

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19936**

The Fresno City Planning Commission at its regular meeting on November 19, 2025 adopted the following resolution relating to Plan Amendment Application No. P23-03090.

WHEREAS, the SEGA includes approximately 9,000 acres and is generally bound on the west by Minnewawa, Temperance and Locan Avenues, on the east by McCall, Highland and Temperance Avenues, on the north by the Gould Canal and on the South by North and Jensen Avenues; and

WHEREAS, from the winter of 2006 to June 2008, the City began the SEGA planning process which involved several stages of public input and engagement, including listening sessions, monthly advisory committee meetings, community and stakeholder meetings and public workshops. The SEGA Advisory Committee included a group of 16 locally appointed residents, with regularly scheduled meetings that discussed the plan and processes and included informational presentations covering relevant aspects of the plan. A series of listening sessions were held in the winter of 2006 which prompted input from more than 600 community members, in addition to City staff conducting more than 30 presentations and face-to-face meetings pertaining to the preliminary SEGA planning concepts, which reached over 3,000 stakeholders. From September 2007 to June 2008, the City held additional outreach events and workshops which garnered over 800 attendees; and

WHEREAS, due to economic uncertainty, the SEGA planning process was put aside and policies were incorporated into the Citywide General Plan Update; and

WHEREAS, on December 18, 2014, by Resolution No. 2014-226, the City Council adopted the Fresno General Plan which set forth the general goals, policies and objectives that apply to the City of Fresno as a whole; and

WHEREAS, the Fresno General Plan calls for “roughly half” of all new development to be infill, and provides strategies for development in growth areas to maximize urban and fiscal efficiency through a new balance of infill and growth area development; and

WHEREAS, on September 19, the City Council approved Resolution No. 2019-177, which authorized the Planning and Development Director to apply for the SB 2 Planning Grants Program through the Department of Housing and Urban Development. This Grant was intended for the preparation, adoption and implementation of plans that streamline housing approvals and accelerate housing production; and

WHEREAS, in 2020, the City of Fresno was awarded \$625,000 in SB 2 (Planning Grants Program) funds and the City Council approved a consultant contract with First Carbon

Solutions to complete the Southeast Development Area (SEDA – formerly SEGA) Environmental Impact Report (EIR) and prepare financing options; and

WHEREAS, during the late spring and early summer of 2022 and the summer of 2023, the City of Fresno Planning and Development Department began the outreach process for the SEDA Plan, which included a series of public workshops, listening sessions and Zoom webinars; and

WHEREAS, The Southeast Development Area Specific Plan aims to provide for efficient and compact land use planning. This model emphasizes environments where individuals can live, work and play, while providing for a diversity of housing types within a walkable and bikeable environment. The SEDA Plan includes the following proposed land uses: Regional Town Center, Community Town Center, Neighborhood Town Center, Office Center, Flexible Research & Development, Mixed Residential, Neighborhood Residential, Rural Residential, Rural Cluster Residential, Institutional; and

WHEREAS, on July 22, 2008, the Council of the City of Fresno initiated a specific plan for the Southeast Growth Area (SEGA), by approving SEGA Growth Alternative No. 2 as the SEGA Preferred Alternative as the basis for a specific plan and related EIR, consistent with the authority granted to the Council under Fresno Municipal Code Section 15-4902-B; and

WHEREAS, with adoption of the Fresno General Plan on December 18, 2014, the Southeast Growth Area was renamed the Southeast Development Area (SEDA); and

WHEREAS, pursuant to Fresno Municipal Code section 15-103-B(4)(b), the adoption of a plan must be accompanied by corresponding amendments to the Fresno General Plan, and

WHEREAS, pursuant to Fresno Municipal Code Section 15-5803, the Director of the Planning and Development Department initiated preparation of amendments to the Fresno General Plan in compliance with Fresno Municipal Code Section 15-103-B(4)(b); and

