

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.

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2025 DEC 16 P 4:56
CITY OF FRESNO
CITY CLERK'S OFFICE



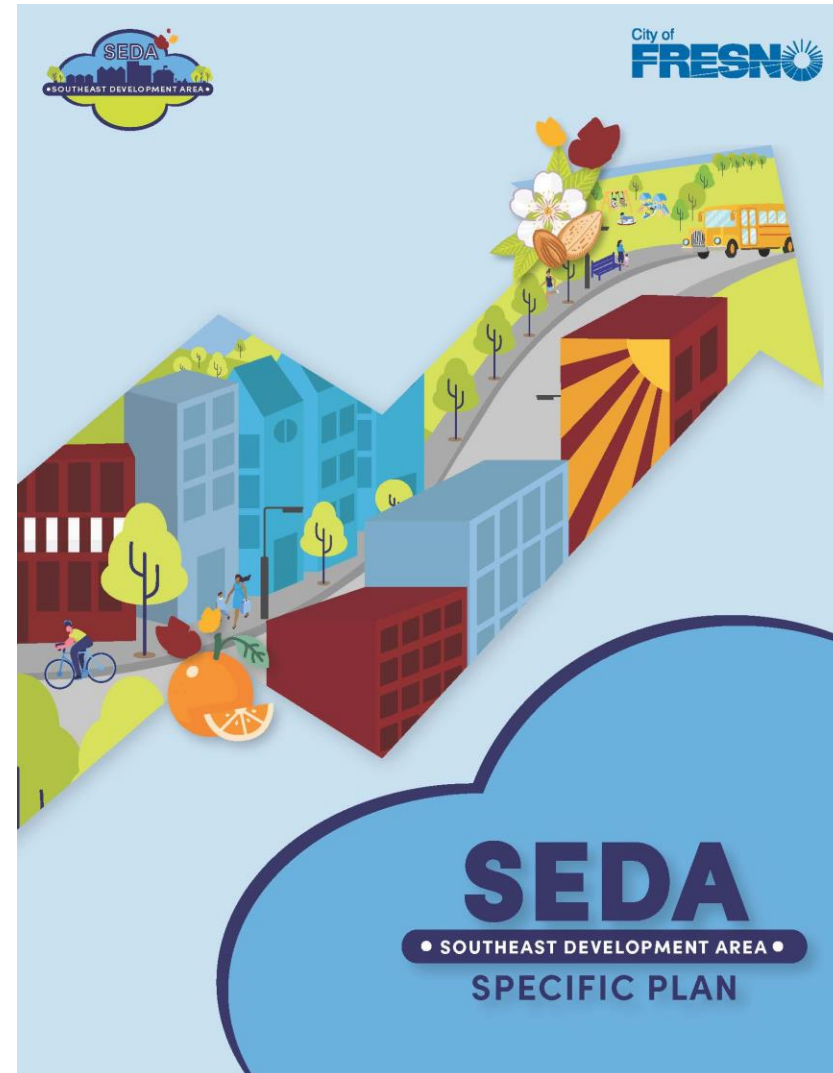
Southeast Development Area Specific Plan & Environmental Impact Report

