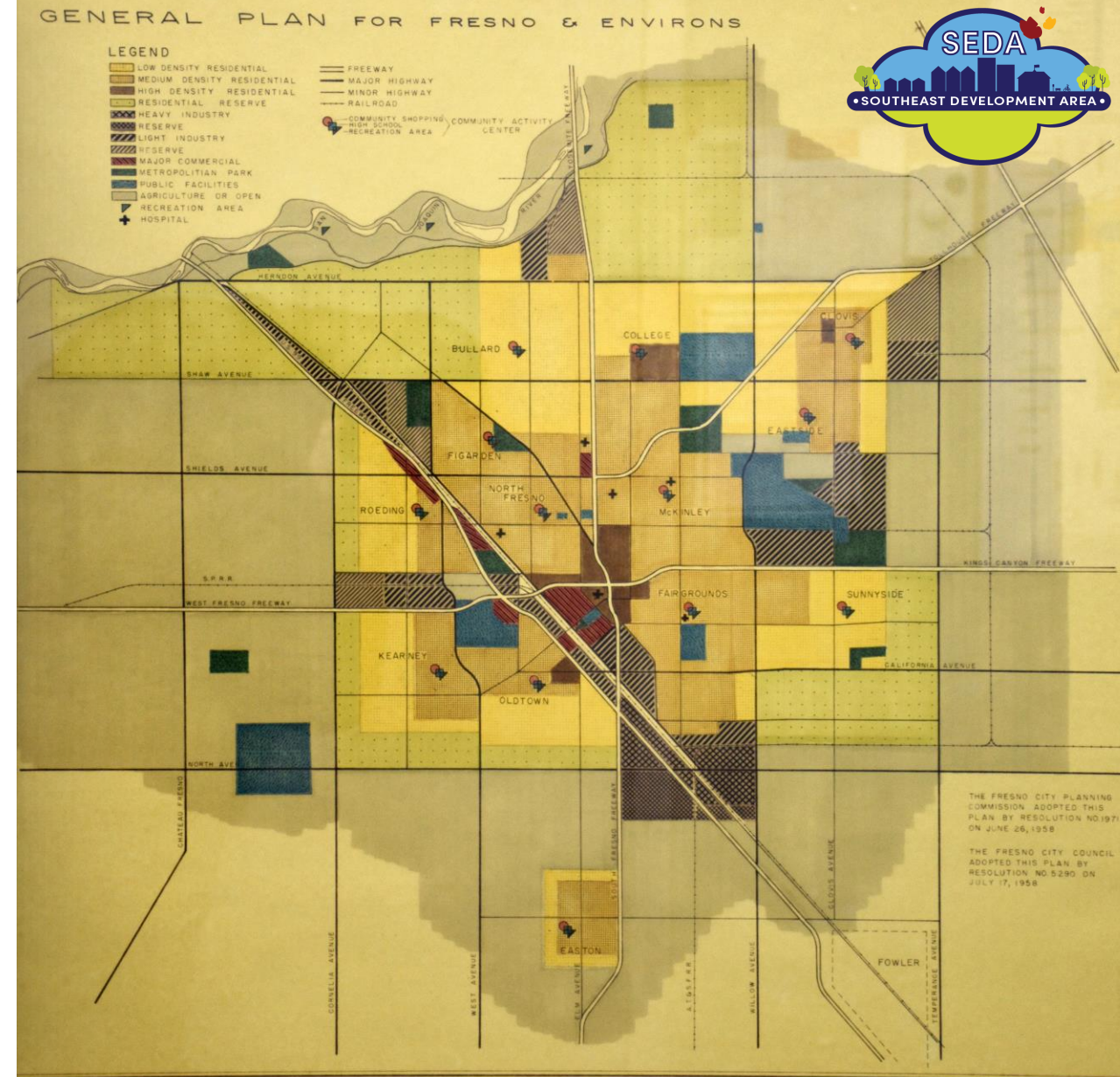


Background

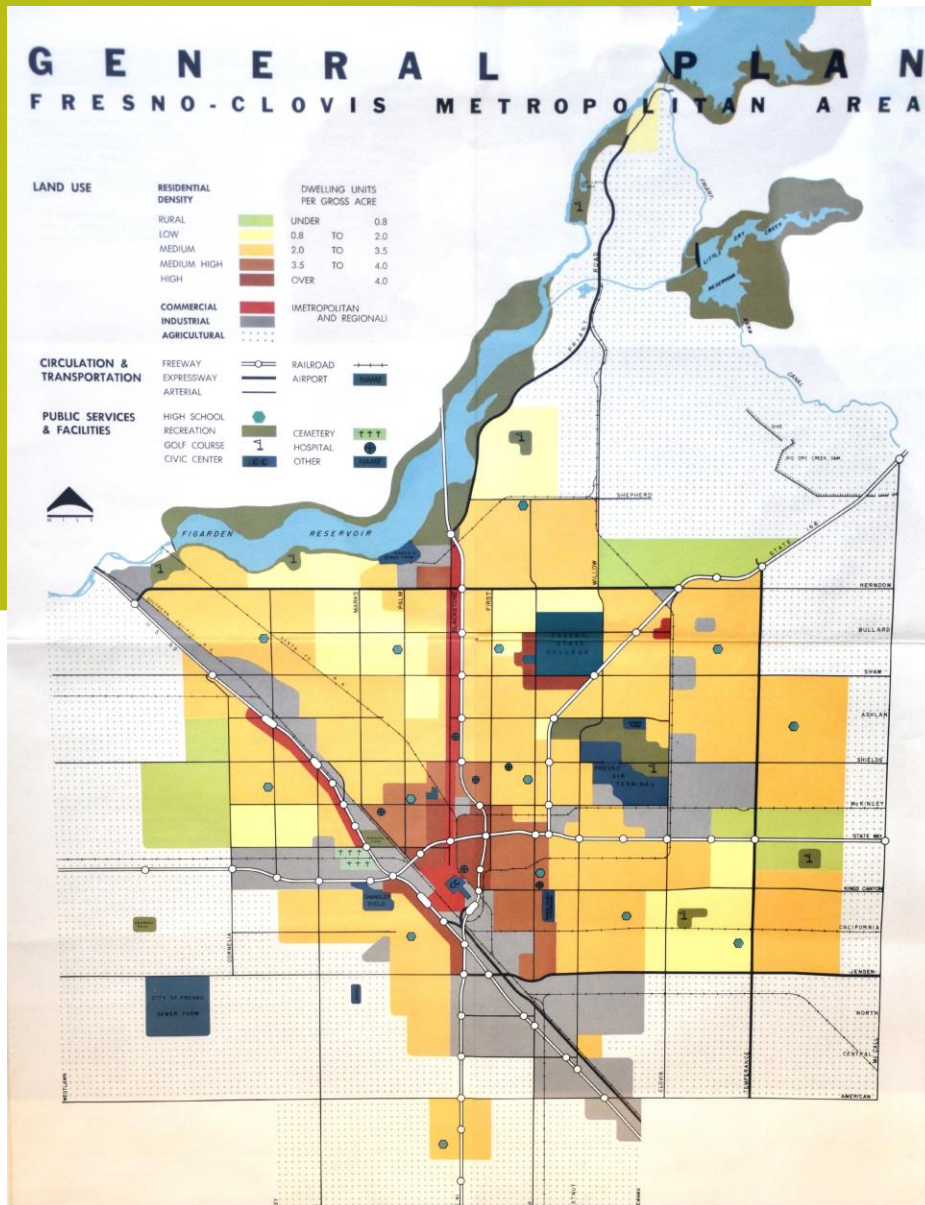
Development of SEDA is Not a New Idea

1958 General Plan

- One of the first general plans adopted by the City of Fresno, the 1958 General Plan identified population increases from the existing 160,000 in 1958 to an estimated 400,000 in 1978
- This estimate included residents living between Easton to the south, Clovis to the north, Belmont Country Club to the east and Kearney Park to the west



1958 GENERAL PLAN



1964 General Plan

- Area maps in the 1964 General Plan included the City of Fresno project area extending as far east as McCall Avenue and identified the Temperance Area within the “path of growth”
- It projected 6,600 dwelling units developed by 1985

