

Planning Commission

November 17, 2025



Information Packet

ITEMS

File ID 25-1246

Public hearing to consider the adoption of the Southeast Development Area Specific Plan and related Final Environmental Impact Report, State Clearinghouse (SCH No. 2022020486), through the following applications filed by the City of Fresno and pertaining to approximately 9,000 acres in the Development Area-3 Southeast and Development Area-4 East

Contents of Supplement:

Supplemental Exhibit P – Public Comment Received

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission 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 Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available online 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.

Supplemental Exhibit P

From: [Annette Paxton](#)
To: [PublicCommentsPlanning](#); [Adrienne Asadoorian](#)
Subject: SEDA as proposed on the November 19, 2025 agenda
Date: Thursday, November 13, 2025 1:00:55 PM

External Email: Use caution with links and attachments

To all Commissioners and Planning Staff

I oppose the SEDA Project and recommend it NOT to be approved; I ask that the commission suspend further exploration into the Southeast Development area.

Fresno City's current infrastructure is deteriorating. Decades of promises to rebuild areas within the current City have fallen through the cracks. There are not enough funds within the entire county to support the SEDA Project development costs. The air we breathe and the water we drink are negatively impacted. This project rapes the most fertile ag land in the world. None of these concerns have solutions by approving SEDA.

The City of Fresno does not need to annex more land. There is plenty of work inside the current city limits that should be completed before adding more. Stop the sprawl. I encourage the Planning Commission and Fresno City's Planning Department to be bold — do something different and build from within!

Please do not approve the SEDA Project.

Sincerely,
Annette Paxton
7412 E Pine Avenue
Fresno, CA 93737

From: [PublicCommentsPlanning](#)
To: [Adrienne Asadoorian](#)
Subject: FW: SEDA Nov 19 agenda item
Date: Wednesday, November 12, 2025 4:08:43 PM

Good Afternoon Adrienne,

A comment has been submitted by a member of the public. Please respond to this email and cc: PublicCommentsPlanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov

-----Original Message-----

From: Bryan Bird <bryjbird@comcast.net>
Sent: Tuesday, November 11, 2025 9:26 AM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: SEDA Nov 19 agenda item

External Email: Use caution with links and attachments

I strongly oppose the SEDA plan, and recommend that it not be implemented. It will create permanent adverse effects on the quality of life for the thousands of people who live in the region, and beyond.

Thank you,

Bryan Bird
Resident of the City of Fresno

Sent from my iPhone

~~October 12, 2023~~

~~March 22, 2025~~

November 17, 2025

Via Email Transmission Only

PublicCommentsPlanning@fresno.gov

adrienne.Asadoorian@fresno.gov

CITY OF FRESNO

RE: Oppose SEDA; NOVEMBER 19, 2025

Dear Commission Members:

This letter is submitted in addition to our May 21, 2025 previous submission to public comment. As you will recall, SEDA was before your commission and was cancelled at the last minute. Please accept this letter as our additional opposition. As a property owner living in the Southeast Development Area (SEDA), we are contacting you concerning Fresno City's Plan to develop 9,000 acres in this area.

We timely submitted our lengthy written opposition to the City's Draft EIR. Please be aware as you decide this item that our home is currently located on the research portion of the SEDA map; said map as you know allows NO HOUSING at all whatsoever. As of this date, the City has not verbally or writing confirmed with us that eminent domain will in fact be implemented for the properties/homes located on the SEDA map. The city has not been able to tell us any costs associated with SEDA. As you know, the City has bigger problems with homelessness, the high speed rail audit by federal government, and other areas of Fresno that need dire attention before proceeding with demolishing over 6,000 acres of prime agricultural land.

We are concerned that this development plan will be harmful to Fresno in numerous ways and, therefore, are asking you to oppose this plan. The plan failed to provide remedies to obvious problems; failed to provide direct answers regarding Air Pollution, Water, eminent domain, annexation, zoning, and full transparency. As you know, what the City is attempting to develop is a 15 minute city, a smart city under the guise of housing needed. However, as you further know, with Hotel Fresno in development, the wide array of vacant buildings in downtown Fresno (all throughout the City of Fresno), as well as the vacant buildings located on the northeast corner of Kings Canyon and Clovis Avenue and vacant land and new development on Clovis and Tulare there are areas that you can develop to meet any so-called housing crises; why you are choosing prime farmland is reckless. Note, near the Sunnyside Library we now two vacant buildings; we have vacant buildings near the Food Maxx; bare land near the Southeast Tractor

Supply. Downtown Fresno is a hub of government agencies and has many, many vacant buildings; why destroy “prime” ag land”? Furthermore, the old UMC building can be used with the city requiring that the purchaser use this building for low income housing.

The number one concern with this development is the lack of water. There are no concrete answers from Fresno's Planning Commission as to how they will provide water considering the magnitude of the population increase promoted. If we have a current water problem (the registering of private wells (per SGMA) then why would you build 9,000 acres to add to the current water crises and pull water from other areas in our county who need water.

We are also concerned with the loss of the best agriculture soil in the world. It is sandy loam soil making it prime soil for agriculture purposes. We request that the agriculture heritage of Fresno not be turned into housing.

We are also concerned with the loss of county residency, the inner city problems created with high density housing, the climate change concerns, the loss of personal property due to eminent domain, and the loss of property value.

Please let us know when an item related to SEDA will be on the City Council's agenda.

Please help the Southeast Property Owners in **opposing Fresno City's goal of developing** the 9000 acres. We feel that the implementation of this proposal would have a negative effect on the property owners, the City of Fresno, and the production of food for the nation as well as the world. We request that this proposal not be implemented.

Answer the following:

- How can the City justify approving 9,000 acres of new development when so many of Fresno's existing neighborhoods still lack sidewalks, streetlights, and basic storm drainage?
- What's the projected cost to build and maintain the infrastructure for SEDA and where exactly will that money come from?
- Has the City completed a full fiscal impact analysis showing how SEDA will affect Fresno's long term budget, especially our already overstretched General Fund?
- How will SEDA address the current infrastructure crisis in Fresno's existing neighborhoods already experiencing blight and decay?
- What justifies developing 45,000 new homes in undeveloped farmland?
- Will eminent domain be used for the homes/properties within the no housing allowed boundary?

In addition, the City just approved the West Area neighborhood plan which meets any criteria needed for the State of California. There is no reason to move forward with SEDA other than builder/developers lining the pockets of politicians and developers (quid pro quo).

For all the reasons stated above and our written opposition to draft EIR we ask that you oppose this item.

When the farmland is gone, it's gone forever! Say NO to SEDA!

Respectfully,

David & Natalie Ortiz

Elijah Ortiz

From: [PublicCommentsPlanning](#)
To: [Adrienne Asadoorian](#)
Subject: FW: Planning Commission Meeting November 19, 2025
Date: Tuesday, November 18, 2025 11:29:03 AM

Good Afternoon Adrienne,

A comment has been submitted by a member of the public. Please respond to this email and cc: PublicCommentsPlanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Elizabeth Sandberg <sshannah54@gmail.com>
Sent: Tuesday, November 18, 2025 11:11 AM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: Planning Commission Meeting November 19, 2025

External Email: Use caution with links and attachments

Fresno Planning Commission

I support a NO on recommending that Fresno City move forward with SEDA as it is proposed.

