

CITY COUNCIL BRIEFING ON SEDA “SOUTHEAST DEVELOPMENT AREA”

June 2, 2016



Context

- Municipal Service Review (MSR)
 - Initiated in 2013
 - Draft completed in 2016
 - Extreme departure from past and current MSRs
 - Deficient, requiring extensive corrections
 - City concurred with all recommendations in the MSR
- LAFCo Consideration of MSR
 - Workshop
 - Ad Hoc Committee Listening Session
 - Board meeting of April 13
 - Direction to City Council to affirm its commitment to a specific plan for the southeast SOI
 - Direction to City Council to provide a detailed plan of action to adopt the specific plan for the southeast SOI



History

- November 19, 2002 SEGA included in the 2025 General Plan
- January 6, 2003 SEGA included in the City/County Memorandum of Understanding (MOU)
- April 12, 2006 Approval of Southeast SOI by LAFCo Resolution
- April 24, 2007 City enters into contract with Calthorpe to create a SEGA Specific Plan and an Advisory Committee is appointed
- June 10, 2008 SEGA Specific Plan alternatives selected
- July 22, 2008 City Council selects Alternative 2
- 2007-09 Historic Recession necessitating significant budgetary shifts
- February, 2011 City Council determines that the draft of the SEGA plan be incorporated into the 2035 General Plan
- 2012 Urban Water Management Plan adopted
- August 2012 SEGA land uses and goals are included in the draft 2035 General Plan as Southeast Development Area (SEDA)
- December 2014 City adopts new General Plan and MEIR for the entire Sphere of Influence, including SEDA



City/County Tax Sharing Agreement

- Adopted by the City of Fresno and the County of Fresno
 - January 6, 2003
 - Provided for Sequencing of Development and Development Standards for the Expanded Sphere of Influence
 - Specific Plan
 - Related Environmental work
 - Thresholds for infill based upon 2025 GP Land Use Map



Approval of the Southeast SOI

- Adopted by LAFCo Resolution USOI-144
 - April 12, 2006
 - Conformed to the Fresno 2025 General Plan
 - Predicated on the City/County Tax Sharing Agreement (MOU)
 - Determined that Fresno was the logical agency to provide services and orderly growth
 - Requires a Community or Specific Plan
 - Requires a Master Service Delivery Plan
 - Requires an Annexation program for rural residential neighborhoods in the Southeast vicinity
- Generally adopted expectation is that orderly development will occur within a 20-25 year horizon