GENERAL PLAN - 1974

FRESNO - CLOVIS METROPOLITAN AREA

LEGEND

RESIDENTIAL

RURAL DENSITY
LOW DENSITY
MEDIUM LOW DENSITY
MEDIUM DENSITY
MEDIUM HIGH DENSITY
HIGH DENSITY

COMMERCIAL

COMMUNITY
GENERAL HEAVY,
OFFICE, STRIP
PERSONAL

INDUSTRIAL

LIGHT
HEAVY

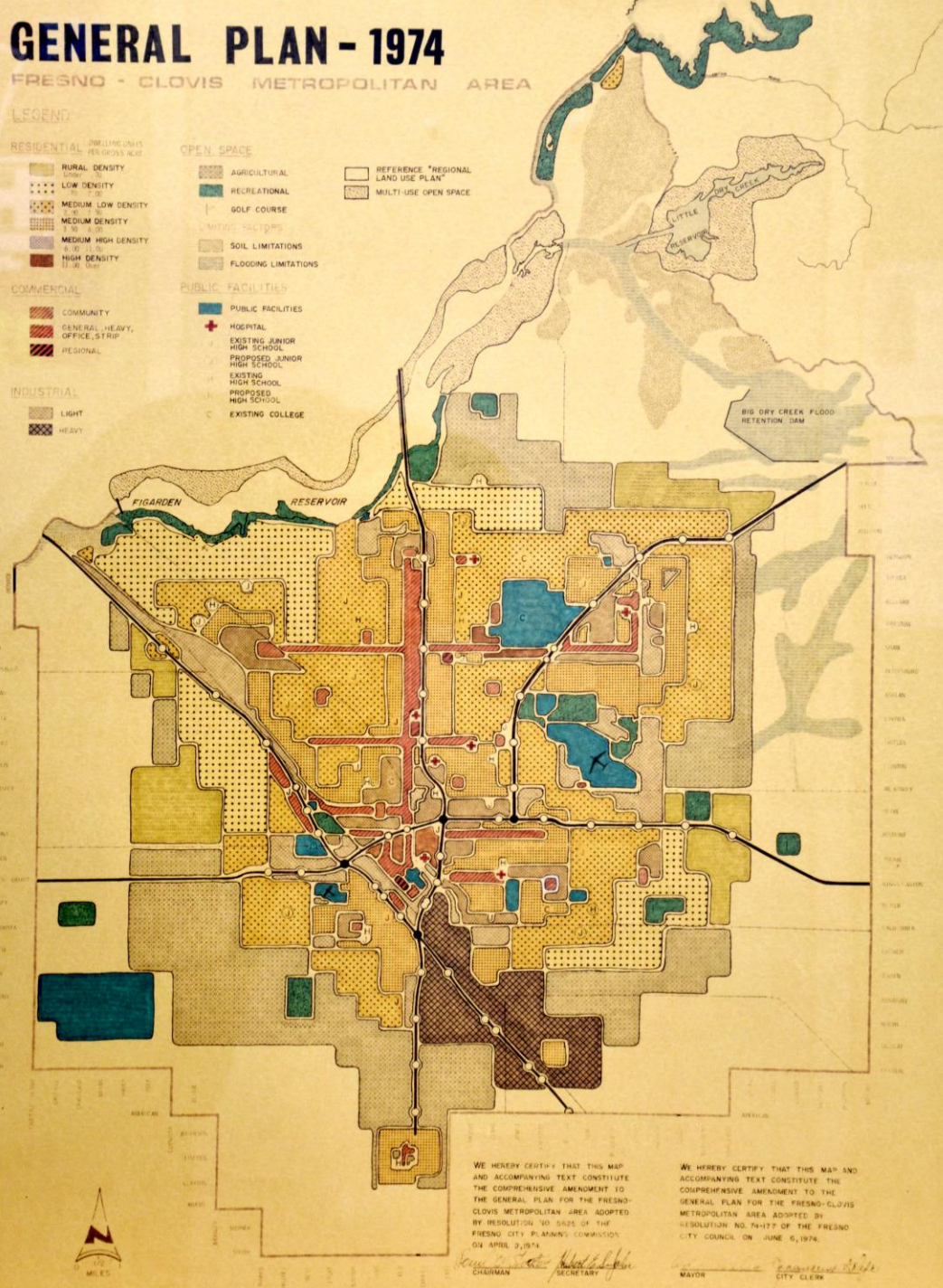
OPEN SPACE

AGRICULTURAL
RECREATIONAL
GOLF COURSE
LIMITED FACTORS
SOIL LIMITATIONS
FLOODING LIMITATIONS

PUBLIC FACILITIES

HOSPITAL
EXISTING JUNIOR
HIGH SCHOOL
PROPOSED JUNIOR
HIGH SCHOOL
EXISTING HIGH SCHOOL
PROPOSED HIGH SCHOOL
EXISTING COLLEGE

REFERENCE "REGIONAL
LAND USE PLAN"
MULTI-USE OPEN SPACE

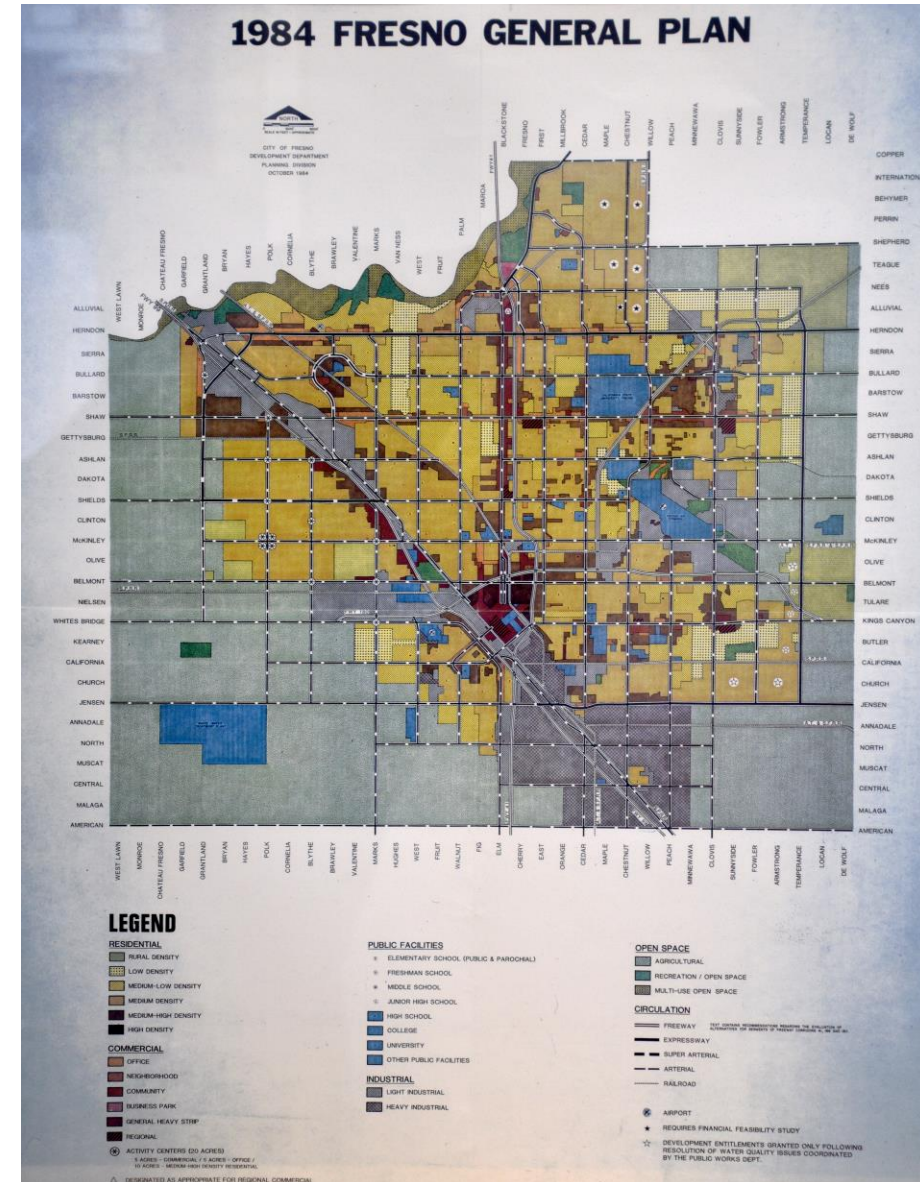


1974 General Plan

- The 1974 General Plan included standards for adopting a five-year urban growth management plan to control the pattern and timing of growth on the City's urban fringe
- This identified land as urban growth reserves within the existing sphere of influence
- It further stipulated that as individual projects are developed, they must conform with the adopted general plan, community plans and specific plans

