

Regular Council Meeting

November 20, 2025

FRESNO CITY COUNCIL



Supplement Packet

ITEM(S)

3-A (ID 25-1578) WORKSHOP - SEDA Business Park Alternative

RECEIVED
2025 NOV 18 PM 1:16
CITY CLERK'S OFFICE

Contents of Supplement: Presentation

Item(s)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

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 Specific Plan - Environmental Alternatives Workshop

What is an Environmental Impact Report?



- Prepared in accordance with CEQA to evaluate potential environmental impacts with implementation of proposed project
- Informs decision makers, representatives, agencies and the public of the potential environmental effects
- Describes potential impacts and methods by which impacts can be mitigated or avoided
- Provides reasonable alternatives to project
- Levels of Significance
 - Not significant
 - Mitigated below a level of significance
 - Significant and unavoidable
- Mitigation Measures



Environmental Alternatives

- Requirement of CEQA
- Alternatives to proposed project that would lessen any significant effects of the project and maintain project objectives
- No Project Alternative
 - Requirement of EIR
 - Analyzes existing conditions and what could be reasonably expected to occur in future

SEDA EIR



- Topic areas analyzed:
 - Aesthetics, Light, and Glare
 - Agricultural Resources and Forestry Resources
 - Air Quality
 - Biological Resources
 - Cultural Resources and Tribal Cultural Resources
 - Land Use and Planning
 - Mineral Resources
 - Noise
 - Population and Housing
 - Public Services
 - Energy
 - Recreation
 - Geology, Soils and Seismicity
 - Transportation and Traffic
 - Greenhouse Gas Emissions
 - Utilities and Service Systems
 - Hazards and Hazardous Materials
 - Wildfire
 - Hydrology and Water Quality

The image shows the cover page of a draft environmental impact report. At the top left is the logo for FCS (FirstCarbon Solutions), an ADEC Innovation. The main title is centered and reads: "DRAFT Recirculated Program Environmental Impact Report Fresno Southeast Development Area Specific Plan Project City of Fresno, Fresno County, California". Below the title is the State Clearinghouse Number 2022020486. On the right side, there are two contact blocks. The first is for the City of Fresno, Planning and Development Department, located at 2600 Fresno Street, Room 3065, Fresno, CA 93721, with contact number 559.907.5221 and contact person Sophia Pagoulatos, Planning Manager. The second contact block is for FirstCarbon Solutions, located at 7726 N. First Street, #413, Fresno, CA 93720, with contact persons Mary Bean, Project Director; Phil Ault, Project Director; and Rachel Krusenoski, Project Manager. The date of the report is February 7, 2025.