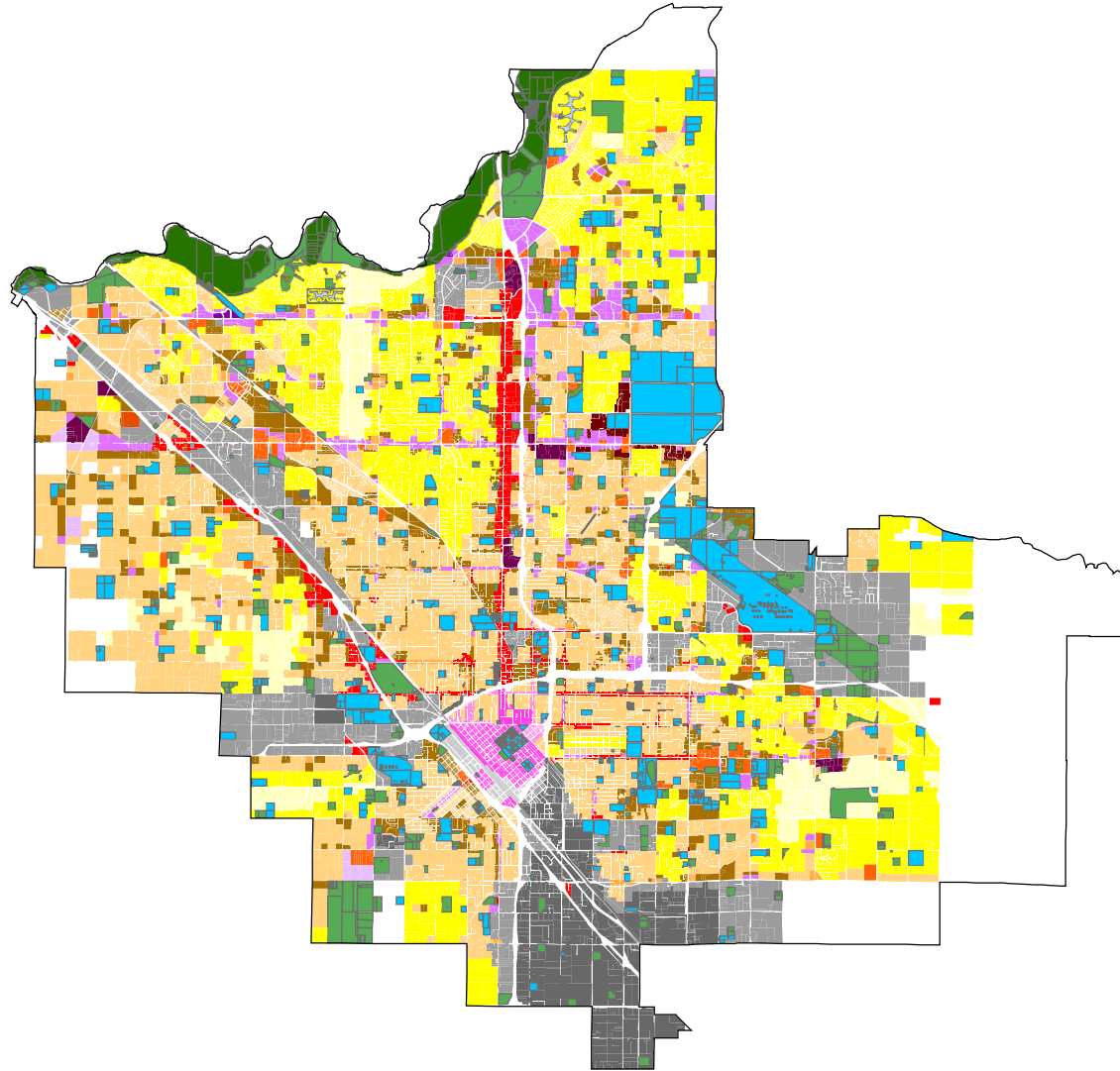


Concerns Raised by LAFCo

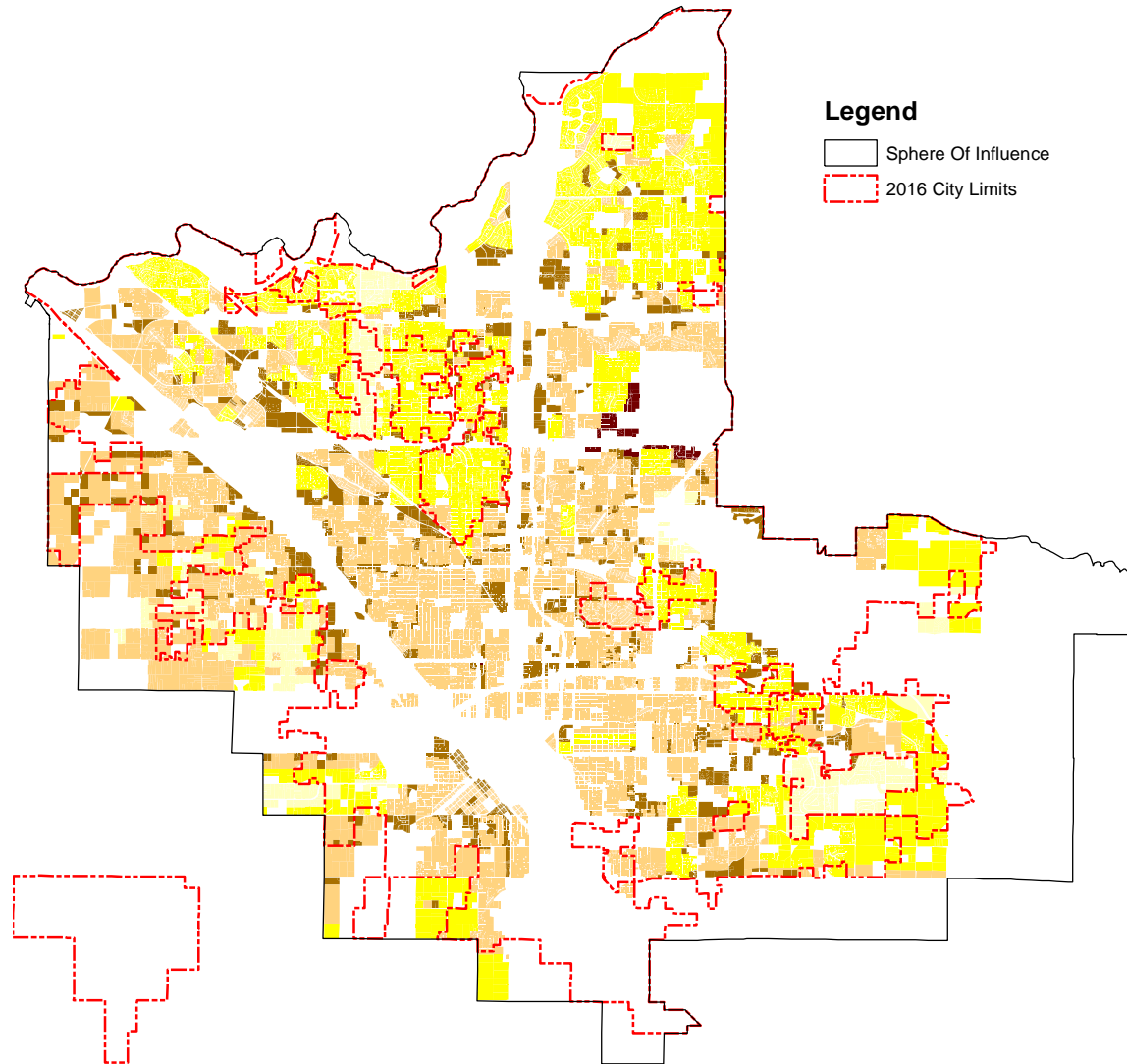
- What has the City done?
 - Completed an extensive Specific Plan (2007-2011)
 - Completed an Urban Water Management Plan (2012 and 2016)
 - Incorporated the Specific Plan land uses and goals into the new General Plan (2012-2014)
 - Adopted and environmentally cleared the General Plan and adopted a Master Environmental Impact Report (MEIR) (2014)
- When does the City anticipate moving forward?
 - In accordance to the MOU with Fresno County, when certain thresholds have been met, and
 - In conformance with the new General Plan and MEIR



