

# Regular Council Meeting

December 18, 2025

## FRESNO CITY COUNCIL



### Supplement Packet

#### ITEM(S)

#### 9:20 A.M. (ID 25-1641) (TO BE HEARD AT 4:30 P.M.)

Actions pertaining to the Southeast Development Area (SEDA): HEARING to consider the adoption of the Southeast Development Area Specific Plan and related Final Environmental Impact Report, State Clearinghouse (SCH No. 2022020486). The following applications have been filed by the City of Fresno and pertain to approximately 9,000 acres in the Development Area-3 Southeast and Development Area-4 East:

[TITLE TRUNCATED FOR SUPPLEMENTAL PACKET COVER PAGE]

#### Contents of Supplement: Presentation

##### **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.

2025 DEC 16 P 4 5b  
CITY OF FRESNO  
CITY CLERK'S OFFICE

RECEIVED



# Southeast Development Area Specific Plan & Environmental Impact Report

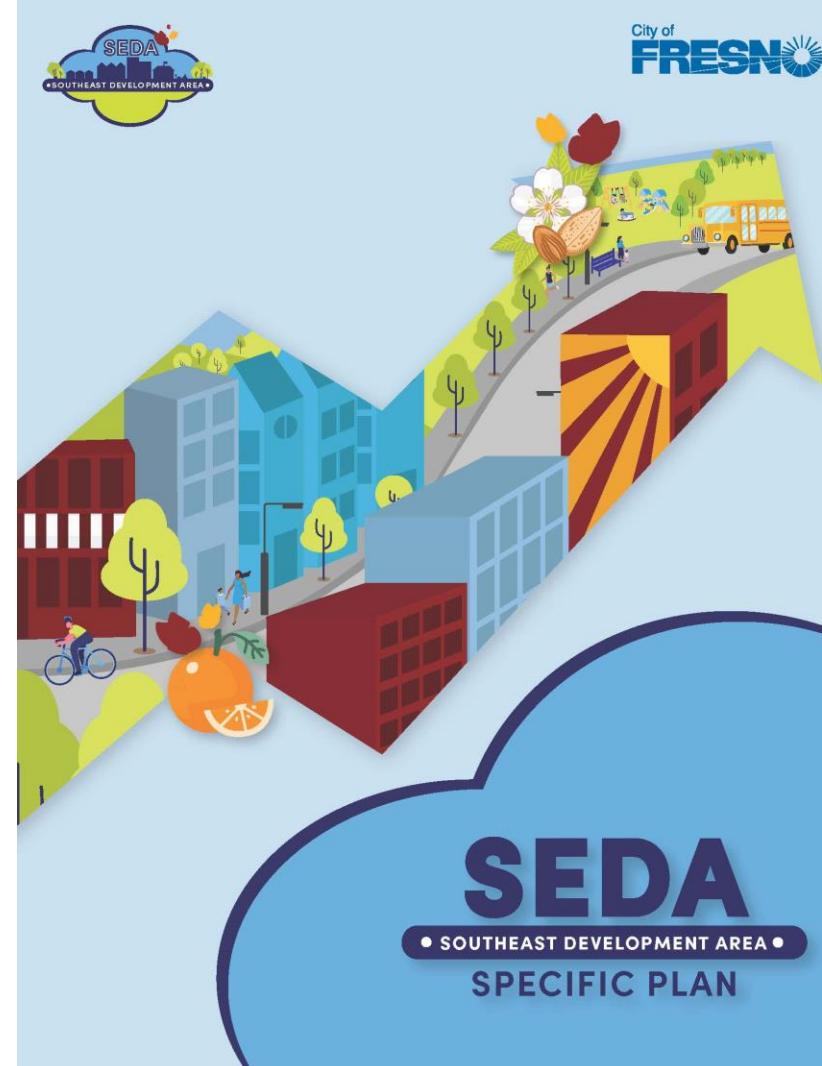
City Council – December 18, 2025



# Agenda



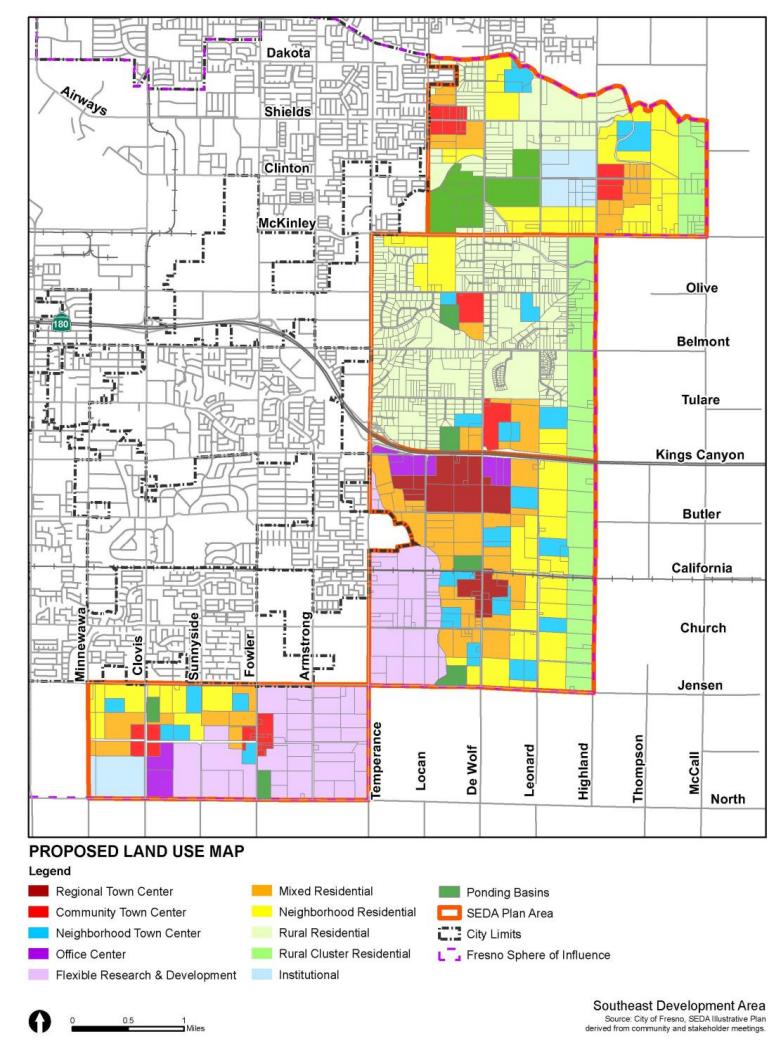
- Review of Phasing and Financial Options
  - Original Land Use Map and Environmental Alternatives
  - Thresholds for Development
  - Financial Analysis
- Recommendation and request for direction from Council to select EIR Alternative(s)