WHEREAS, the corresponding amendments to the Land Use Map (Figure LU-1) and the Dual Designation Map (Figure LU-2) of the Fresno General Plan, are identified as Application No. P23-03091; and

WHEREAS, on August 7, 2023, the Airport Land Use Commission reviewed the subject applications and made a Finding of Consistency for the Southeast Development Area Specific Plan; and,

WHEREAS, pursuant to the provisions of 15-5809 of the Fresno Municipal Code, the Planning Commission of the City of Fresno held a duly noticed public hearing on November 19, 2025, to consider the subject applications and the associated Final EIR; and

WHEREAS, 30 persons spoke in opposition and two spoke in support of the Southeast Development Area Specific Plan and related actions, citing concerns related to timing, phasing and infrastructure costs of the proposed Plan, and

WHEREAS, the Fresno City Planning Commission reviewed the FEIR prepared for this Plan Amendment, SCH No. 2022020486; and

WHEREAS, the Planning Commission took action to recommend approval of the subject applications with a recommendation to incorporate Environmental Alternatives 2 (Consolidated Business Park) and 3 (Farmland Conservation) to preserve more Prime Farmland and promote economic development; and

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the FEIR SCH No. 2022020486, was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 15903 is appropriate. It has been further determined that a Mitigation Monitoring and Reporting Program, as required by Public Resources Code Section 21081.6 and CEQA Guidelines Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.
2. The Commission finds in accordance with its own judgment that the proposed Plan Amendment complies with Government Code Section 65863 related to the Housing Element, as it is consistent with the Fresno General Plan and the sites remaining in the Housing Element are adequate to accommodate the City's share of the Regional Housing Needs Allocation.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment Application No. P23-03090, which proposes to adopt the Southeast Development Area Specific Plan be approved, including the recommendation to incorporate Environmental Alternatives 2 (Consolidated Business Park) and 3 (Farmland Conservation) to preserve more Prime Farmland and promote economic development.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Vice Chair Bray.

VOTING: Ayes - Bray (Vice Chair), Calandra, Diaz and Lyday
 Noes - Vang (Chair), Criner and Shergill
 Not Voting - None
 Absent - None

Dated: November 19, 2025


JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 19936
Plan Amendment Ap. No. P23-03090
Action: Recommend Approval

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19937**

The Fresno City Planning Commission at its regular meeting on November 19, 2025, adopted the following resolution relating to Final Environmental Impact Report (FEIR) SCH No. 2022020486.

WHEREAS, the City of Fresno Planning and Development Department Director has recommended that the Fresno City Planning Commission recommend to the City Council certification of FEIR SCH No. 2022020486 associated with implementation of the Southeast Development Area Specific Plan; and,

WHEREAS, in accordance with the California Environmental Quality Act (CEQA), an EIR was prepared by the City to consider potential impacts associated with implementation of the project, and to provide mitigation measures that would reduce impacts to less than significant levels. The Draft EIR was initially released for a 45-day public review period beginning on July 14, 2023 and ending on August 28, 2023, partially recirculated beginning on October 3, 2023 and ending on November 17, 2023, and recirculated in full beginning on February 7, 2025 and ending on March 24, 2025. A Final EIR was released on November 20th, 2025, which includes all comments received during the public review period, City responses to issues raised regarding adequacy of the Recirculated Draft EIR, and edits to the Recirculated Draft EIR as depicted in the Final EIR; and

WHEREAS, FEIR SCH No. 2022020486 is being processed with related Plan Amendment Applications No. P23-03090 to adopt the Southeast Development Area Specific Plan and Plan Amendment Application No. P23-03091 to amend the Fresno General Plan; and,

WHEREAS, the Fresno City Planning Commission conducted a public hearing to review the FEIR SCH No. 2022020486, received public testimony, and considered the Planning and Development Department's report recommending to the City Council to certify FEIR SCH No. 2022020486; and,