City Council – December 18, 2025

Agenda

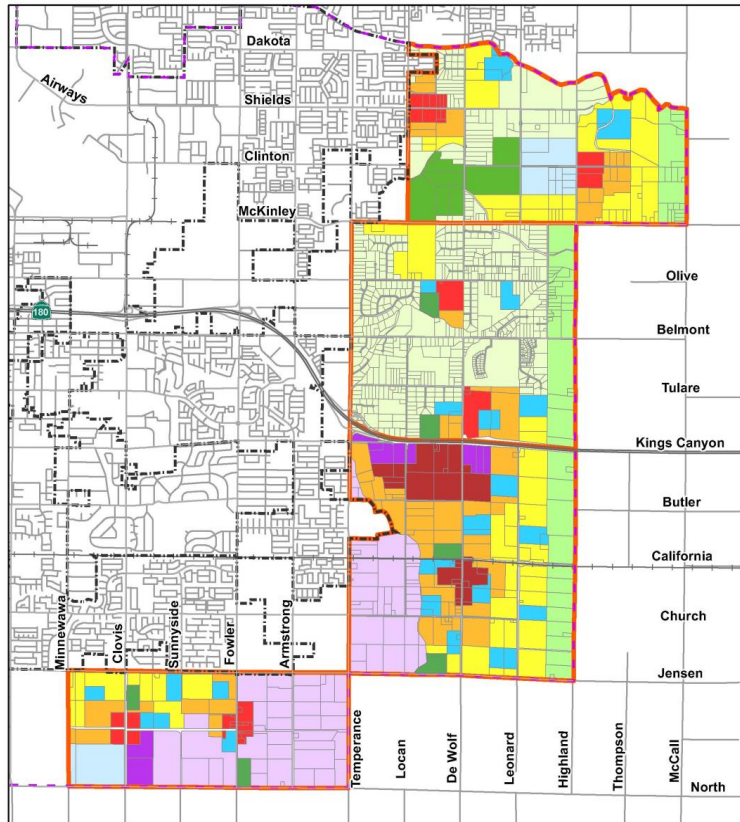


- Review of Phasing and Financial Options
 - Original Land Use Map and Environmental Alternatives
 - Thresholds for Development
 - Financial Analysis
- Recommendation and request for direction from Council to select EIR Alternative(s)



Phasing and Financial Options

Original Land Use Map



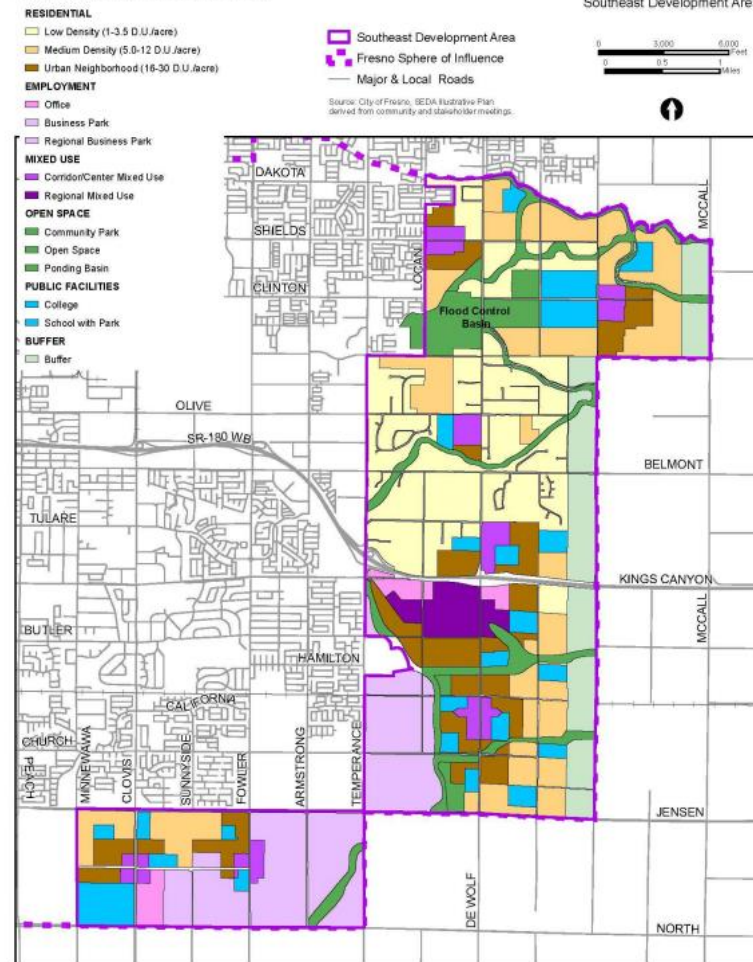
PROPOSED LAND USE MAP

- Legend**
- Regional Town Center
 - Community Town Center
 - Neighborhood Town Center
 - Office Center
 - Flexible Research & Development
 - Mixed Residential
 - Neighborhood Residential
 - Rural Residential
 - Rural Cluster Residential
 - Institutional
 - Ponding Basins
 - SEDA Plan Area
 - City Limits
 - Fresno Sphere of Influence

Southeast Development Area
Source: City of Fresno, SEDA Illustrative Plan
derived from community and stakeholder meetings.