It is fiscally irresponsible for the City of Fresno to consider moving forward with SEDA when there is a 3 Billion dollar cost of infrastructure for which there is no funding. Suggestions of private financing for the deficit is unrealistic.

The SEDA Specific Plan Public Facilities Financing Options report of May 2025 on page 75 states:

“As summarized in Table 19, development in Phases 2 and 3 results in estimated total

infrastructure cost burden percentage of 21.3 percent. At SEDA buildout, the infrastructure cost burden percentage totals an estimated 22.6 percent. Each of these infrastructure burden percentages are slightly above 20 percent and indicate that Project may not be financially feasible unless measures are taken to improve Project viability, such as reducing the required Facilities or Facilities costs or identifying other funding sources.”

It is not financially feasible unless other measures are taken. Until those measures have been identified and addressed to make the SEDA project financially feasible the City of Fresno should not even be considering moving forward with the project.

The West Area Neighborhood Project that was recently approved needs to be developed and City finances supporting that project should be top priority for the City of Fresno,

The City of Fresno has many other areas in the City that need to be maintained and improved before considering taking on more financial burdens.

The Fresno Planning Commission needs to be responsible and vote NO on the SEDA Project moving forward to the Fresno City Council.

Sincerely,

Elizabeth Sandberg

November 18, 2025

Fresno City Planning Commission
Peter Vang, Chair
Kathy Bray, Vice Chair
Rev. David Criner, Commissioner
Monica Diaz, Commissioner
Jacqueline Lyday, Commissioner
Linda M. Calandra, Commissioner
Gurdeep Singh Shergill, Commissioner

by email to clerk@fresno.gov

RE: Southeast Development Area Plan
November 19, 2025 Planning Commission Agenda

Dear Chairman Vang and the Fresno City Planning Commissioners,

As a property owner of farmland in the proposed annexation plan, I am submitting my concerns in opposition to the proposed SEDA plan. My request is that the Planning Commission not endorse the SEDA Plan as written for the following reasons:

1. There is no need to push this through with the urgency conveyed as this project is flawed in so many ways. These concerns have been addressed but have not been adequately responded to. A proposal of this magnitude which affects all aspects of the City of Fresno should be analyzed until it is confirmed that it will benefit the city as a whole.
2. A proposal of this magnitude should have a financial budget. Why should the government have unlimited spending if private citizens could never operate like this? Is the Fresno Planning Staff endorsing another "high speed rail" project?
3. Since the Fresno Planning Staff is a public agency, why has the involvement of the public to improve the plan met with so much resistance? Why have they not operated with transparency? What are they hiding?
4. There are numerous discrepancies within the plan. These need to be addressed and corrected before moving forward. (Fresno's projected growth, the pollution increase, etc.)
5. The EIR comments should be addressed prior to the ten day time period required before the council. The opposition of this degree should be taken into serious consideration and not taken lightly or intentionally pushed aside.
6. Since the Fresno West Area Neighborhood Specific Plan has been adopted and can accommodate the numbers without taking extensive farm land, why are we considering the SEDA project?
7. Why is there a push for more housing when the growth rate of Fresno is declining?

8. This is prime agriculture land. Why are we developing it when it cannot be replaced?
We understand equivalent acreage needs to be set aside to replace this. Why has nothing been done?

Because of the above reasons and the fact that the SEDA plan will harm Fresno instead of benefiting the city, I request that the SEDA Plan is not recommended for approval by the Planning Commission.

Sincerely,

Helen Ramming

From: [PublicCommentsPlanning](#)
To: [Adrienne Asadoorian](#)
Subject: FW: SEDA on the 11/19 Agenda
Date: Wednesday, November 12, 2025 4:10:04 PM

Good Afternoon Adrienne,

A comment has been submitted by a member of the public. Please respond to this email and cc: PublicCommentsPlanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Juliet Doty <helenthegho@me.com>
Sent: Wednesday, November 12, 2025 1:34 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: SEDA on the 11/19 Agenda

External Email: Use caution with links and attachments

Date 11/12/25 _____

Fresno City Planning Commission
2600 Fresno Street

Fresno, CA 93721

SEDA On the November 19th Agenda

To Whom It May Concern:

I oppose the SEDA Project and recommend it NOT be approved.

Until next time,
Juliet Doty

From: [PublicCommentsPlanning](#)
To: [Adrienne Asadoorian](#)
Subject: FW: SEDA
Date: Friday, November 14, 2025 9:26:41 AM

Good Morning Adrienne,

A comment has been submitted by a member of the public. Please respond to this email and cc: PublicCommentsPlanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov



Resources: [Current Planning](#) | [GIS & Mapping](#) | [Citywide Development Code](#)
[Accela Citizens Access \(ACA\)](#) | [ACA "How To" Videos](#)

From: Janet G <justawildzip@gmail.com>
Sent: Thursday, November 13, 2025 4:17 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: SEDA

External Email: Use caution with links and attachments

Fresno City Planning Commission
2600 Fresno Street
Fresno, CA 93721
Reference: SEDA
On the November 19th Agenda

To Whom It May Concern:

I oppose the SEDA Project and recommend it NOT be approved for the following reasons;

There is a greater need to complete & improve Fresno's existing neighborhoods as well as the ability to build needed additional housing within the existing city limits and in the planned growth areas west of Freeway 99. Taking those actions will strengthen & build neighborhoods without contributing to the sprawl into much needed productive farmland which encourages healthy local food production & employment for many.

Thank you,

Janet Golden

To: City of Fresno
Planning and Development Department

November 19, 2025

From: Mark and Dale Reitz
246 E. Denise Ave.
Fresno CA 93720
Markreitz1@aol.com

Comments to Agenda Item VIIIB- ID 25-1246 for Planning Commission Hearing on Adoption of Southeast Area Development Specific Plan and related Final Environmental Impact Report

We would like to congratulate and thank the city of Fresno for their work in preparing this significant document and moving towards adoption of a Specific Plan for the Southeast Development Area that has been discussed and anticipated since 2007. As long-time property owners of a family home and farm within this area for over 100 years at 1080 S. Temperance (east of Temperance between the Railroad and Church Avenues), we and our neighbors welcome the opportunity to finally provide input to this Plan and hopefully provide local perspective to responsible growth and for the benefit of the city of Fresno for years to come.

We have watched the city grow to the southeast over the past 50 years, and we are excited for a well-planned and responsible expansion of Fresno. Currently, there are three new major residential subdivisions directly across the street from our farm property on Temperance Ave as well as a new Sanger Unified High School at Jensen and Fowler and a planned new elementary school on the west side of Temperance Avenue just an eighth of a mile south of our property.