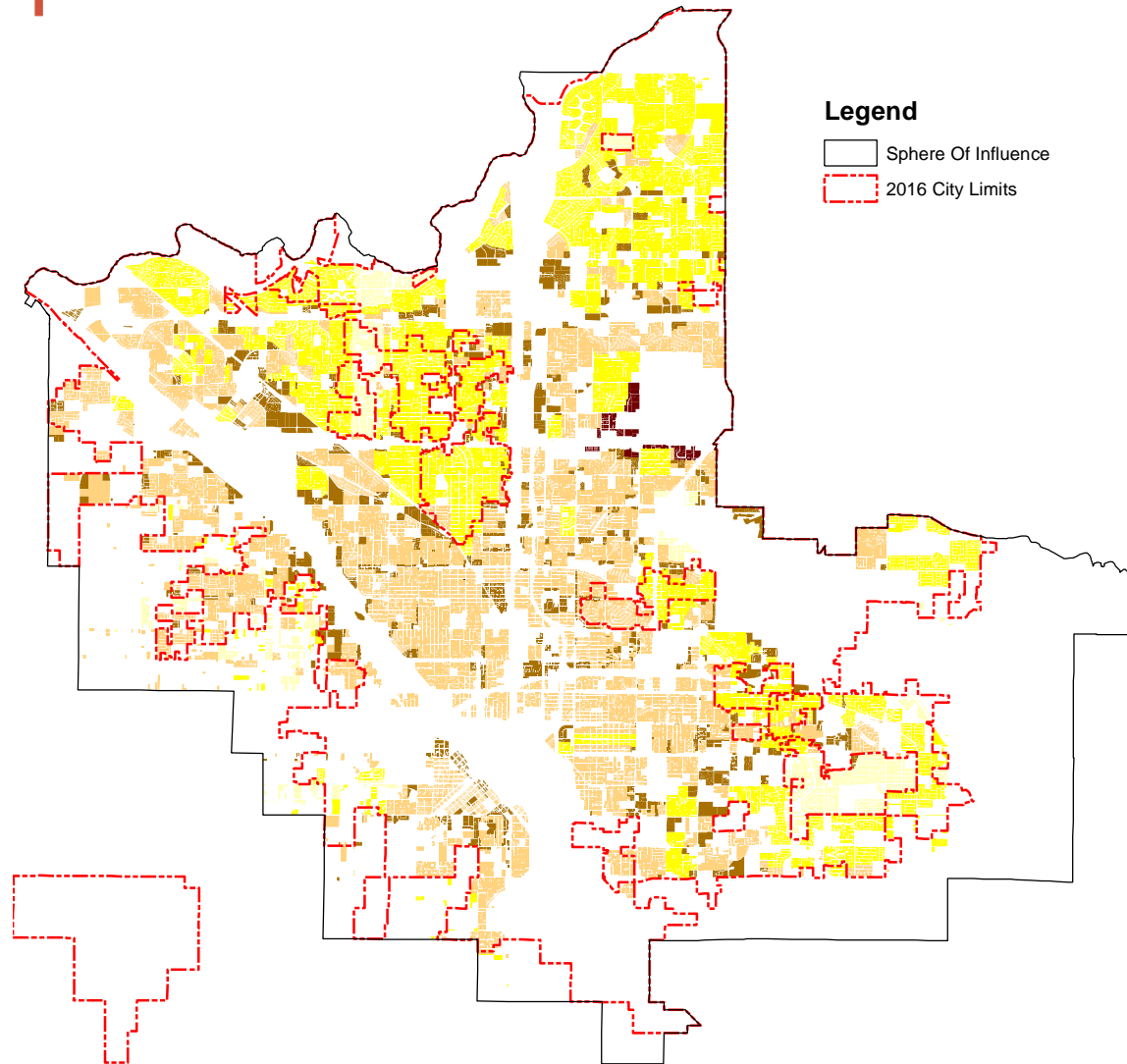
2025 General Plan Land Use Map