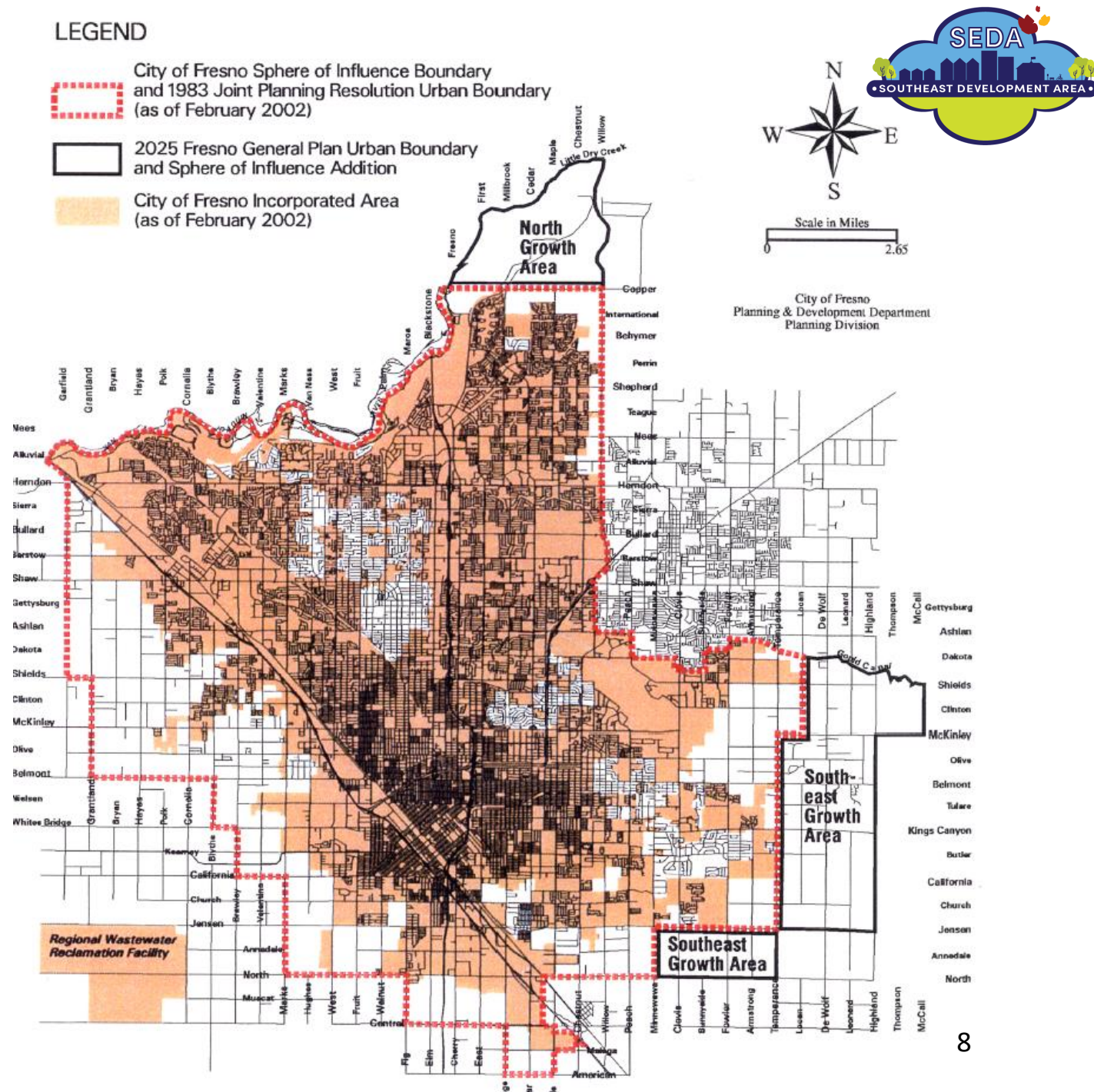
1984 General Plan

- The 1984 General Plan was then the first-in-kind to formally identify that, beyond the City's ability to provide for existing growth projections, there may be the possibility of expanding City limits for eventual urbanization to the northwest or southeast
- It provided a holding capacity within the Southeast Growth Area of approximately 30,654 dwelling units



Southeast Growth Area (SEGA) Planning Work - 2002

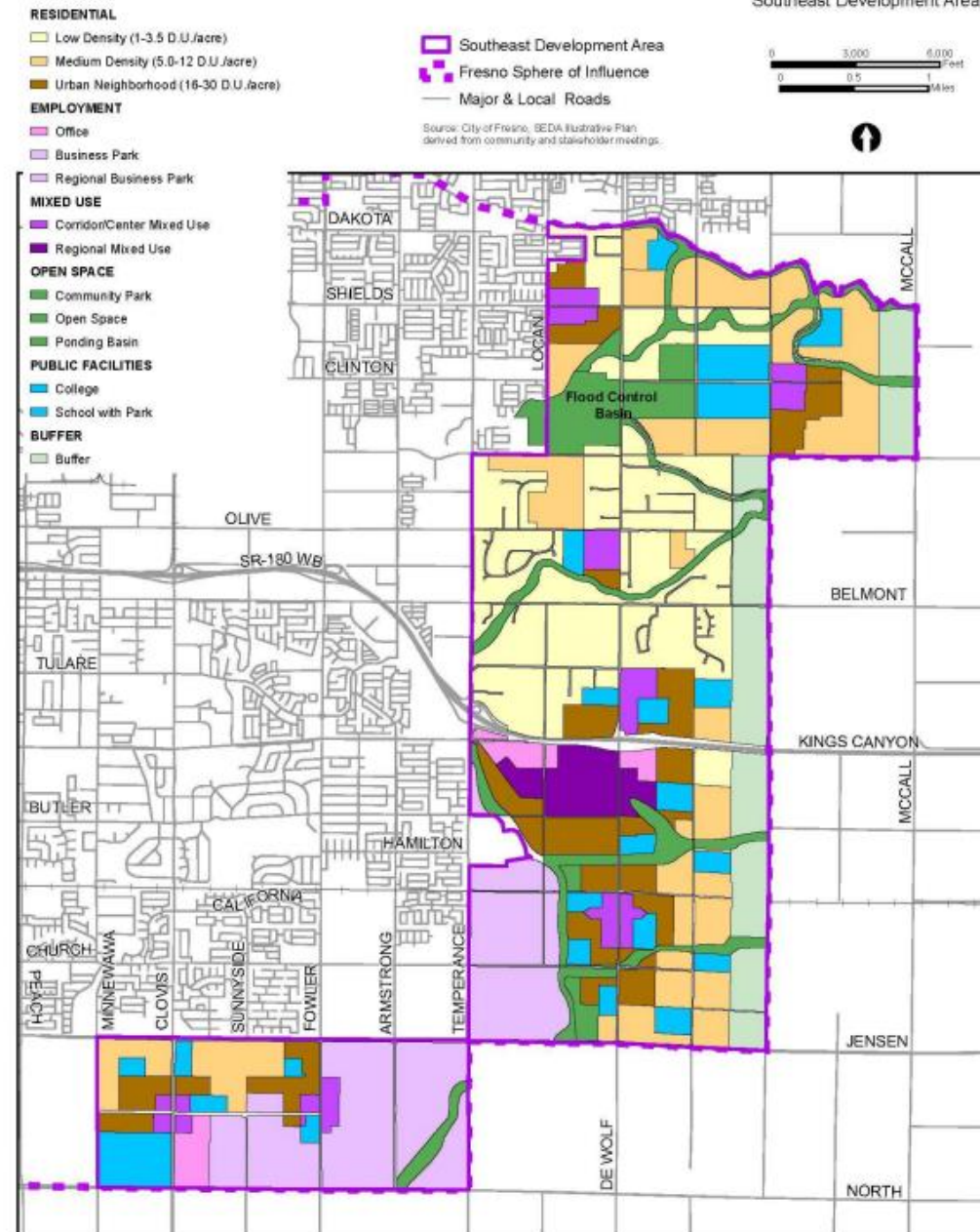
- The 2025 General Plan was adopted in February 2002
- LAFCO added SEGA to the City's Sphere of Influence in 2006
- Beginning in 2006 Keith Bergthold led the planning efforts including the hiring of Peter Calthorpe with Calthorpe and Associates
- Prior to the 2010 recession, a draft specific plan had been developed and shaped through a collaborative public outreach process, which included an advisory committee of residents and stakeholders



SEGA Becomes SEDA - 2014

- Concepts from the draft SEGA Plan were rolled into the current Fresno General Plan, adopted in 2014
- The General Plan accommodates one-third of SEDA's capacity, or 14,900 dwelling units, by 2035 and assumes the remaining 30,000 dwelling units will be needed in the future
- Includes multiple employment centers to facilitate job creation