We and our neighbors have attended numerous planning meetings and public presentations. We have offered our written recommendations and alternative maps regarding land use planning in our area going back to 2007. (For over 18 years and at numerous meetings and presentations by the City). These documents have been passed on to various members of the Fresno Planning Department staff who have been very gracious in reviewing them and providing further direction to us on how we should submit our recommendations and input.

However the current Land Use Map is the same map that was presented by the original EIR consultant (Calthorpe) back in 2006 with virtually no changes. We were essentially told to follow the development of this PEIR and to provide our input to the original land use map that was proposed back in 2006 (almost 20 years ago). We were advised that no changes would be made to it during this preparation period and that we need to provide our input to the City Planning Department and to the Planning Commission and City Council during the adoption period.

Below are a few of the justifications we presented in our prior letters and documents for relocating a portion of the Land Use Plan Area bounded by Temperance Ave. to the west, Church Ave. to the south, the Briggs Canal to the east, and the Railroad to the north (central south SEDA), from Flexible Research and Development/Regional Business Park to a mixture of Community Center, Mixed Residential, and Neighborhood Residential. We request this change or some version of it for the reasons outlined in the documents previously submitted and summarized below. Also, considering there is a serious shortage of housing in Fresno and California this change should be desirable.

- The Sanger Unified School District has recently purchased and zoned a 15-acre parcel on the west side of Temperance about midway between the Railroad and Church Ave. This school as well as the new High School at Jensen and Fowler Avenue would benefit by having more residential homes and apartments closer to these schools to reduce car miles driven and allow walking to school.
- A community center, a small commercial center, and similar job-creating uses at this central south SEDA site will serve the proposed residential and mixed residential areas as well as the very large residential areas (4 square miles) to the west of Temperance between Kings Canyon Road and Jensen Avenue. Currently there are no shopping/commercial areas for over 3 driving miles to the Kings Canyon/Clovis Avenue center. Adding a small community center/office/ commercial center and some mixed residential would greatly reduce trip miles, air pollution, and noise. These uses would not conflict with the large community center proposed at DeWolf and California Avenue and would complement it by reducing trip miles between shopping/office space needed in both areas. The proposed four-lane California Avenue would support both developments and conveniently connect the Temperance and DeWolf arterial streets for both bicycle and foot traffic.
- There is significant pressure/demand on this area to develop and employ these land uses due to the SR 180 Freeway completion. Temperance Avenue will be a major connector between SR 180 and Jensen Avenue for communities to the south and east such as Sanger, Del Rey, Reedley, Parlier, and Selma. There are no services, such as gas stations, grocery stores, drug stores, restaurants, etc., to serve this traffic volume. The streets and large community centers proposed over a mile to the east will not develop for 20 to 30 years or more and will not be able to serve the immediate needs. This inconvenient situation will create more trip miles, air pollution, and noise.
- More jobs will be created by the uses we proposed compared to the Business Park/Flexible R&D land uses. If these proposed Business Park lands develop in this area in the distant future, it would be primarily warehouses, storage areas, or agricultural-related processing industries. There are already many large industrial areas in the Fresno area along Jensen Avenue to the west, at the Fresno airport only 5 miles away, and in Clovis. There is no demand in this area for such land use, and it would cause this area to develop last, if ever.

By making this area Flexible R&D, it will essentially stop or severely slow development of this area and cause development to leapfrog over to areas east of the Briggs Canal. This would cause an expensive and undesirable situation for City services, such as roads, water, sewer, storm drainage, gas, and electrical, to be extended far to the east without development west of the Briggs Canal. Stranded areas of land development are sure to cause unnecessary environmental impacts, future inconvenience, and wasted money.

- The industrial area to the north of the railroad at Temperance up to Butler Avenue is primarily an agricultural/wet industry (La Destria, formerly Bonner Packing). This is a significant industrial development that has existed for over 150 years at this large site. Zoning of Business R&D may not be consistent with this existing use due to significant odors, noise, rail (double rail spur), truck traffic, and similar environmental impacts. We suggest that this entire area north of the railroad up to Butler Avenue be kept as industrial only. The railroad would provide a good buffer and transition to the community center/office/Mixed Residential uses we are proposing.
- If it is necessary to have a certain number of Industrial or Business Park/Flexible R&D acres in the plan, we suggest moving this zoned area to south of Jensen Avenue and west of Temperance Avenue. The present plan shows some residential in these areas, which would be an environmentally unsound choice due to the heavy traffic noise, light pollution, and air quality impacts created by a future six-lane roadway such as Jensen Avenue. An example of this undesirable situation can now be found on the north side of Jensen between Clovis and Fowler Avenues, where homes are being built adjacent to this busy highway and separated by a high concrete sound wall.
- **As evidenced by our previously proposed application in 2008 for this modification, over 70 percent of the property owners (17 parcels) in this area do not want the Industrial/Flex R&D zoning in this area.** These property owners have owned and paid taxes on these properties for many years, in some cases over 75 years. Many of the parcels are small (less than 10 acres) and are not conducive to developing the larger parcels necessary for Business Park/Flexible R&D, which would further hamper the sales and development of the area for these uses. This condition would promote further leapfrogging over this area.

In reading Chapter 5 of the Recirculated Draft Program EIR prepared by the City of Fresno, the city considered various Land Use Alternatives. One of these, listed as **Alternative 2, Consolidated Business Park Alternative, is described as follows:**

*Under the **Consolidated Business Park Alternative (Alternative 2)**, the SEDA Specific Plan would occur as planned, but this alternative maintains the Flexible Research and Development land designations from the General Plan for the area south of Jensen Avenue. It would accommodate approximately*

42,900 homes and 36,000 jobs within the 9,000-acre planning area. This is approximately 2,100 fewer homes and 1,000 fewer jobs, when compared with the proposed project. Alternative 2 would have slightly less density of development than the proposed project. The area identified in the SEDA Specific Plan as Flexible Research and Development to the east of Temperance Avenue and north of Jensen Avenue would be developed as Neighborhood Residential and Mixed Residential with two community centers and five neighborhood centers. Additionally, this alternative would change the land use designations for the planned Mixed Residential and Neighborhood Residential, along with the Community and Neighborhood Centers south of Jensen Avenue. Under Alternative 2, that area would be designated as Flexible Research and Development and Offices. **Please refer to Exhibit 5-1 for a visual representation of this alternative.**

The Exhibit 5-1 Land Use Map is enclosed with this letter as well as **Exhibit 1-1 which is the called the “Proposed Project”** in this document. This “Proposed Project” is the same land use document that has been unchanged since the original work on SEGA plan was done in 2007.

The Alternative 2, Consolidated Business Park Alternative, essentially agrees with what we and our neighbors have been proposing since 2008, and we are extremely pleased that it was analyzed to the same degree as the “Proposed Project” in the Draft EIR. The results of this analysis, as described in detail in Chapter 5, were determined to be an **environmentally superior alternative** as compared to the “Proposed Project” when all aspects are considered. This determination was illustrated in **Table 5-1** of the Recirculated Draft Program EIR and is enclosed with this letter. Below are excerpts from the Recirculated Draft Program EIR that reflect this determination as well as the project objectives related to new dwelling units and jobs.