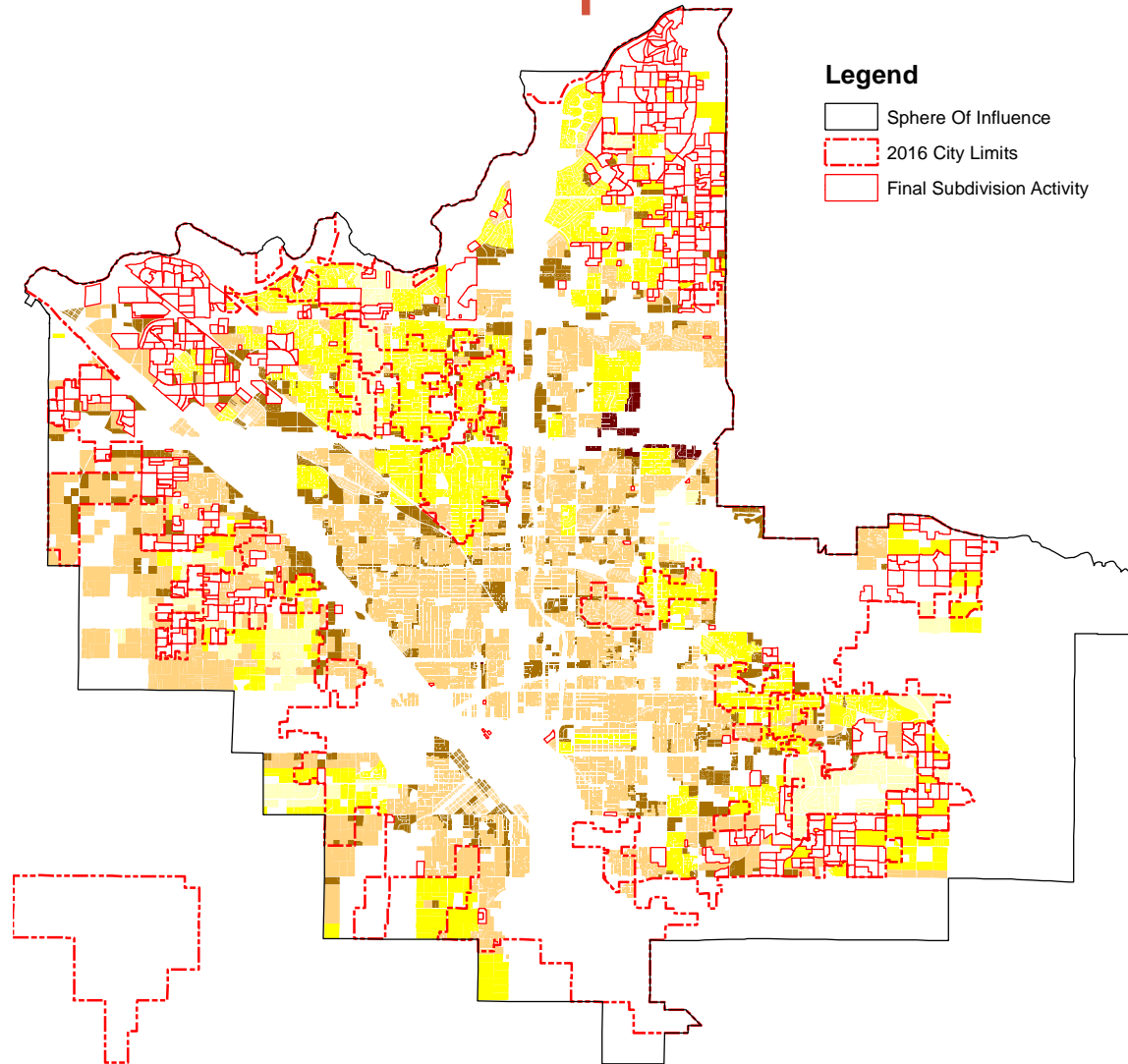
2025 General Plan Residential Land