GENERAL PLAN LAND USE MAP

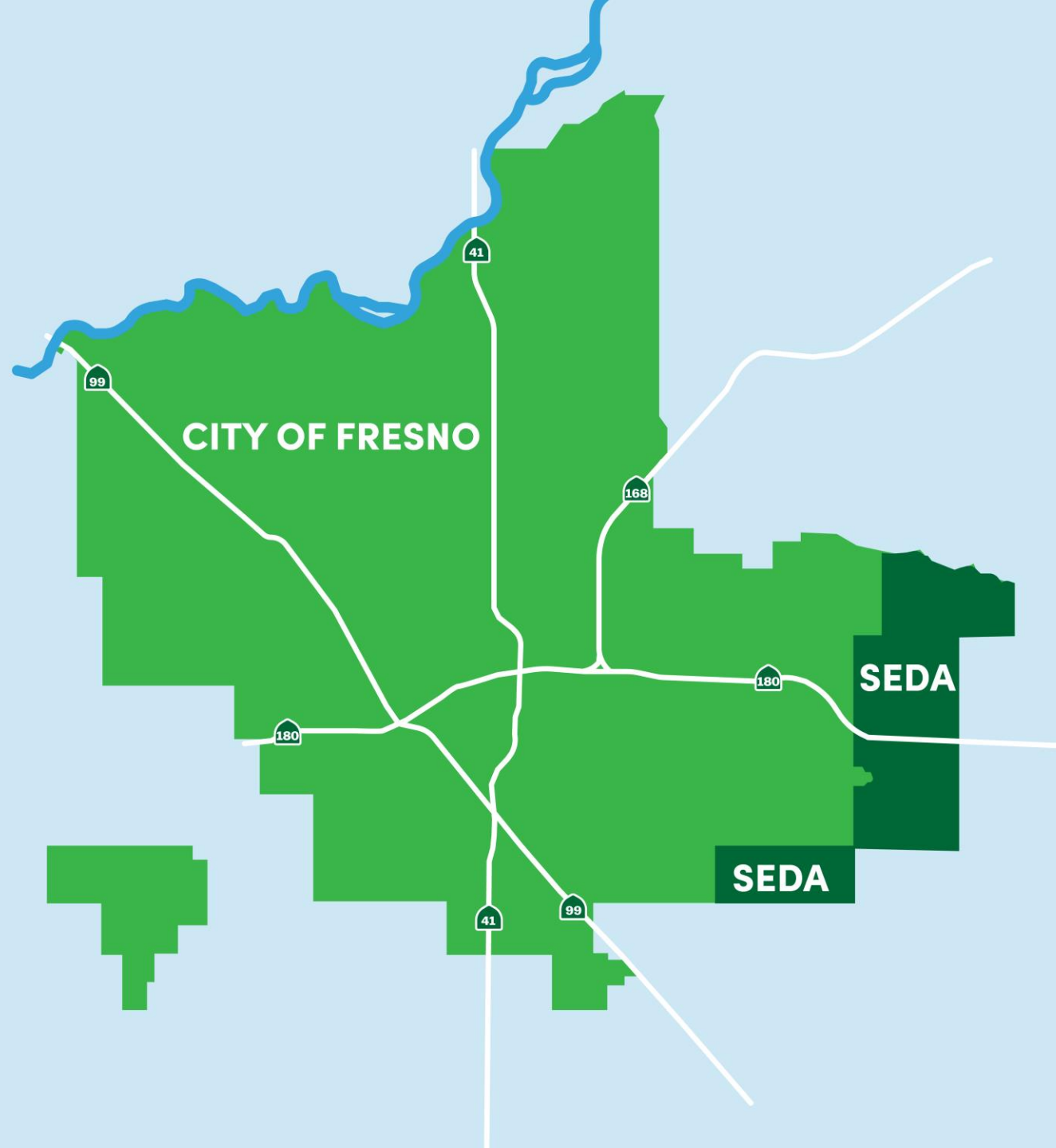


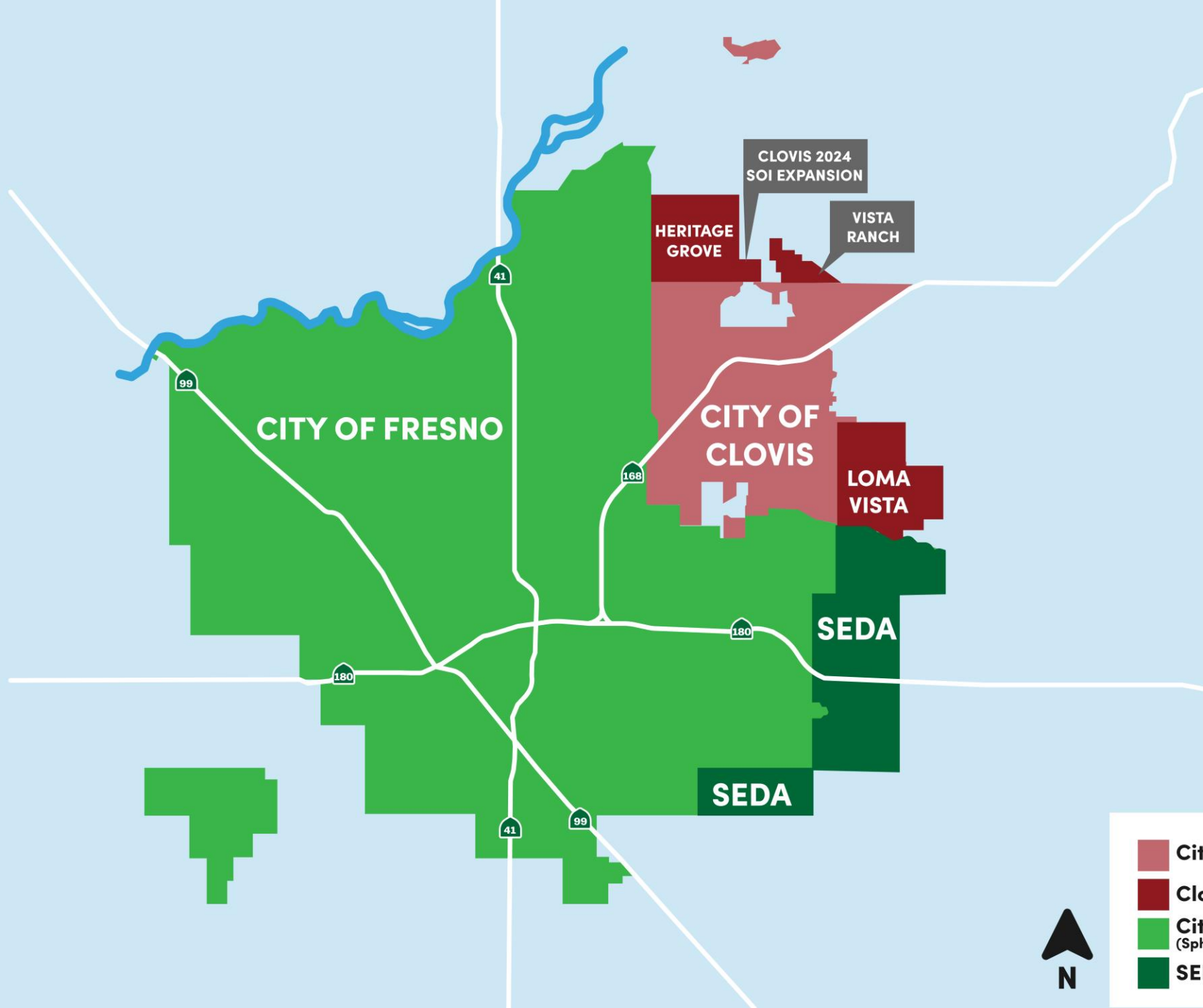
Map 2.4 SEDA General Plan Land Use (Existing)



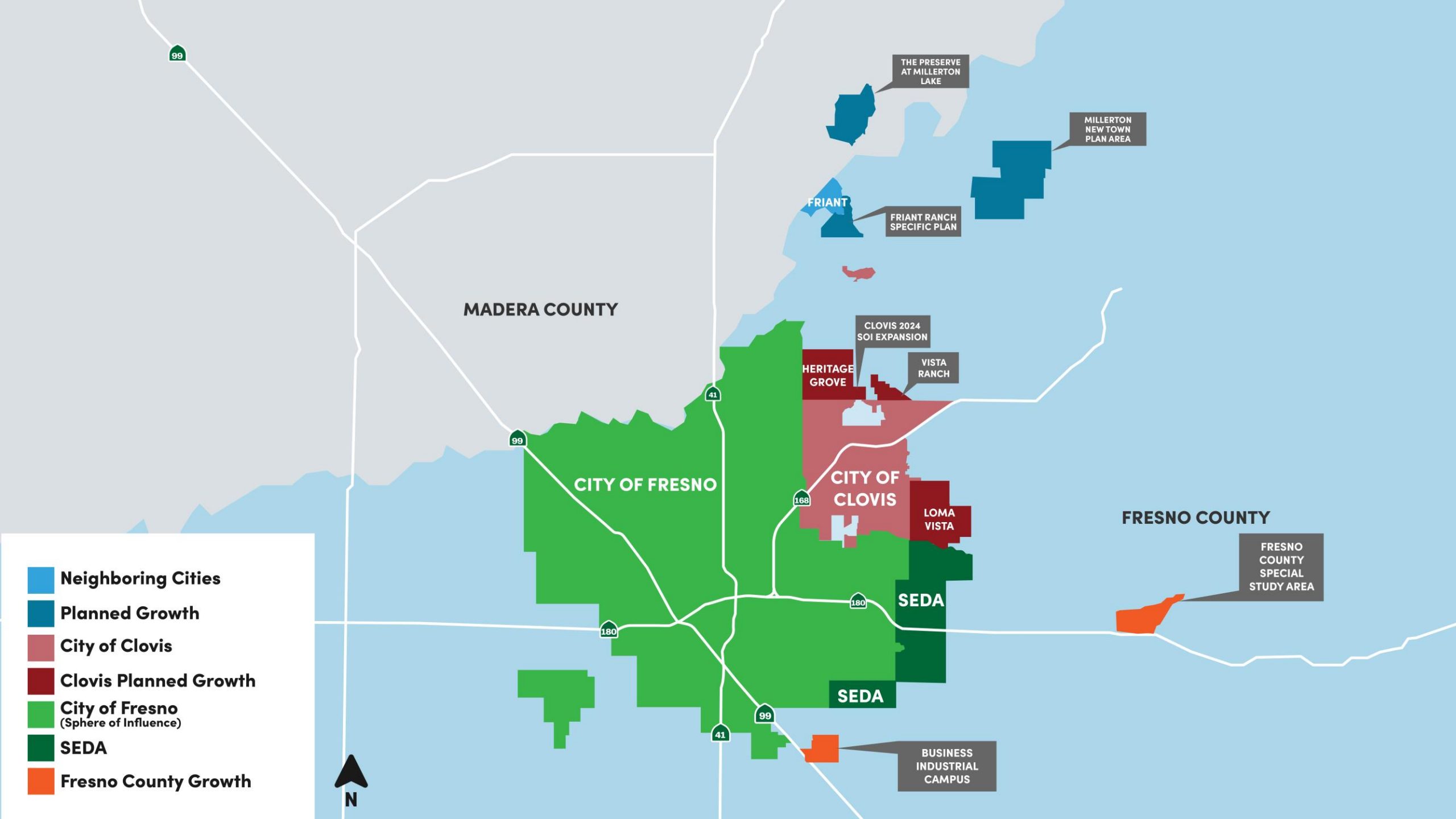
Regional Context

Growth Happening Around Us





- City of Clovis
- Clovis Planned Growth
- City of Fresno
(Sphere of Influence)
- SEDA