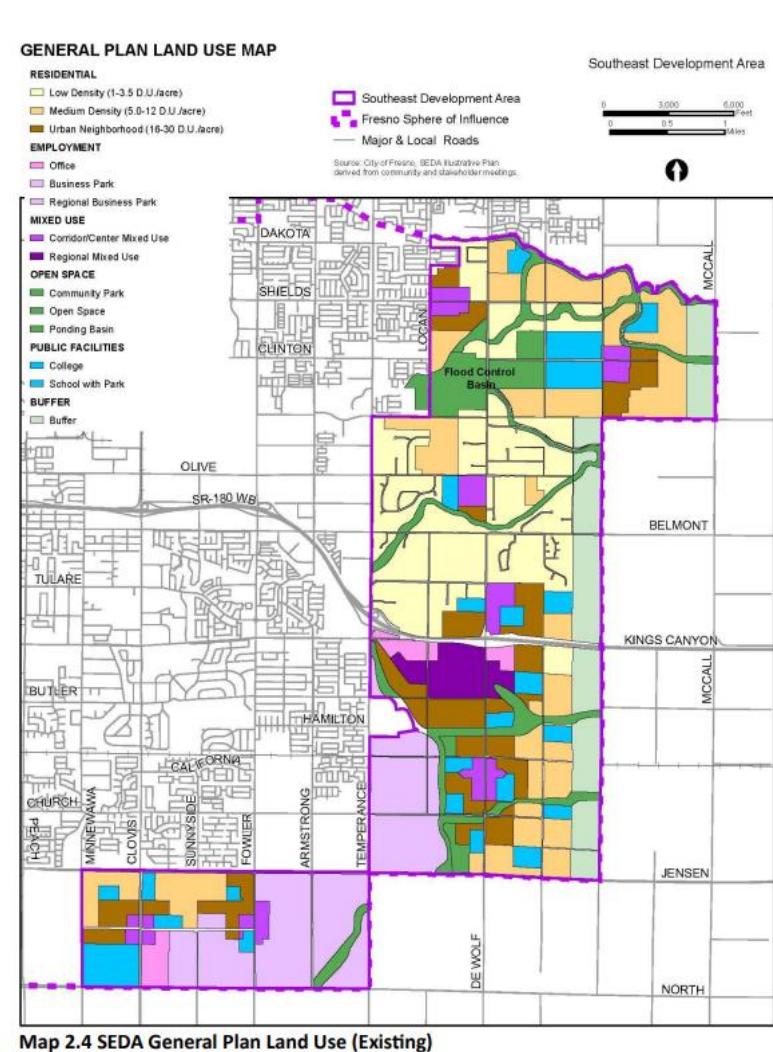
# Phasing and Financial Options

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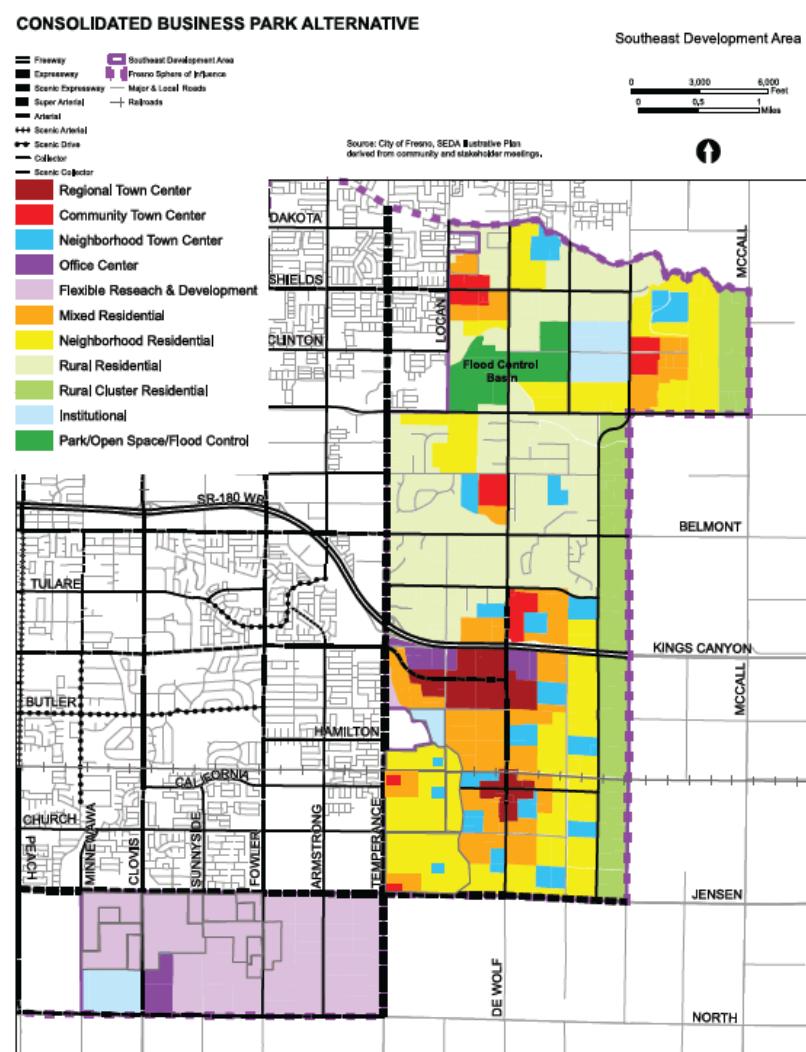
## Original Land Use Map