5.2 - Project Objectives

As stated in Chapter 2, Project Description, the objectives of the proposed project are to:

Quantified Objectives

- Accommodate between 40,000 and 45,000 dwelling units of varying types, sizes, densities, and affordability levels.
- Accommodate between 30,000 and 37,000 jobs.

5.6 - Environmentally Superior Alternative

CEQA Guidelines Section 15126(e)(2) requires identification of an environmentally superior alternative. If the No Project Alternative is environmentally superior, CEQA requires selection of the “environmentally superior alternative other than the No Project Alternative” among the project and the alternatives evaluated. **The qualitative environmental effects of each alternative in relation to the proposed project are summarized in Table 5-1.**

Land Use and Planning

Alternative 2 would have slightly less density than the proposed project. **Alternative 2 would not physically divide an established community. This alternative would allow for planned development and growth and would increase connectivity and support, strengthen, and connect**

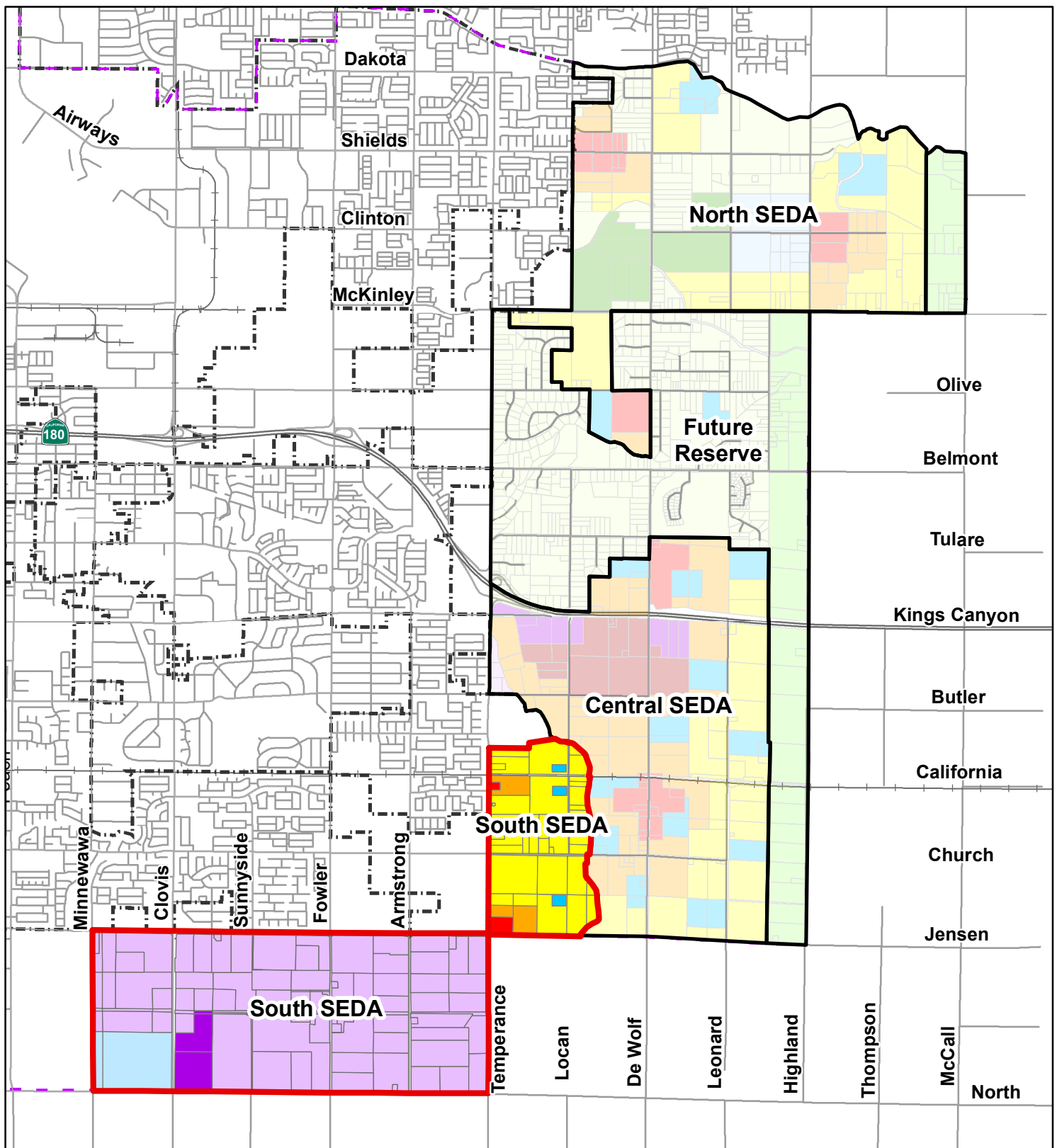
new communities. However, this alternative might reduce impacts to land use by consolidating Office Center and Flexible Research and Development land uses to the area south of Jensen Avenue. Therefore, impacts to land use would be expected to be less than significant, similar to but slightly less than the proposed project.

5.6 - Environmentally Superior Alternative

“The Consolidated Business Park Alternative is the environmentally superior alternative because it has similar, but slightly less, impacts as compared to the proposed project and meets the project objectives.”

In summary we wish to thank the city and city staff for allowing us and our neighbors to comment on the proposed Specific Plan and Final EIR. For the reasons stated above and also as stated in your own Recirculated Draft Program EIR, **we request that the *Consolidated Business Park Alternative (Alternative 2)*, be adopted as the preferred land use plan and be adopted as such.** We hope that the City Planning Department and the City Planning Commission will make this recommendation to the City Council for adoption based on the desires of the property owners in this area as well as the analysis performed by their EIR consultant in accordance with the CEQA process.

Also, as provided by the city in this Agenda, there are Exhibits I and J (attached) which show the Consolidated Business Park Alternative Map with South SEDA areas highlighted. We would be very much in favor of this Alternative Land Use Map instead of the original Land Use Map. If these highlighted areas shown as South SEDA are allowed to develop first with the Land Uses shown, we believe it would be very beneficial to the city in terms of jobs, reduced impacts to the environment, economic benefit to the city, and reduced cost.



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.

From: [Mark Torosian](#)
To: [PublicCommentsPlanning](#)
Cc: [Adrienne Asadoorian](#)
Subject: SEDA
Date: Monday, November 10, 2025 2:10:52 PM

External Email: Use caution with links and attachments

I cannot attend that evening shown below, so let me communicate now that I strongly approve of a **yes vote** by our city planning team on SEDA. Thanks.