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THE PRESERVE
AT MILLERTON
LAKE

MILLERTON
NEW TOWN
PLAN AREA

FRIANT

FRIANT RANCH
SPECIFIC PLAN

MADERA COUNTY

CLOVIS 2024
SOI EXPANSION

VISTA
RANCH

HERITAGE
GROVE

CITY OF FRESNO

CITY OF
CLOVIS

LOMA
VISTA

FRESNO COUNTY

FRESNO
COUNTY
SPECIAL
STUDY AREA

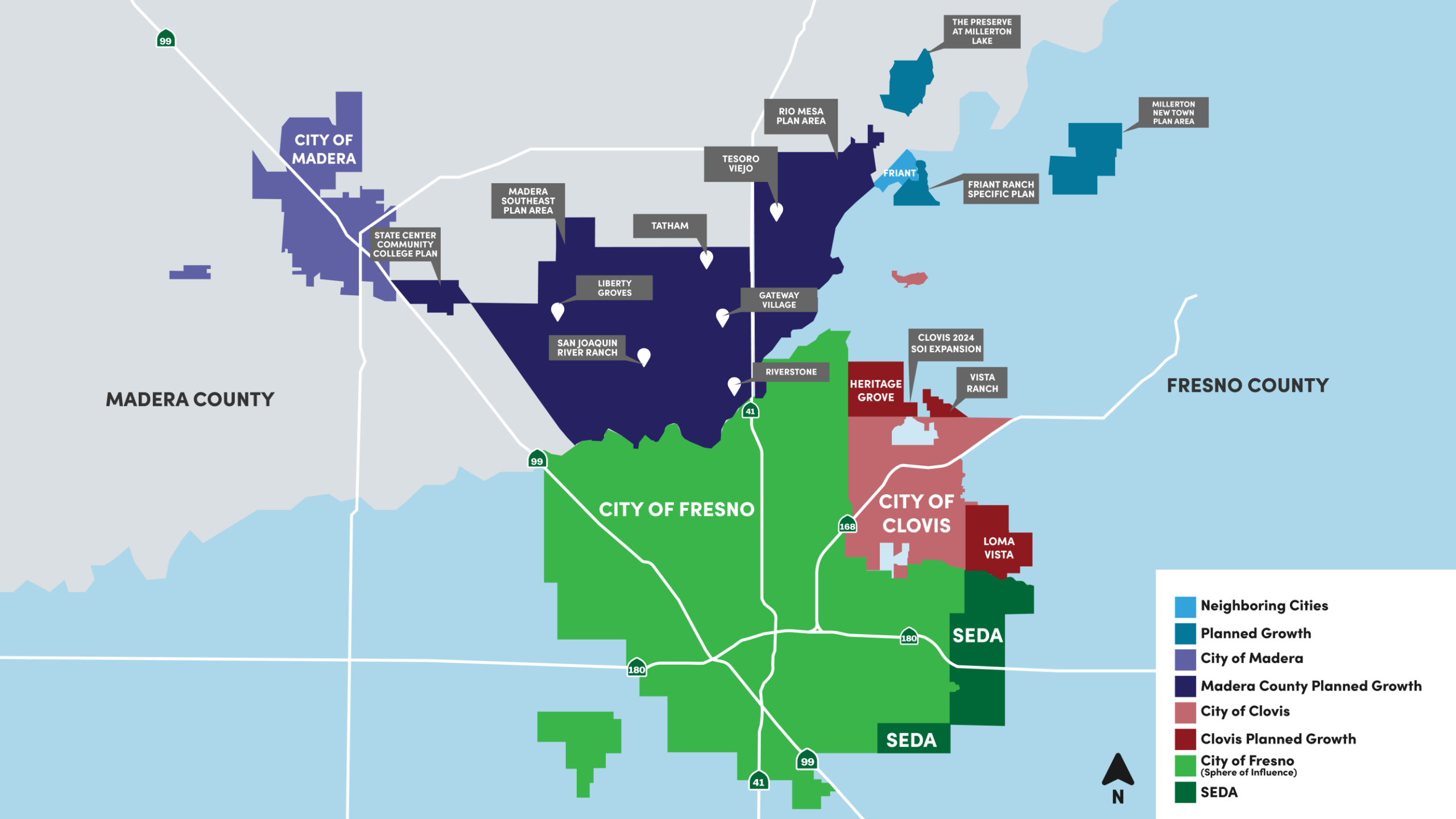
SEDA

SEDA

BUSINESS
INDUSTRIAL
CAMPUS

- Neighboring Cities
- Planned Growth
- City of Clovis
- Clovis Planned Growth
- City of Fresno
(Sphere of Influence)
- SEDA
- Fresno County Growth





99

CITY OF
MADERA

STATE CENTER
COMMUNITY
COLLEGE PLAN

MADERA
SOUTHEAST
PLAN AREA

TATHAM

LIBERTY
GROVES

SAN JOAQUIN
RIVER RANCH

TESORO
VIEJO

RIO MESA
PLAN AREA

41

RIVERSTONE

GATEWAY
VILLAGE

FRIANT

THE PRESERVE
AT MILLERTON
LAKE

FRIANT RANCH
SPECIFIC PLAN

MILLERTON
NEW TOWN
PLAN AREA

CLOVIS 2024
SOI EXPANSION

VISTA
RANCH

HERITAGE
GROVE

LOMA
VISTA

CITY OF FRESNO

168

CITY OF
CLOVIS

SEDA

SEDA

180

41

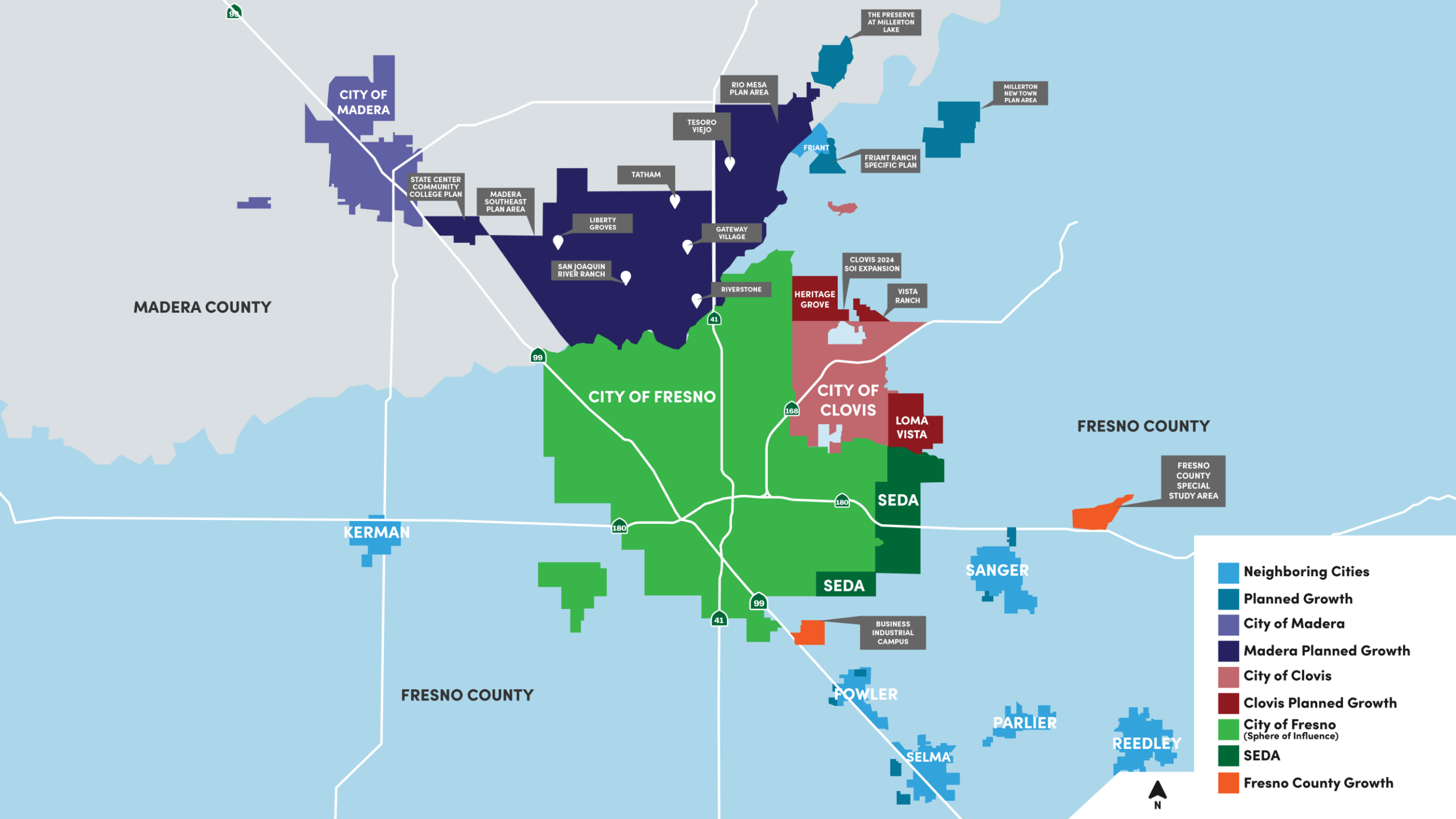
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- Neighboring Cities
- Planned Growth
- City of Madera
- Madera County Planned Growth
- City of Clovis
- Clovis Planned Growth
- City of Fresno
(Sphere of Influence)
- SEDA