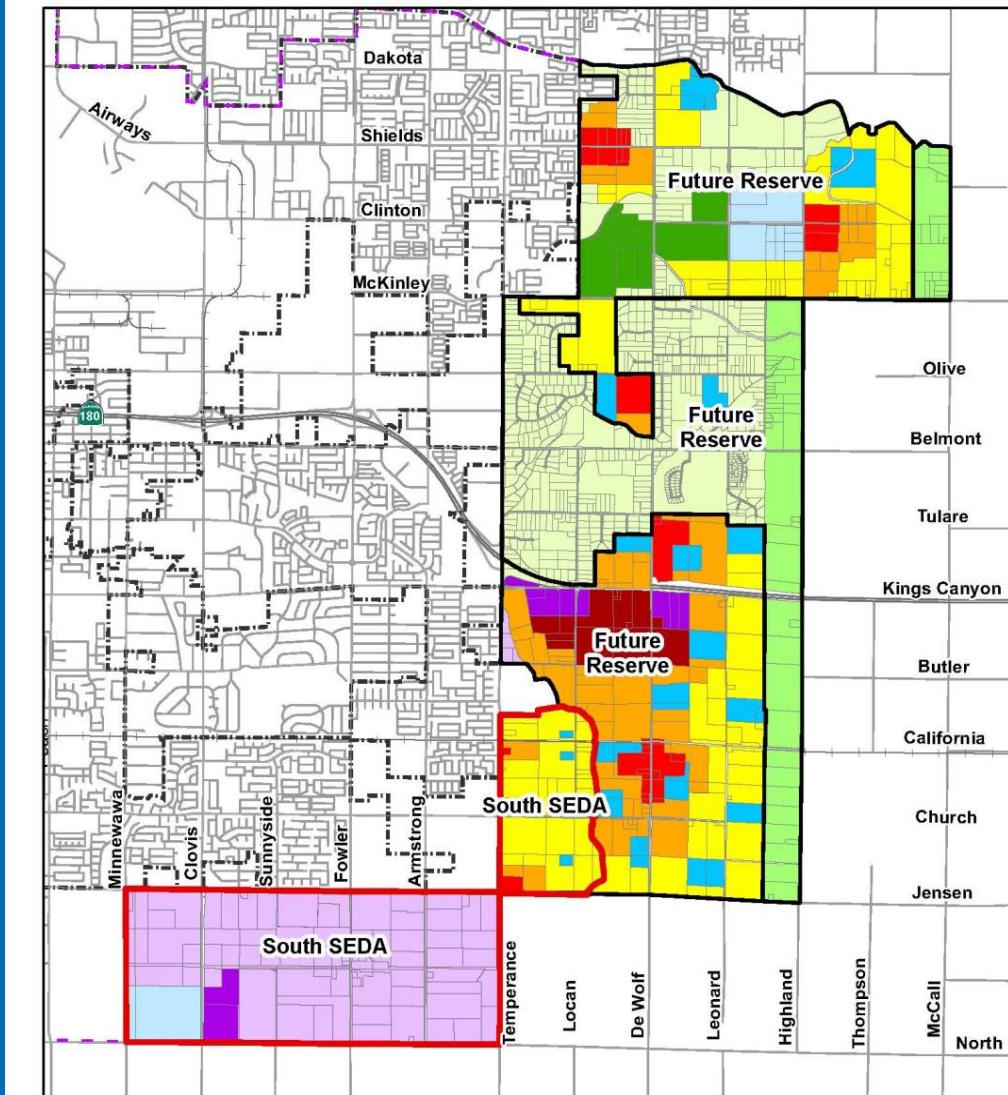
## No Project Alternative



## Consolidated Business Park Alternative



# Consolidated Business Park Alternative



# Phasing and Thresholds

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- The City is limited to investing in South SEDA until certain thresholds are met. Examples include:
  - 70% of the residential land is developed before the City could permit the next phase
  - A Supplemental EIR is prepared prior to the City investing in the next phase
  - Voter initiative to limit City investment in subsequent phases

*Any combination of above could be used as thresholds before the City would invest in another phase*

# Financial Analysis

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- After Council selects an alternative:
  - Staff will prepare a fiscal impact analysis which evaluates ongoing costs and revenues
  - Staff will prepare an infrastructure financing plan including a nexus study and impact fees
  - Staff will return to Council with above in Spring/Summer of 2026

# Recommendations

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# RECOMMENDATIONS

**5. Select an alternative described in the EIR and direct staff to: a) prepare an updated SEDA land use map reflecting the selected alternative; b) confirm that the selected alternative is within the scope of the EIR; c) prepare a financial analysis for the plan; d) make any other minor updates to the plan necessary to accommodate the selected alternative; and e) return to Council for consideration**

## ENVIRONMENTAL RECOMMENDATION

- Select Environmental Alternatives considered in the Environmental Impact Report

## SPECIFIC PLAN RECOMMENDATION

- Update the Specific Plan consistent with the Alternative selected incorporating phasing and developing thresholds with South SEDA as Phase 1

## PHASING RECOMMENDATION

- Phasing to begin with South SEDA as Phase 1
- Prepare a Fiscal Impact Analysis for Phase 1
- Prepare an Infrastructure Financing Plan for Phase 1
- Require that before City investment in a future phase, 70% of the residential is developed and a supplemental EIR is completed

*Plan and EIR to be referred back to staff to make necessary updates and return to Council with final work products*