SEDA EIR ALTERNATIVES

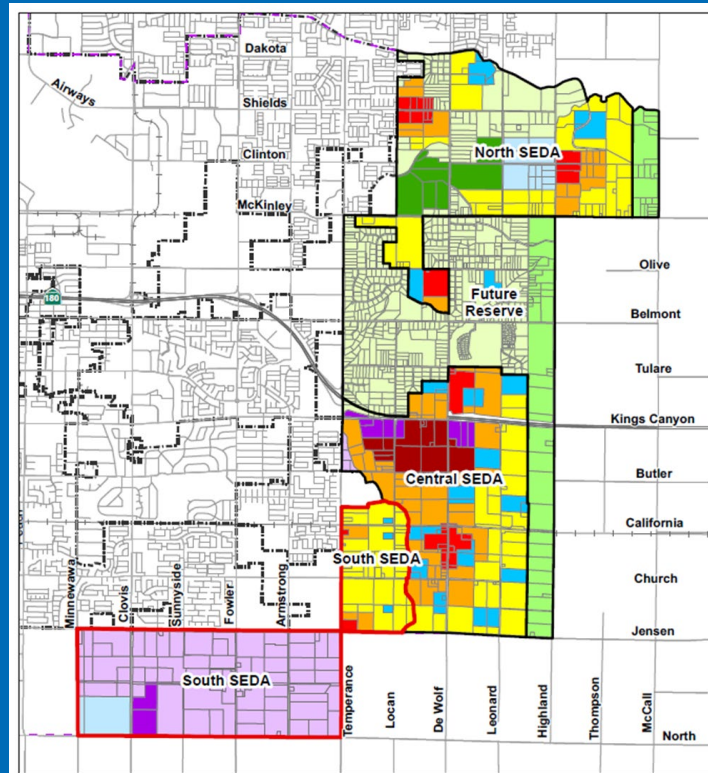


- **Alternative No. 1 - No Project**
 - Specific Plan is not approved
 - Future development in Plan Area developed in according to General Plan land use
 - Development applications filed with the County of Fresno
- **Alternative No. 2 – Consolidated Business Park**
 - Identified as Environmentally Superior alternative
 - Build out of Specific Plan could occur
 - Concentrates Research and Development land uses area south of Jensen Avenue
 - Transfers Neighborhood Residential, Mixed Residential, Community and Neighborhood Town Center land uses from South of Jensen to East of Temperance
- **Alternative No. 3 – Farmland Conservation**
 - Build out of the Specific Plan could occur
 - Eastern buffer would limit development to agriculture and conservation
 - Conserves 648.61 acres of farmland

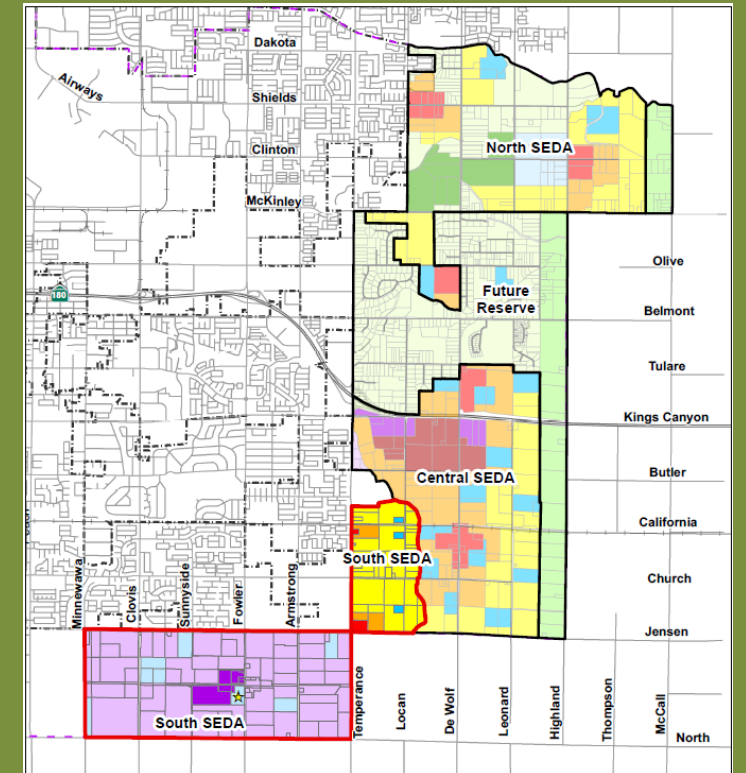
Consolidated Business Park Alternative

How the EIR Alternative could be modified within the analysis conducted for the EIR

EIR Alternative 2



Possible realignment of land uses consistent with the EIR Alternative





Selecting an Alternative for SEDA

- At a future City Council meeting, City Council could select one or more Environmental Alternatives
- To select an alternative, the Council would direct the plan and associated documents back to staff to:
 - Update Specific Plan to reflect the new preferred alternative(s)
- Additionally, the Council could direct staff to return with:
 - Updates to Public Facilities Financing Report
 - Fiscal Impact Analysis
 - Phasing Thresholds and timing for development to occur