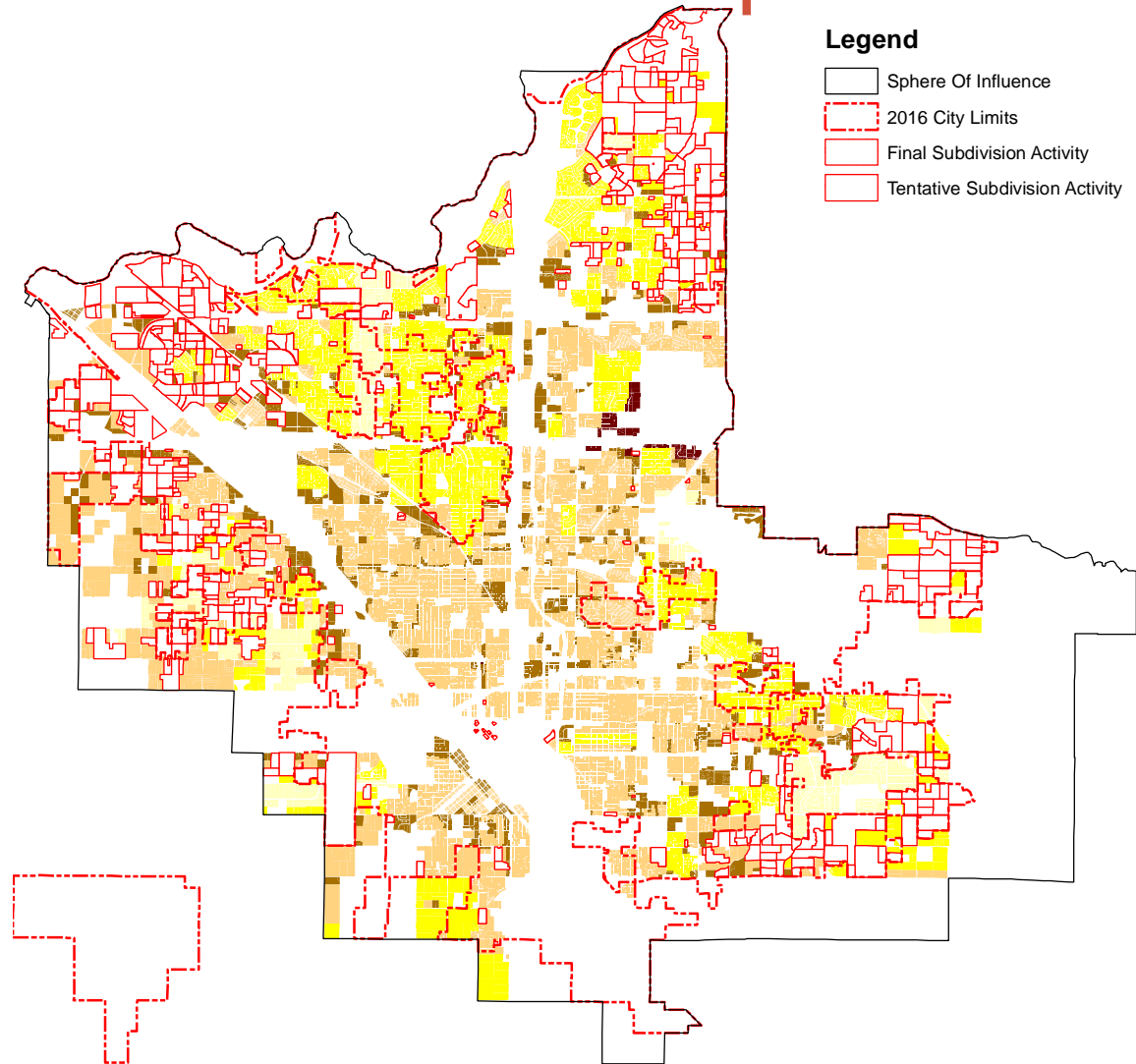
2025 General Plan Residential Land - Developed