FRESNO CITY PLANNING COMMISSION

Date: Wednesday, November 19, 2025
Time: 6:00 p.m., or thereafter
Place: City Hall Council Chambers
2600 Fresno Street, 2nd Floor
Fresno, CA 93721; or watch the live
broadcast via the Zoom link located on the
agenda found here:
<https://fresno.legistar.com/Calendar.aspx>

Mark Torosian
559-269-0868

From: [Mark Torosian](#)
To: [Adrienne Asadoorian](#)
Cc: dertoros@aol.com
Subject: FW: Public Notice - Southeast Development Area
Date: Monday, November 10, 2025 2:01:37 PM
Attachments: [image002.png](#)
[Notice of Public Hearing - Southeast Development Area.pdf](#)

External Email: Use caution with links and attachments

Adrienne glad to see you are back and hope you are doing well.

I will try to attend the attached meeting via my computer that night instead of attending in person. Can you communicate my thoughts to the planning team. As a dual property owner in this CITY Sphere of Influence and proposed SEDA area, **I favor strongly to have the plan approved.** These properties have been in the Sphere of Influence for many many years and it would be helpful with our decision making moving forward if the City would vote and bring the process to a conclusion.

Mark Der Torosian
559-269-0868

From: Sophia Pagoulatos <Sophia.Pagoulatos@fresno.gov>
Date: Friday, November 7, 2025 at 5:55 PM
To: Sophia Pagoulatos <Sophia.Pagoulatos@fresno.gov>
Cc: LongRangePlanning <LongRangePlanning@fresno.gov>
Subject: Public Notice - Southeast Development Area

Sophia Pagoulatos | Planning Manager
Long Range Planning | Planning & Development
City of Fresno | 2600 Fresno St | Fresno CA 93721
559.621.8062
Sophia.Pagoulatos@Fresno.gov



Resources: [Long Range Planning](#) | [GIS & Mapping](#)

November 13, 2025

Fresno City Planning Commission

2600 Fresno Street

Fresno, CA 93721

Reference: **SEDA**

On the November 19th Agenda

To Whom It May Concern:

We oppose the **SEDA Project** and recommend it **NOT** be approved!

We have written and submitted letters previously in opposition and pointing out gross errors in both the original EIR and in the Revised EIR.

We have received no response from either other than a note from the office of the Mayor acknowledging receipt of the letters.

It is our opinion that the entire **SEDA Project** not only irresponsibly removes valuable farmland but is totally financially impractical and likely impossible.

Ross & Marie Potter

1598 North Temperance Ave.

Fresno CA 93727

Date 11-17-25

Fresno City Planning Commission
2600 Fresno Street
Fresno, CA 93721

Reference: SEDA
On the November 19th Agenda

To Whom It May Concern:

I oppose the SEDA Project and recommend it NOT be approved.

Thank you,

 Paris Purcell

Date 11-17-75

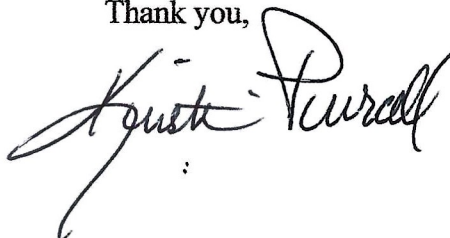
Fresno City Planning Commission
2600 Fresno Street
Fresno, CA 93721

Reference: SEDA
On the November 19th Agenda

To Whom It May Concern:

I oppose the SEDA Project and recommend it NOT be approved.

Thank you,

A handwritten signature in cursive script, appearing to read "Keith Purcell". The signature is written in dark ink and is positioned below the typed name "Keith Purcell".



November 18, 2025

Sent via email

City of Fresno
Planning Commission
2600 Fresno Street
Fresno, CA 93721
PublicCommentsPlanning@fresno.gov

Re: Agenda Item VIII-B ID 25-1246—Fresno Southeast Development Area Specific Plan (SCH # 2022020486)

Dear Planning Commissioners:

The Center for Biological Diversity is deeply concerned about the Fresno Southeast Development Area Specific Plan (SCH # 2022020486) (the “Project”) and urges the Planning Commission to vote no.

Approving a mega-sprawl development the size of Clovis without any plan to pay for it is irresponsible. Doing so without disclosing or mitigating the attendant environmental harms is a violation of CEQA. After circulating the Draft Recirculated EIR for the Project, the City received numerous substantive comments pointing out serious flaws in the DEIR’s analysis and mitigation of environmental impacts. Among other issues, the EIR contains no plan to mitigate dangerous levels of air pollution and makes claims about the Project’s GHG emissions that defy logic and common sense. Despite those issues, the City made minimal changes to the EIR and now proposes to approve the project based on a Final EIR that remains legally inadequate. We urge the Planning Commission not to recommend approval unless and until the EIR is revised and recirculated.

The Center is a non-profit, public interest environmental organization dedicated to the protection of native species and their habitats through science, policy, and environmental law. The Center has over 1.7 million members and online activists throughout California and the United States. The Center has worked for many years to protect imperiled plants and wildlife, open space, air and water quality, and overall quality of life for people in Fresno County.

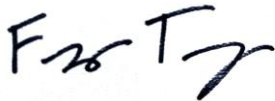
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I appreciate the opportunity to submit written comments and to watch the meeting remotely. Unfortunately, even though the meeting is streamed via zoom, there was no opportunity to give this comment via zoom or telephone. Since the pandemic, more and more public meetings, administrative processes, and court hearings allow people to call in via video or phone. This increased accessibility facilitates public participation—an “essential part of the CEQA process.” (Cal. Code Regs., tit. 14, § 15201.) I urge the City to create a way for members of the public to appear at public meetings remotely.

Sincerely,

A handwritten signature in black ink, appearing to read "Frances Tinney". The signature is stylized, with the first name "Frances" written in a cursive-like script and the last name "Tinney" in a more straightforward, slightly slanted script.

Frances Tinney
Staff Attorney
1212 Broadway, Suite #800
Oakland, CA 94612
Tel: (509) 432-9256
ftinney@biologicaldiversity.org

From: [PublicCommentsPlanning](#)
To: [Adrienne Asadoorian](#)
Subject: FW: SEDA Project on November 19th Agenda
Date: Tuesday, November 18, 2025 3:39:18 PM

Good Afternoon Adrienne,

A comment has been submitted by a member of the public. Please respond to this email and cc: PublicCommentsPlanning@fresno.gov.

Thank you,

Kari Camino | Senior Administrative Clerk
Planning & Development Department
2600 Fresno Street | Fresno CA 93721
559.621.8767
Kari.Camino@Fresno.gov

-----Original Message-----

From: Jerry Prieto <jerry.crossroads@hotmail.com>
Sent: Tuesday, November 18, 2025 3:22 PM
To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>
Subject: SEDA Project on November 19th Agenda

External Email: Use caution with links and attachments

November 18, 2025

Fresno City Planning Commission
2600 Fresno Street
Fresno, CA 93721

Reference: SEDA on the November 19, 2025 Agenda

To Whom It May Concern:

My name is Jerry Prieto Jr and I live at 2517 N DeWolf Avenue, Fresno, CA. I am writing you to voice my opposition to the proposed SEDA annexation and recommend that it NOT be approved. This project is not required and a reasonable person cannot justify the cost of the project to existing residents and property owners within the project boundaries. I home located 800 feet from DeWolf Avenue and I estimate that it will cost approximately \$200,000 to connect to city water and sewer once those utilities come within 300 feet of my property line. This is an unreasonable burden! Please reject the project.