MADERA COUNTY

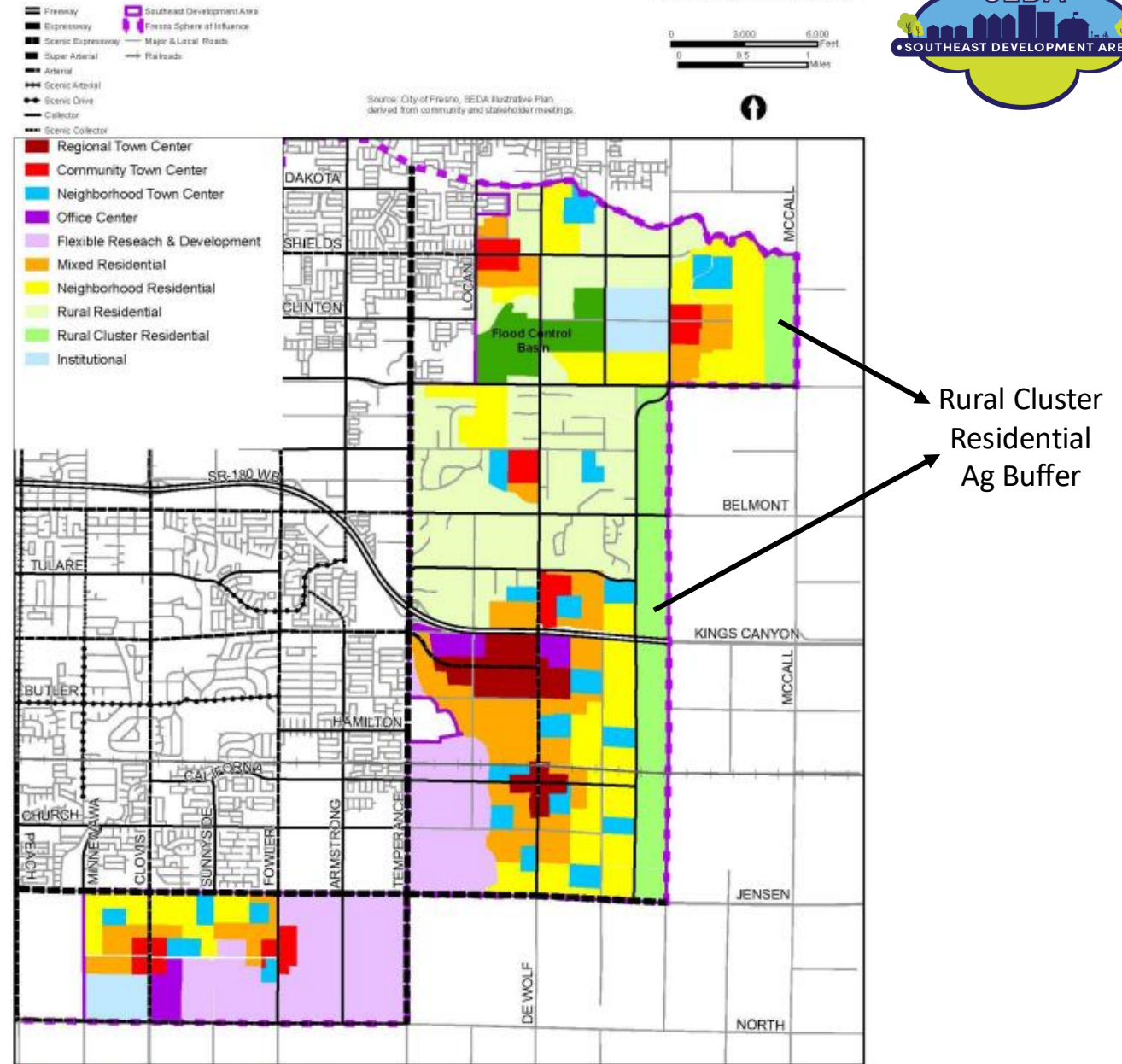
FRESNO COUNTY



SEDA Draft Specific Plan: Proposed Land Use Map

- Proposed land uses incorporate walkable community, neighborhood and regional town centers with varying housing types
- It includes rural residential and rural cluster residential buffers between SEDA's more urbanized land uses and green belt buffer along the eastern edge