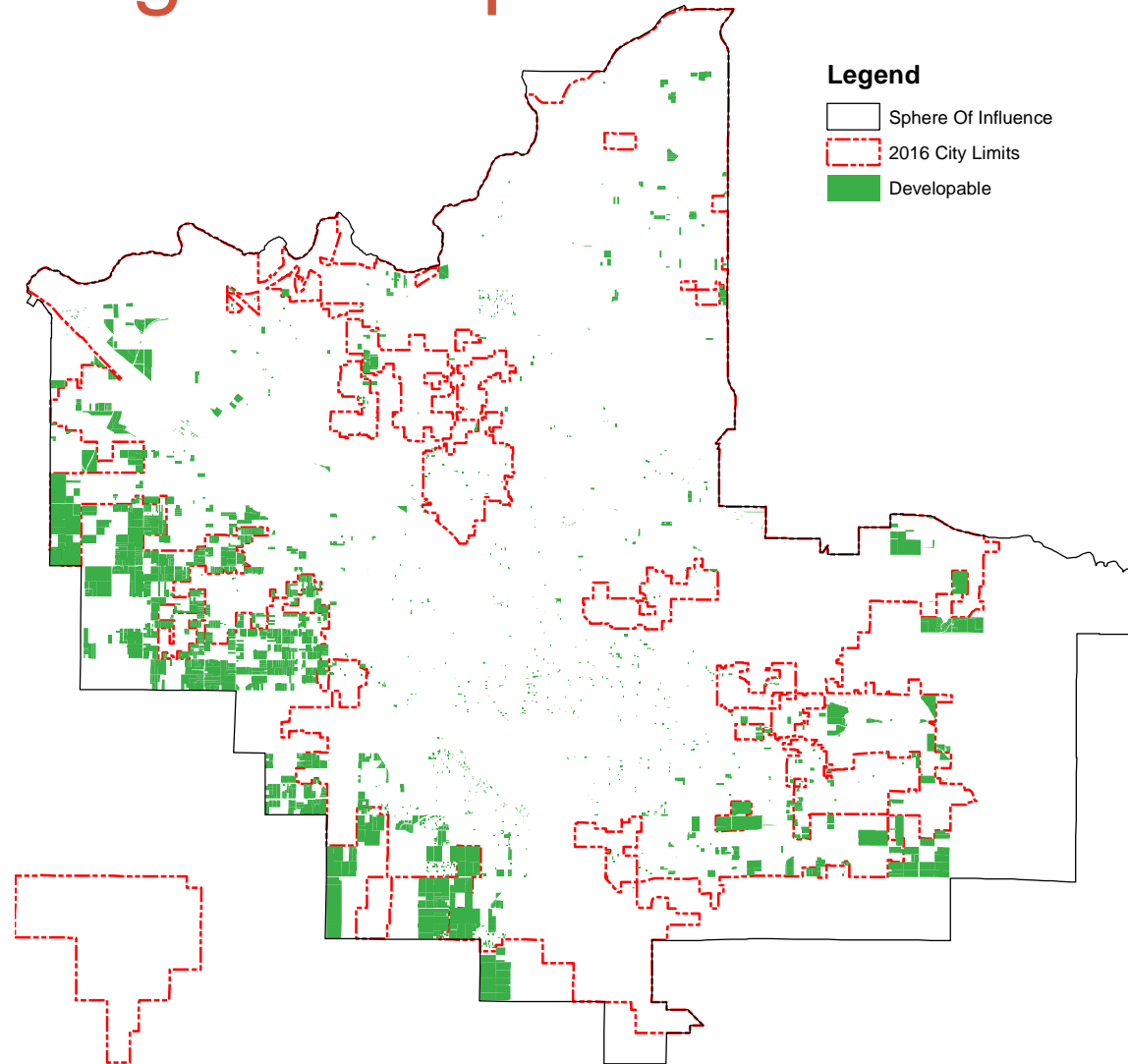
2025 General Plan Residential Land - Active Final Tract Maps



2025 General Plan Residential Land - Active Tentative Tract Maps



2025 General Plan Residential Land - Remaining Developable Land



Trendline Assumptions

- The SOI was approved given available residential land for development of 12,900 acres (2025 General Plan)
- Since that time,
 - 2,000 acres have been developed
 - 2,250 acres are now entitled
- Leaving 8,650 acres free for development – or 33% of the total land described as vacant for residential development in the 2025 General Plan



Evaluation of Capacity

- The General Plan adopted in December 2014 assumes the following:
 - A balance of investment in infill and new growth areas
 - Specific Plans for Southwest (Edison), West, Roosevelt, and Downtown (Central) Areas
 - Stabilized rates of development
 - More balanced development with residential and commercial uses around activity centers and high capacity transportation corridors
- Given the above assumptions, plus historical building trends, the City anticipates reaching capacity of the SOI within the planning horizon as contemplated in the LAFCo Resolution USOI-144



Timeline for Specific Plans

- 2015-16 Southwest Specific Plan
- 2016-17 Roosevelt Specific Plan
- 2016 Urban Water Management Plan update
- 2016 West Area Market Study
- 2017-18 West Area Specific Plan (north of Clinton)
- 2018-19 SEDA Specific Plan
- 2019-20 West Area Specific Plan (south of Clinton)
- 2020+ All areas available for development



Conclusion

- Based on the expectation by LAFCo that the land will be developed within 20-25 years upon expansion of the sphere, the area defined as the Southeast SOI will be needed for the orderly growth of the City of Fresno