Thank you.

Jerry Prieto Jr
Sent from my iPhone

On Mon, Mar 24, 2025 at 4:38 PM Brett Thompson <thompsonmobileweld@gmail.com> wrote:

City of Fresno

Planning and Development Department

Sophia Pagoulatos, Planning Manager

[2600 Fresno Street Room 3065](#)

[Fresno, Ca 93721](#)

Longrangeplanning@fresno.gov



We the People of Southeast Fresno, specifically the Southeast Property Owners (SEPO) thank you for the opportunity to comment on the proposed Southeast Development Area (SEDA) plan's Recirculated Environmental Impact Report.

We are writing to express our opposition to the City of Fresno's Southeast Development Area (SEDA) plan, particularly due to the significant adverse environmental impacts it could have on our county and surrounding ecosystems. While the objectives of the plan to promote energy sustainability are commendable, we believe the implementation as currently outlined may lead to unintended consequences that would negatively affect our environment, wildlife, and quality of life.

The City of Fresno proposed the SEDA plan to residents as:

Can Fresno grow in ways that equitably expand our economy and housing stock while protecting public health? Can "greenfield" growth occur that pays its own way and does not negatively affect existing neighborhoods? Can we build communities where schools, shopping, and parks are within walking distance of every student, worker, and resident? Can we attract and keep highly educated workers and raise collective potential of our diverse population? The City of Fresno Suggests "YES" while the Environmental Impact Report says "No" to most of these questions!

1. The proposed plan to expand our economy and housing stock would generate an estimated 500,000 TONS of Carbon Emissions subjecting residents to unhealthy breathing conditions.

2. Without an attached budget for the SEDA plan the City's suggestion that this plan can pay it's own way is a lie! Listed below are some of the many negative affects incited on existing neighborhoods through buildout of the SEDA plan:

following topical areas of concern:

Aesthetics, Light, and Glare

Agricultural Resources and Forestry Resources Air Quality

Biological Resources

Cultural Resources and Tribal Cultural Resources Energy

Geology, Soils, and Seismicity

Greenhouse Gas Emissions

Hazards and Hazardous Materials

Hydrology and Water Quality

Land Use and Planning Mineral Resources

Noise

Population and Housing Public Services

Recreation

Transportation and Traffic Utilities and Service Systems Wildfire

Mandatory Findings of Significance

3. The plan proposes building 45,000 housing units and providing 37,000 jobs. This calculation equals .822 jobs per household, this is without job competition from residents living outside the SEDA. How can residents walk to work if the plan doesn't even propose enough jobs for a 1:1 (house to job) ratio?

A public trails plan has not been released to the public for the SEDA plan, how does the City propose a plan reliant on reducing vehicle miles traveled through citizens accessing jobs, school, shopping, and parks without proposing a plan for a trails system?

First and foremost, the potential for increased urban sprawl is a major concern. As Fresno expands to accommodate new energy infrastructure, public utilities, and residential developments, this may result in the encroachment of your city into valuable natural habitats. These habitats are vital to preserving biodiversity, and further urbanization will fragment ecosystems, placing pressure on wildlife populations and reducing critical open spaces. The loss of these areas, particularly agricultural lands, could also diminish local food production, which is an already precarious issue given the state's water and regulatory challenges.

To show the City of Fresno's planning department lacks the ability to plan city expansion in a safe manner, we present to you the City of Fresno willful disregard to Southeast property owners health. The City of Fresno's planning staff scheduled an informative event on July 24th 2023 at 5pm at the Hmong Alliance Church located at [8234 E. Belmont Fresno, Ca 93727](#). This event was part of a required 4 part seminar to present and educate residents of the City's proposed SEDA Development Plan. City planning staff obtained a conference room to host their meeting at 5pm with weather conditions of extreme heat advisory

(108degrees) without a working air conditioner to cool the room to safe standards, fans or air circulation devices were not available to comfort attendees. Doors were propped open to hopefully catch a draft. Residents who remained at the meeting used pamphlets and educational printouts as cooling aids by way of fanning our faces, many residents couldn't bare the heat and were forced to leave the seminar due to health concerns of overheating, food was provided by City Planning staff and left exposed to unhealthy storage temperatures. Many of our residents are elderly and cannot stand for long periods of time. Prior to the start of the event, Sophia was overheard instructing planning staff members to "stack chairs behind information boards to prevent them from sitting and to keep them moving"

At two "drop in" events the grassroots group (SEPO), a group of homeowners currently living within the proposed SEDA, was told their educational literature could not be distributed on the grounds the meetings were hosted on: this was seen as an attempt to limit free speech. These events were hosted on publicly funded school sites further worsening City Planning Staff's attempt of silencing opposition.

At "drop in" meetings hosted at Sequoia Elementary on July 27th 2023 and "drop in" meeting hosted at Young Elementary on August 12, 2023 City planning staff requested Fresno Police Department officers presence. These officers positioned their patrol car, with engine running at the entrance gate. Multiple Armed officers were positioned near the entrance of the auditorium as a show of force by City of Fresno Planning Staff. Many residents were uncomfortable with armed personnel watching over the meeting some were observed entering the parking lot and leaving once they saw police presence.

***The City planning staff lacks the ability to plan a "healthy, safe and comfortable" informational meeting, while at the same time asking residents to trust City Planning Staff to develop a plan to expand their city limits with citizens health a priority?

Budget,Budget Budget! We demand an estimated Budget and an extension to the public comment period for the Recirculated EIR a minimum of 30days past the release of the estimated Budget!

Dear Public Records Officer,

I am writing to formally request the release of documents related to the estimated budget for the SEDA plan that was delivered to City Manager Georgeanne White in December 2024. This request is made under the California Public Records Act (Gov. Code § 7920.000 et seq.), which grants public access to government records in the interest of transparency and accountability.

According to a March 3, 2025, FresnoLand publication by Gregory Weaver, officials have yet to publicly disclose a cost estimate, despite consultants providing one in December 2024. Additionally, during a December 13, 2024, meeting, Councilmember Arias referenced an estimated range between \$500 million and \$4 billion for the SEDA plan. City Manager Georgeanne White stated that a more specific figure would be released to the public within 90 days. As that timeframe has now passed, we request the immediate release of this financial estimate, as previously promised.

We acknowledge the City's previous response citing the deliberative process privilege as a basis for withholding the requested records. However, we respectfully challenge this exemption as applied in this case. The budget estimate in question is a factual financial document rather than a pre-decisional deliberative record. The California Supreme Court has recognized that factual information contained within deliberative materials is not necessarily exempt from disclosure. In *Times Mirror Co. v. Superior Court* (1991) 53 Cal.3d 1325, 1338, the court ruled that the deliberative process privilege applies when disclosure would expose the decision-making process in such a way as to discourage candid discussion within an agency. However, it does not categorically shield all financial records or estimates from public scrutiny.