SEDA PROPOSED LAND USE MAP

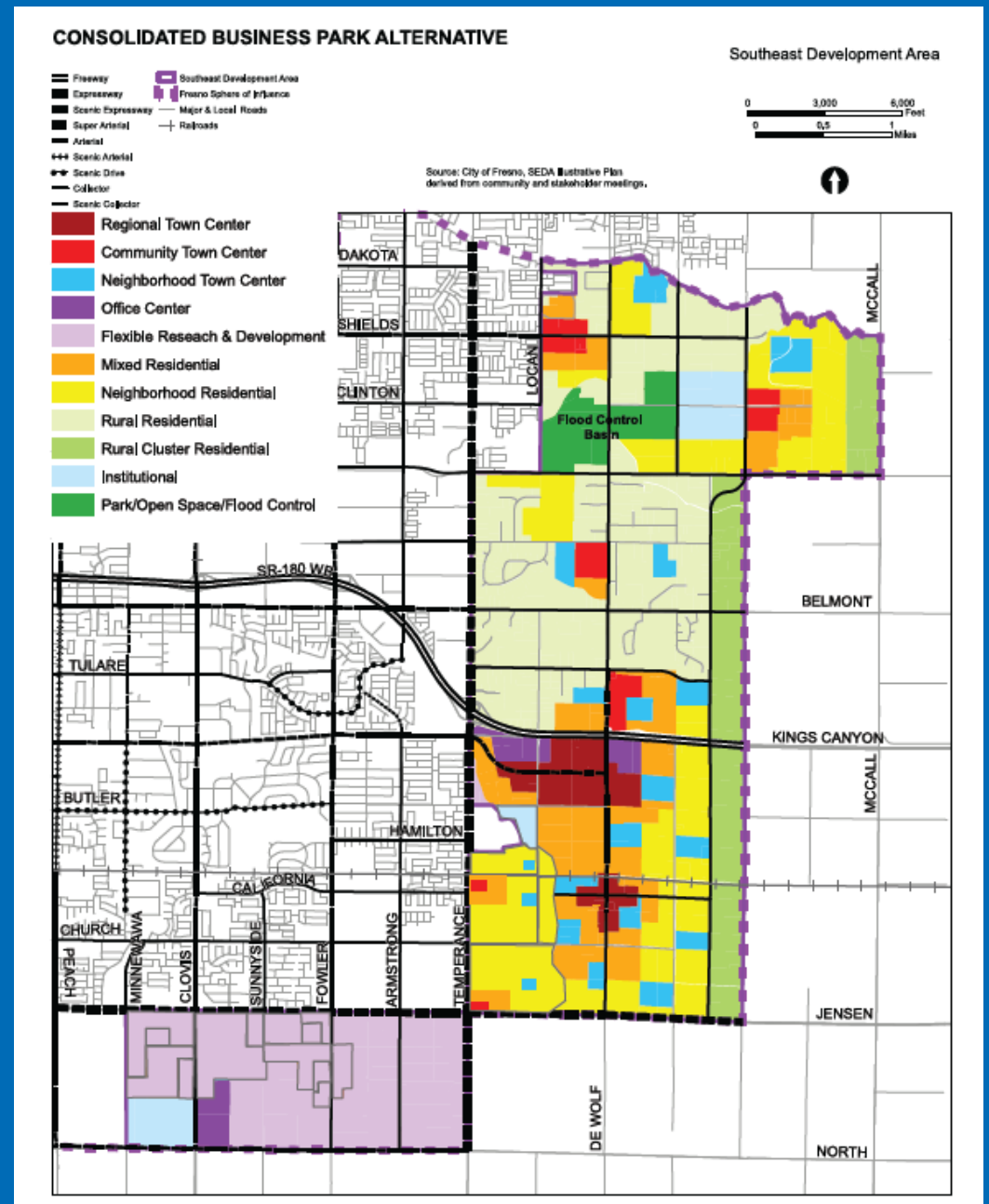


Map 2.5 SEDA Proposed Land Use

Rural Cluster
Residential
Ag Buffer

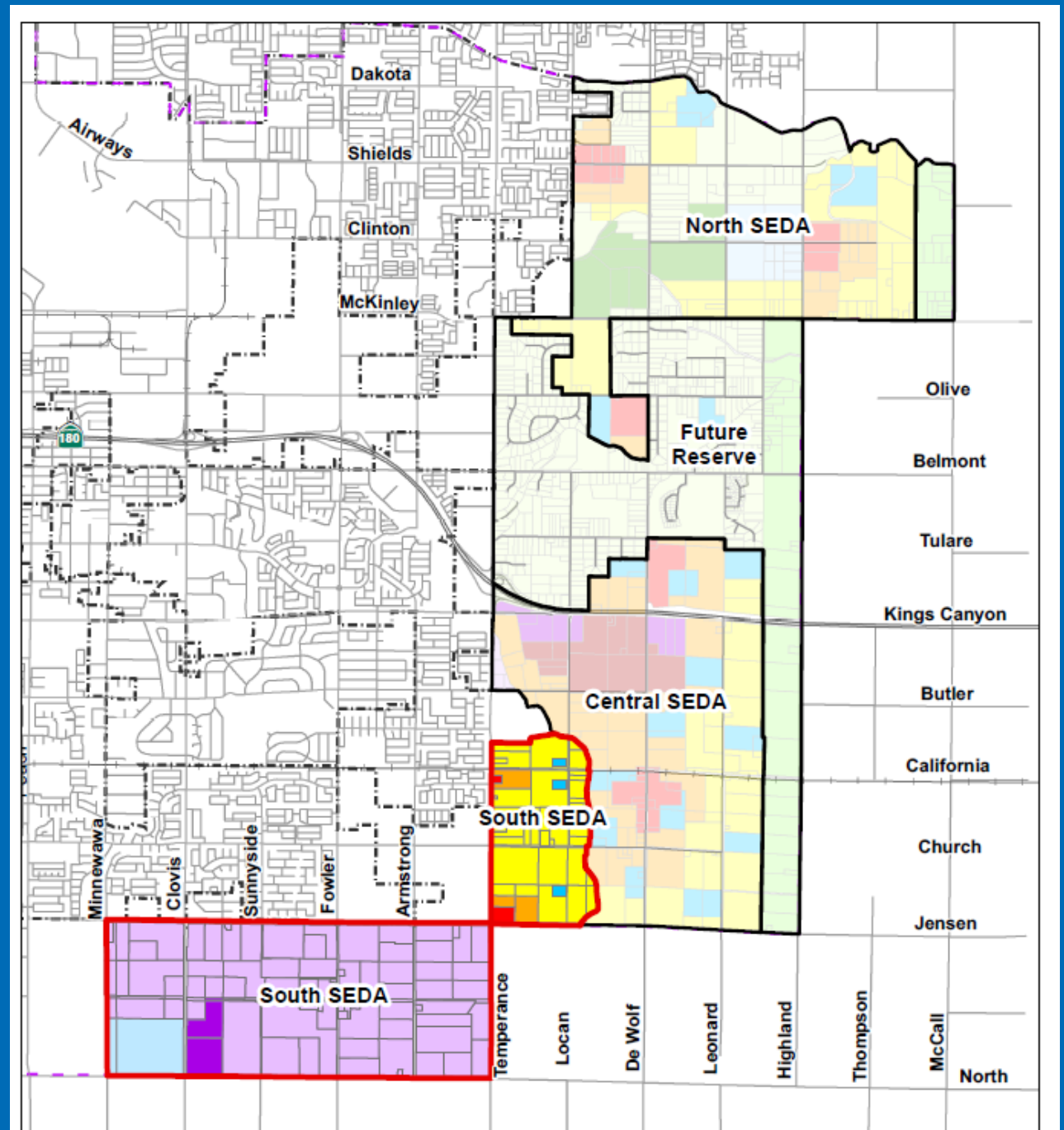
EIR Alternative: Consolidated Business Park

- Identified as the environmentally superior alternative
- Accommodates 2,100 fewer homes and 1,000 fewer jobs compared to proposed Project
- Consolidates Flexible Research and Development land designations



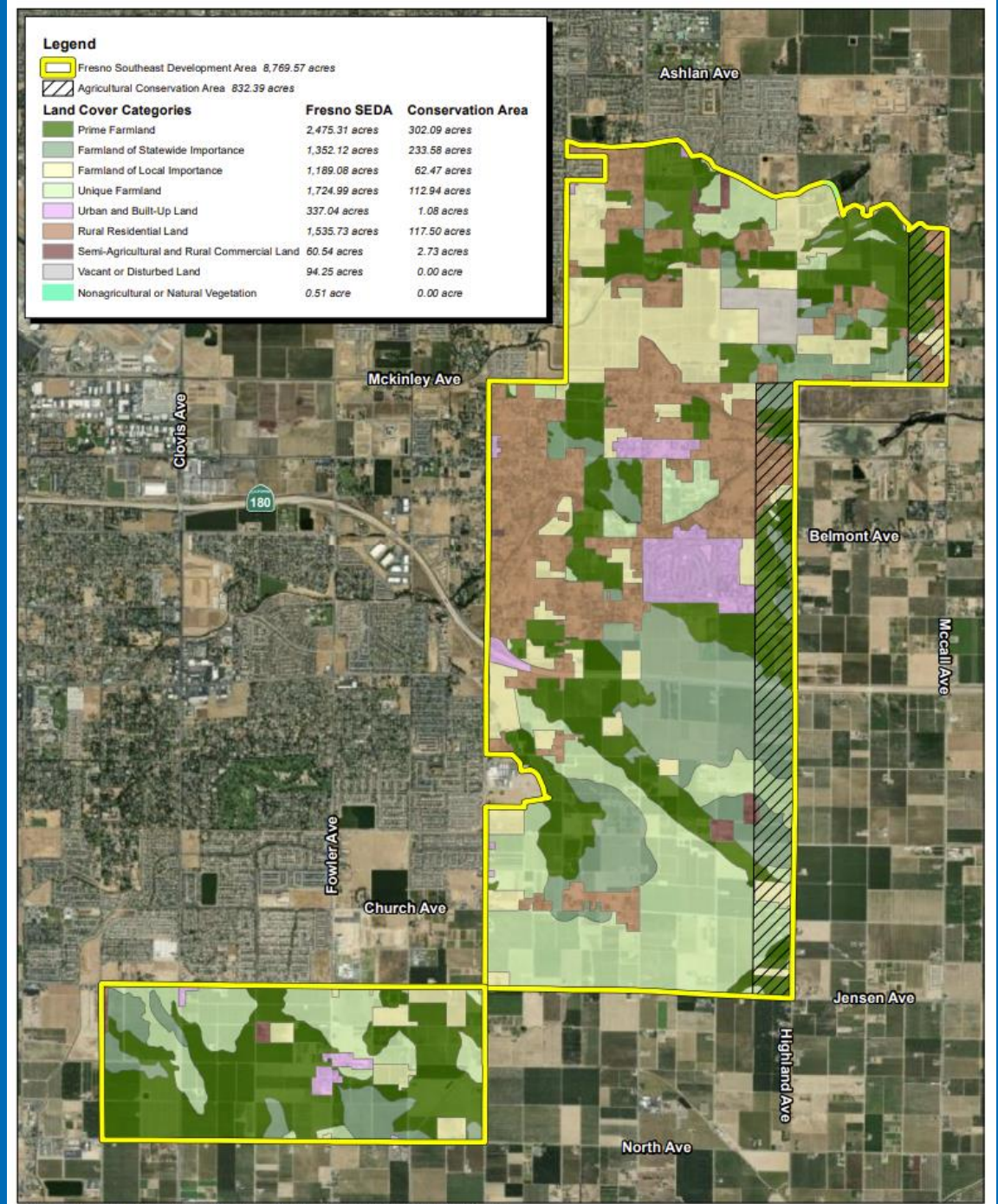
South SEDA

- South SEDA could move forward as Phase 1
- Major infrastructure to be installed prior to development
- EIFD or Nexus Study to fund essential city installed infrastructure



EIR Alternative: Farmland Conservation

- Results in greater farmland conservation
- Conserves a total of 648.61 acres of farmland