WHEREAS, the Planning Commission reviewed the subject applications in accordance with the land use policies of the Fresno General Plan and reviewed the FEIR in accordance with the provisions of the California Environmental Quality Act and recommended adoption of the Specific Plan, certification of the FEIR and to incorporate Environmental Alternatives 2 (Consolidated Business Park) and 3 (Farmland Conservation) to preserve more Prime Farmland and promote economic development.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

1. The Commission finds in accordance with its own judgment that the Final Environmental Impact Report (FEIR) SCH No. 2022020486 was completed in compliance with the California Environmental Quality Act (CEQA). The FEIR found that the project will have significant environmental impacts which have not been mitigated to a level below significant. Therefore, it has been determined that a Statement of Overriding Considerations, as required by CEQA Guidelines Section 21081.6 and CEQA Guideline Section 15097, is also appropriate. Accordingly, the Commission recommends that the Council review and certify the FEIR, Adopt Findings of Fact and Statement of Overriding Considerations and approve the Mitigation Monitoring and Reporting Program.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that FEIR SCH No. 2022020486 associated with implementation of the Southeast Development Area Specific Plan, be certified.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Vice Chair Bray.

VOTING: Ayes - Bray (Vice Chair), Calandra, Diaz and Lyday
 Noes - Vang (Chair), Criner and Shergill
 Not Voting - None
 Absent - None

Dated: November 19, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 19935
FEIR SCH No. 2022020486
Action: Recommend Approval

Attachment:
Exhibit A – Southeast Development Area Specific Plan

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 19937**

The Fresno City Planning Commission at its regular meeting on November 19, 2025, adopted the following resolution relating to Plan Amendment Application No. P23-03091.

WHEREAS, the City of Fresno Planning and Development Department Director has requested that the Fresno City Planning Commission recommend consideration to the City Council of the Southeast Development Area Specific Plan including Plan Amendment Application No. P23-03090 to adopt the Southeast Development Area Specific Plan; and

WHEREAS, Plan Amendment Application No. P23-03091 to amend figures LU-1 and LU-2 and text of the Fresno General Plan is being processed with Plan Amendment Application No. P23-03090 to adopt the Southeast Development Area Specific Plan and FEIR SCH No. 2022020486; and

WHEREAS, the Fresno City Planning Commission conducted a public hearing to review Plan Amendment Application No. P23-03091, received public testimony, and considered the Planning and Development Department's report regarding the Southeast Development Area Specific Plan, FEIR SCH No. 202202048 and related Plan Amendments; and

WHEREAS, 30 persons spoke in opposition and two spoke in support of the Southeast Development Area Specific Plan and related actions, citing concerns related to timing, phasing and infrastructure costs of the proposed Plan, and

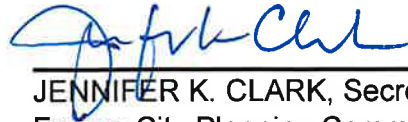
WHEREAS, the Planning Commission reviewed the subject applications in accordance with the land use policies of the Fresno General Plan and reviewed the FEIR in accordance with the provisions of the California Environmental Quality Act.

NOW, THEREFORE, BE IT RESOLVED by the Fresno City Planning Commission, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, hereby recommends that the City Council adopt Plan Amendment Application No. P23-03091 to amend the Fresno General Plan in accordance with the Southeast Development Area Specific Plan (Plan Amendment Application No. P23-03090) and FEIR SCH No. 2022020486, and to further incorporate Environmental Alternatives 2 (Consolidated Business Park) and 3 (Farmland Conservation) to preserve more Prime Farmland and promote economic development.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion from Commissioner Calandra seconded by Commissioner Bray.

VOTING: Ayes - Bray (Vice Chair), Calandra, Diaz and Lyday
 Noes - Vang (Chair), Criner and Shergill
 Not Voting - None
 Absent - None

Dated: November 19, 2025



JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 19937
Plan Amendment Application No. P23-
03091
Action: Recommend Approval