Furthermore, under Evid. Code § 1040, the public interest in non-disclosure must clearly outweigh the public interest in disclosure. Given that public funds were used to generate this budget estimate, and considering the importance of transparency in government spending, we argue that the public interest in disclosure outweighs any speculative harm from release.

If certain portions of the requested records are deemed exempt, I request that any reasonably segregable portions be provided. If this request is denied in whole or in part, please provide a written explanation citing the specific legal basis for withholding the records, as required under the Public Records Act. We would appreciate a response within the statutory timeframe. You may reach us via the contact information provided.

A citizen has, through submission of a Public Records Request reference #R074276-030425 requested the release of the SEDA plan estimated budget as presented to City Manager Georgeanne White in December of 2024. The City of Fresno has delayed and refused release of this pertinent information.

***How can citizens reply with comment in full detail to the EIR “Fiscal Impact” section if the City is deliberately withhold the budget information?

The City planning Department is proposing a massive development plan without releasing the estimated budget to citizens prior to the closure of the public comment period of the recirculated EIR. Taxpayer money was spent by government officials to hire an independent firm to quantify the estimated expense of this proposed project. We the People of Southeast Fresno demand the City extend the public comment period on the proposed Southeast Development Area EIR, a minimum of 30days past the release of the budget by city officials. We also demand all comment letters submitted against the Draft EIR along with comment letters submitted against the Recirculated EIR be included on any future revisions or releases to EIR documents. Silencing community input due to recirculation is unacceptable. Withholding important decision making information is not acceptable and inappropriate.

As proposed in the Recirculated EIR: Executive Summary-2

Fiscal Responsibility:

- Provide self financing for the development and ongoing maintenance of the SEDA that does not reduce City of Fresno resources dedicated to other areas of the City or burden Fresno residents outside of the SEDA.
- Holistically coordinate infrastructure to integrate efficiencies that piecemeal planning cannot.
- Invest in resource conserving techniques for stormwater systems, water supply, and trail and open space networks to save on infrastructure and mitigation costs.

This plan does not provide self financing as existing citizens within the SEDA have been told we would be required and responsible to hook to city water infrastructure at our expense, potentially costing in excess of \$50,000. for city water hook up along with \$50,000 or more to hook to city sewer infrastructure. These costs could also inflate due to demands to condemn our existing private utilities infrastructure.

Found on the Fresno.gov website under Frequent Asked Question:

What causes sand in my water?

“Although not harmful to your health, sand in the water can be a nuisance for customers, as well as City staff responsible for maintaining the water system. The geologic formations from which we pump our groundwater include layers of sand, gravel, and clay particles. Older wells constructed without modern gravel filters and screens can periodically pump sand out from the formation.

Fresno has about 100 such wells, which we plan to replace as funds allow. Each new municipal well costs more than \$400,000.”

Through these statements the City OF Fresno acknowledges its infrastructure to supply current residents with potable water is failing and in need of repair. The statement “as funds allow” provides information that the City of Fresno does not have funds to maintain their existing infrastructure.

Repairs costing an estimated \$40,000,000.00 “as funds allow” should be the city’s priority, rather than expanding the City’s footprint and taking on more citizens needs. Of the City’s existing 271 water wells, over 1/3 of the Citywide water wells need to be replaced to provide clean drinking water to existing City of Fresno residents. The City of Fresno shall fulfill its

duty to provide services to existing residents before implementing expansion plans into Fresno County. The statement that sand is “not harmful to your health” is simply not true. Sand, along with sediment, and heavy metals can indeed cause health effects to residents and their livestock who drink water contaminated water provided by the City. Sand and sediment in water supply can also cause damage to homeowner’s plumbing systems, appliances, and can stain clothes or dishes.

***If the SEDA plan is passed, how does the City of Fresno propose to fund and maintain new residents and existing residents within the SEDA with clean potable water, while postponing replacement of existing infrastructure?

City of Fresno Public Utilities representative - False information provided to citizens.

At a Drop in meeting hosted by The city of Fresno’s planning department on July 24, 2024 Peter Maraccini representing the public utilities department. presented information to Southeast property owners that is non factual when compared to the City Of Fresno’s water and sewage connection documentation. Mr Maraccini was documented on film stating : “You are NOT required to be on city water, when a water main goes across, it’s your choice whether to connect or not. Majority of the water supplied will come from the Kingsriver, that goes to the surface treatment plant located on Armstrong” if you have an existing well we cannot impose a meter on you, but if you drill a new well, they will be metered.”

This statement by Mr. Maraccini (recorded on video) directly contradicts information emailed to a resident of Southeast Fresno prior to the “drop in meeting” on July 24, 2024. We suggest Mr. Maraccini deliberately provided false information to residents at the “drop in meeting” to falsely ease our concerns of required hook up to City of Fresno utilities. Below you’ll find the email sent on 8-2-2023 by Mr. Maraccini of the City of Fresno’s Public Utilities Department:

From Peter Maraccini <Peter. Maraccini@fresno.gov>

Date Wed 8/2/2023 11:52 AM

To Jerry Prieto <jerryncindy@hotmail.com>

Cc Adrienne Asadoorian <Adrienne.Asadoorian@fresno.gov>

Hi Jerry,

My apologies for the delayed response. The first part of the long email helps explain the timing of the connection. I then provide current rates at the end of the email.

Sewer Connection: Connection to a sewer once available is mandatory per Fresno Municipal Code and per Fresno County Ordinance Code, meaning annexation would not need to occur for the connection to be mandatory. Here are some excerpts for clarification:

- (If annexed) Fresno Municipal Code, Section 6-303: "If a sewer main has been constructed and is available for use in any public street, alley or right-of-way within 100feet for the first unit plus 50 feet for each additional unit, to be measured along such public street, alley or right-of-way from the nearest property line to the sewer main... buildings or structures connected to a septic tank.

shall be connected to the regional sewer system within three years after the regional sewer system becomes available"

- Exception: "In the R-A, AE-5, and AE-20 zone districts (County Designated Zones), on a lot at least two net acres in size, and provided the lot, if not served by a community water system, contains one dwelling unit or septic system per 2.0 acres, such connection may be deferred until the use of the land changes either through district amendment or special permit."

- (If not annexed) Fresno County Ordinance Code 14.12.030: "Buildings or structures connected to a septic tank or cesspool, at the time a public sewer becomes available, shall be connected to the public sewer within three years after the sewer becomes available and written notice thereof given by the county...Availability of a public sewer means a public sewer which has been constructed and is available for use in any public street, alley or right-of-way within one hundred feet of the first unit, plus fifty feet for each additional unit, to be measured along such public street, alley or right-of-way from the nearest point on the premises to the sewer."