No Project Alternative

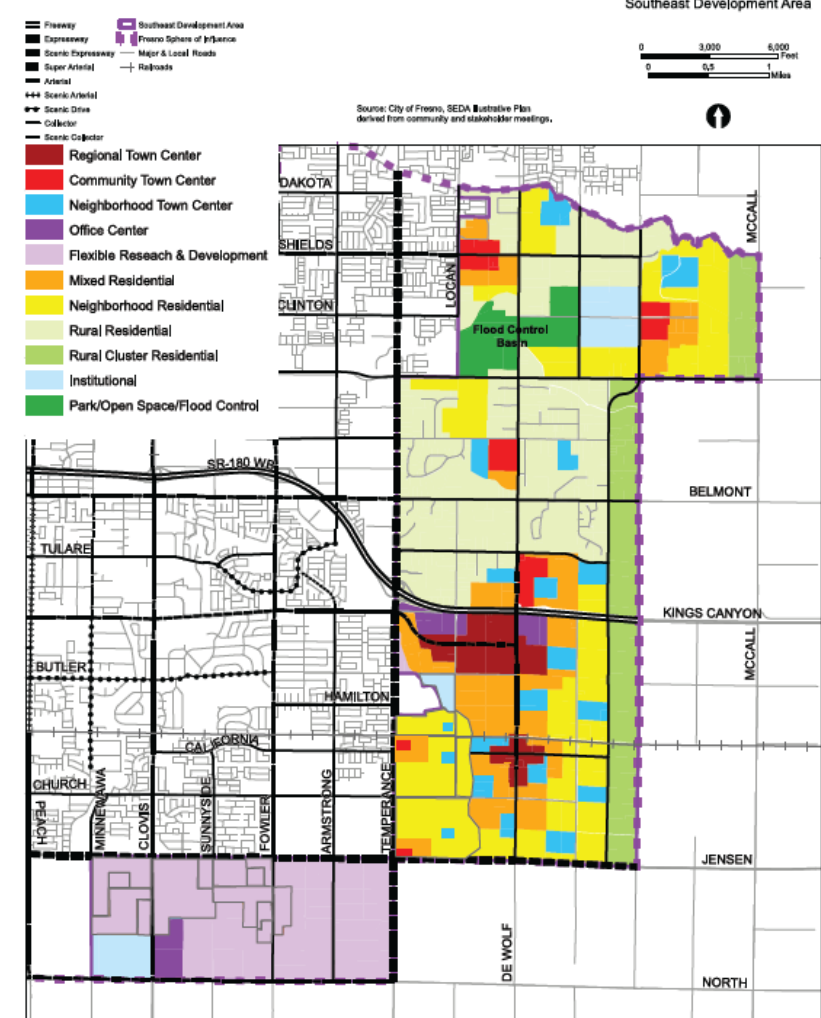
GENERAL PLAN LAND USE MAP



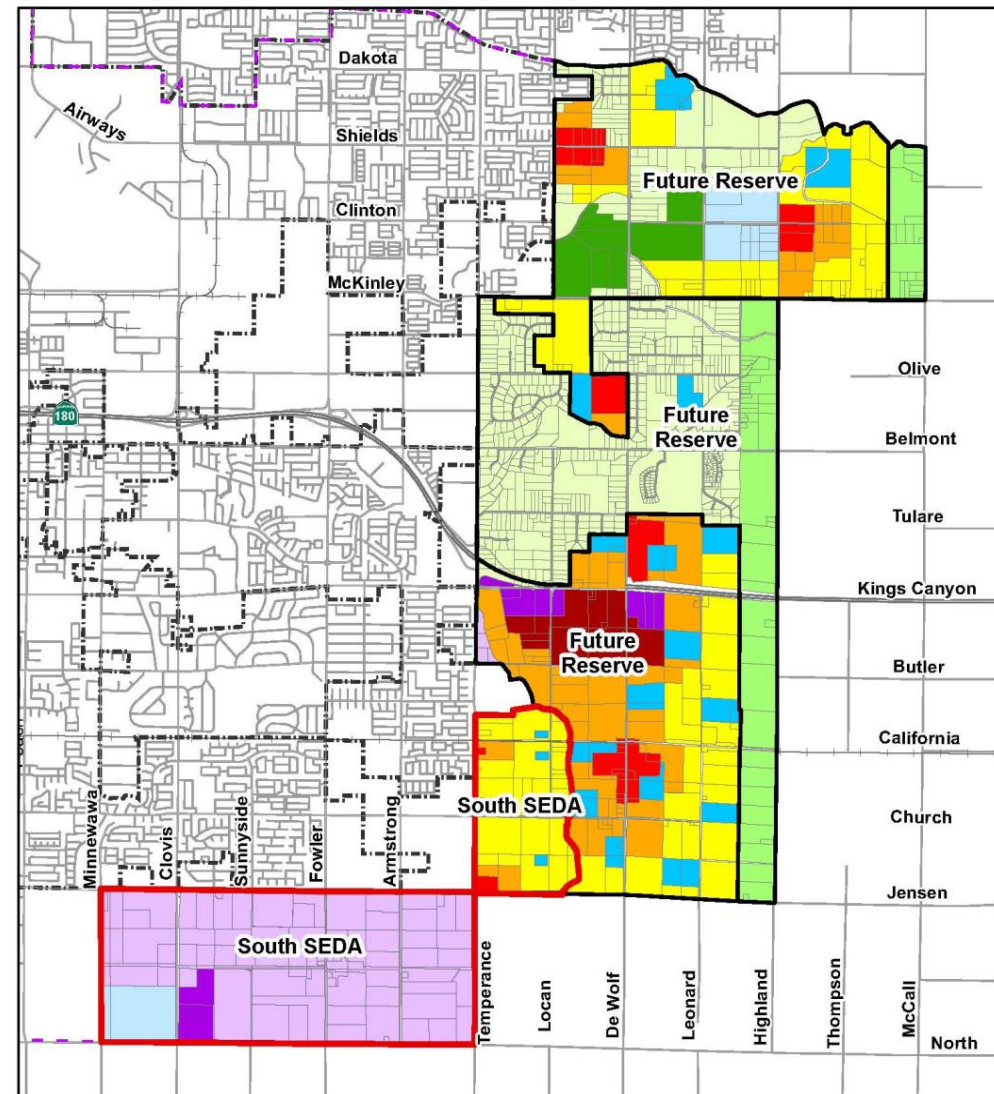
Map 2.4 SEDA General Plan Land Use (Existing)

Consolidated Business Park Alternative

CONSOLIDATED BUSINESS PARK ALTERNATIVE



Consolidated Business Park Alternative



Consolidated Business Park Alternative Map

Legend

- | | | |
|---------------------------------|---------------------------|----------------------------|
| Regional Town Center | Mixed Residential | South SEDA Plan Area |
| Community Town Center | Neighborhood Residential | SEDA Plan Area |
| Neighborhood Town Center | Rural Residential | City Limits |
| Office Center | Rural Cluster Residential | Fresno Sphere of Influence |
| Flexible Research & Development | Institutional | |



0 0.5 1 Miles

Southeast Development Area
Source: City of Fresno, SEDA Illustrative Plan
derived from community and stakeholder meetings.

Phasing and Thresholds

- 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

- 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

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