What we Heard

Environmental, Timing and Financing Concerns

Environmental Concerns



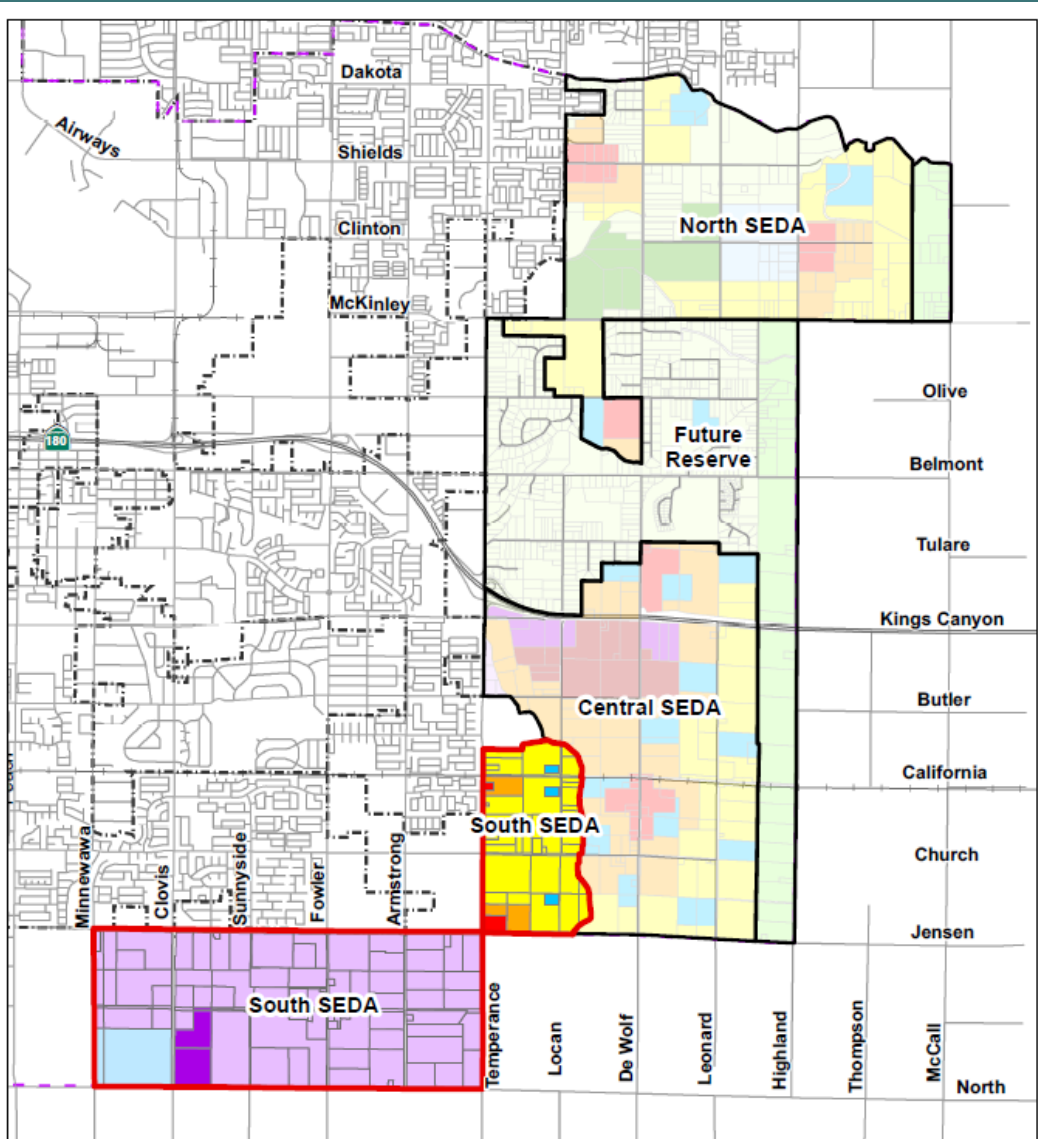
Environmental Alternatives

- **Consolidated Business Park Alternative**
 - Results in development at a lower intensity
 - Office and Flexible Research and Development land uses would be consolidated to area south of Jensen and west of Temperance
 - Identified as the Environmentally superior alternative in the EIR

Timing Concerns



Phasing and Thresholds



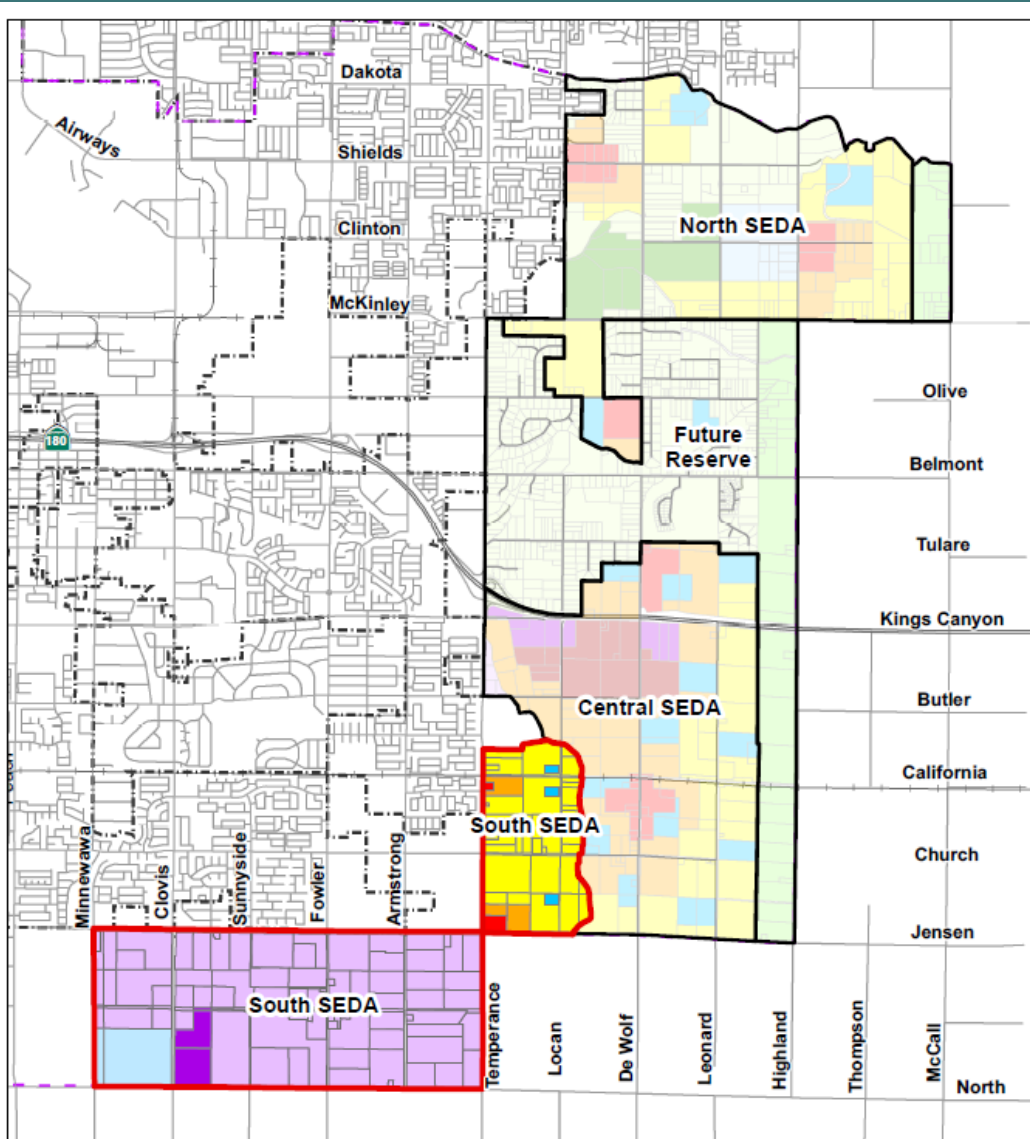
- Specific Plan will be revised to include recommendations on thresholds before phasing of future development
- Financing report to be updated to include options for phasing and a Nexus Fee
- South SEDA to occur as Phase 1
- Major infrastructure to be installed prior to development

Financing Concerns



Financing Approaches

- Improved tax rate from re-negotiated MOU with County of Fresno
- City to run a fiscal impact analysis to determine long term operational costs and benefits
- Public Facilities Financing to be revised to include options for phasing and a Nexus Fee
- Nexus study and EIFD to be prepared for South SEDA
- South SEDA to occur as Phase 1; only pre-funded Phase in SEDA Plan



Next Steps

Start Small

Next Steps

Present and Provide Staff Recommendation(s) to the Planning Commission and City Council, to include but not limited to:

- Financing Analysis - infrastructure costs and how to pay for it
- Updated Specific Plan and/or EIR Alternative(s), Final EIR
- Update Public Facilities Financing for Consideration
- Fiscal Impact Analysis – comparing ongoing cost to provide services with ongoing revenue from CFDs as well as increased property taxes