- Exception: "The building official shall grant an administrative exception to the requirement of a public sewer connection if he determines that any one of the following conditions exist... Physical conditionsbetween the public sewer and the premises make it impractical to connect to the public

sewer" (only listed most likely of all reasons)

Water Connection: Unlike sewer, there are no City or County ordinances regarding mandatory connection. However, upon annexation, the Department of Public Utilities

typically mandates the following via the Extraterritorial Agreement and/or Annexation Agreement:

- Upon annexation, the domestic water must be supplied by the City when the water main becomes available.
- For larger lots (2 acres or more) zoned for agricultural purposes, the City may allow the property owners to retain a well exclusively to be used for irrigation. In that case, the property owner will be required to install a meter on their well and pay a recharge rate as dictated by the Master Fee Schedule. The property owner will also have to install a backflow prevention device, which has its own associated fee and requires yearly checks by the City of Fresno Water Division. Should the land use change to something other than agricultural, the City would revisit this requirement.
- In all other cases where the property is not zone for agricultural purposes, the well must be properly destroyed.
- Property owners may protest the terms of the Annexation Agreement to the Director of Public Utilities.
- Note: The above stated requirements are internal policy set by the Department of Public Utilities and may change. Until the requirements are included in the Extraterritorial Agreement and/or Annexation

Agreement, nothing is final.

Who pays for the cost of the water and sewer connection?

- The cost for connection is to be paid by the property owner. The City does offer loan programs to allow

repayment for the connection be included in monthly sewer and/or water statements over the course of several years (max 15-year term).

- Cost based on Master Fee Schedule: [https://www.fresno.gov/w-content/uploads/2023/06/MFS- Public-Utilities5 7 55 7 7CPI-UGM-ED-2023.07.01.pdf](https://www.fresno.gov/w-content/uploads/2023/06/MFS-Public-Utilities575577CPI-UGM-ED-2023.07.01.pdf)
- The City cannot pay or provide loans for any private side improvements. This includes costs to build sewer or water lines from the home to the property line as well as destruction of the private well.

Current Rates for Water, Sewer, and Recharge:

- All rates are found in the Master Fee Schedule and may be updated periodically: https://www.fresno.gov/w-content/uploads/2023/06/MFS-Public-Utilities_575_577_CPI-UGM-ED-2023.07.01.pdf

- For a single-family residence, the rates are:

- Sewer: \$25.75 (Sewer Service) + \$0.06 (Pretreatment) = \$25.81

- Water (City service):

- Metered Service Rate is dependent on meter size- Typical for a single family residence would

be \$13.50 (3/4-inch service) to \$20.80 (1 1/2-inch service) • Quantity Charge = \$2.33 per 1,000 gallons

of Water (private irrigation well):

- Quantity Charge = \$0.29 per 1,000 gallons

- Backflow Prevention Program Fee= \$2 per month (if you have a private well and receive separate City service, a backflow prevention device will be needed)

- Rates apply upon connection to the City's water or sewer system.

Please let me know should you have any other questions.

Best Regards, Peter

Due to the many contradictory statements made by Public Utilities representative Mr. Maraccini, both in person and via Email, we request the City correctly identify proposed costs and regulations to be placed on existing neighborhoods prior to moving forward with the SEDA plan.

Expanding City boundaries comes with property owners loss of rights not mentioned in the EIR:

Through city boundary changes, citizens will lose the right to discharge firearms on their property. "No shoot zones" are established within certain distances of City boundaries. Changes of boundaries will also affect territory that citizens can currently legally take wildlife utilizing firearms. Studies of how restrictive hunting rights will affect wildlife populations have not been completed.

Through zoning and boundary changes, Existing citizens will have limitations laced upon their properties which will limit animal husbandry rights. Loss of these rights will subject property owner to not only change how property owners keep animals, the loss of rights will affect future property values upon resale by existing homeowners .

While Fresno County lays out guidelines for “Rural Residential Zoning” the City of Fresno included a light green section of their proposed SEDA map identifying properties within their SEDA plan as “Rural Residential”. The City of Fresno Planning website does not currently identify “Rural Residential” as a Zoning section or give specific guidelines for “Rural Residential”. Many lots of property within the proposed SEDA map are located within the “Rural Residential” designation. Some of these lots are less than 2 acres, supplied with FID services and / or currently use existing private water wells for irrigation. In communications from City of Fresno’s Public Utilities Department lots less than 2 acres would lose their right to continue use of private water wells for irrigation purposes and be forced to irrigate using water provided by City of Fresno water connections. These loss of rights are unacceptable and costly to residents needing to irrigate their small farms.

Stated in the recirculated Draft in the executive summary section Impact Land-2

“The proposed project would not cause a significant environmental impact due to a conflict with any land use plan, policy, or regulation adopted for the purpose of avoiding mitigating an environmental effect”.

Many properties within the SEDA are under contract with the Williamson Act. Changing these properties would absolutely have an adverse effect on the environment when these properties are changed from Restricted to Ag use to develop of homes, industrial, parks, trail, or green space.

Stated in the recirculated Draft EIR Executive Summary - Impact GHG-1

“The proposed project project would NOT generate direct and indirect Greenhouse Gas emissions with NONE mitigation required”

Level of significance after mitigation N/A

This statement is simply not true when compared to information contained in the draft EIR:

Impact GHG-1

“The proposed project WOULD generate direct and indirect Greenhouse Gas emissions” with no feasible mitigation : significant and unavoidable impact”

In section cumulative impact within the executive summary of the recirculated draft : The proposed project would have a less than significant cumulative impact on Greenhouse Gas emissions with no required mitigation

While the draft EIR cumulative impact states:

“The project would have a significant and unavoidable cumulative impact on Greenhouse Gas emissions: no mitigation avoidable with a significant and unavoidable impact.”

Subjecting residents of the Central Valley to an additional 500,000 TONS of carbon emissions annually due to the buildout of the SEDA plan is unhealthy.

Air pollution fines from these increased carbon emissions estimated at \$25,500,000.00 annually puts an undue financial responsibility on a City with an estimated \$20,000,000.00 budget deficit. These fines, when coupled with infrastructure costs for upgrades to the city’s current infrastructure, make the SEDA plan an unviable option to move forward with.

Power Grid demands: With PG&E as the primary source for Fresno county residents to receive electrical utilities, their power grids are already stressed and often not in working condition during extreme weather including hot months in the summer and cold months in the winter. The proposed SEDA plan will subject existing power grid infrastructure to additional stressors potentially causing more power outages: leaving residents in vulnerable and unhealthy situations. How does the City propose to protect new and existing neighborhoods from power grid overloads? The SEDA plan and EIR fail to answer this question.

Water / hydrology Impacts:

Existing residents within the City of Fresno are to follow mandatory watering schedules to conserve water. Subjecting existing neighbors to these regulations whom currently provide themselves with water through private wells takes away our rights and places a financial burden on existing residents.

We The people of Southeast Fresno determine the SEDA plan and EIR to be a failure by the planning department, this plan only benefits the builders and investors of income properties. This plan fails to protect public health and resources. We urge City Council Members, The County Board of Supervisors, Mayor Jerry Dyer and Planning Staff to HAULT this plan before any more pubic funds and public resources are spent on continued planning of SEDA!

Signed,

The Southeast Property Owners (SEPO)

Brett Thompson - Communications Officer of SEPO