



Southeast Development Area Specific Plan & Environmental Impact Report

Planning Commission

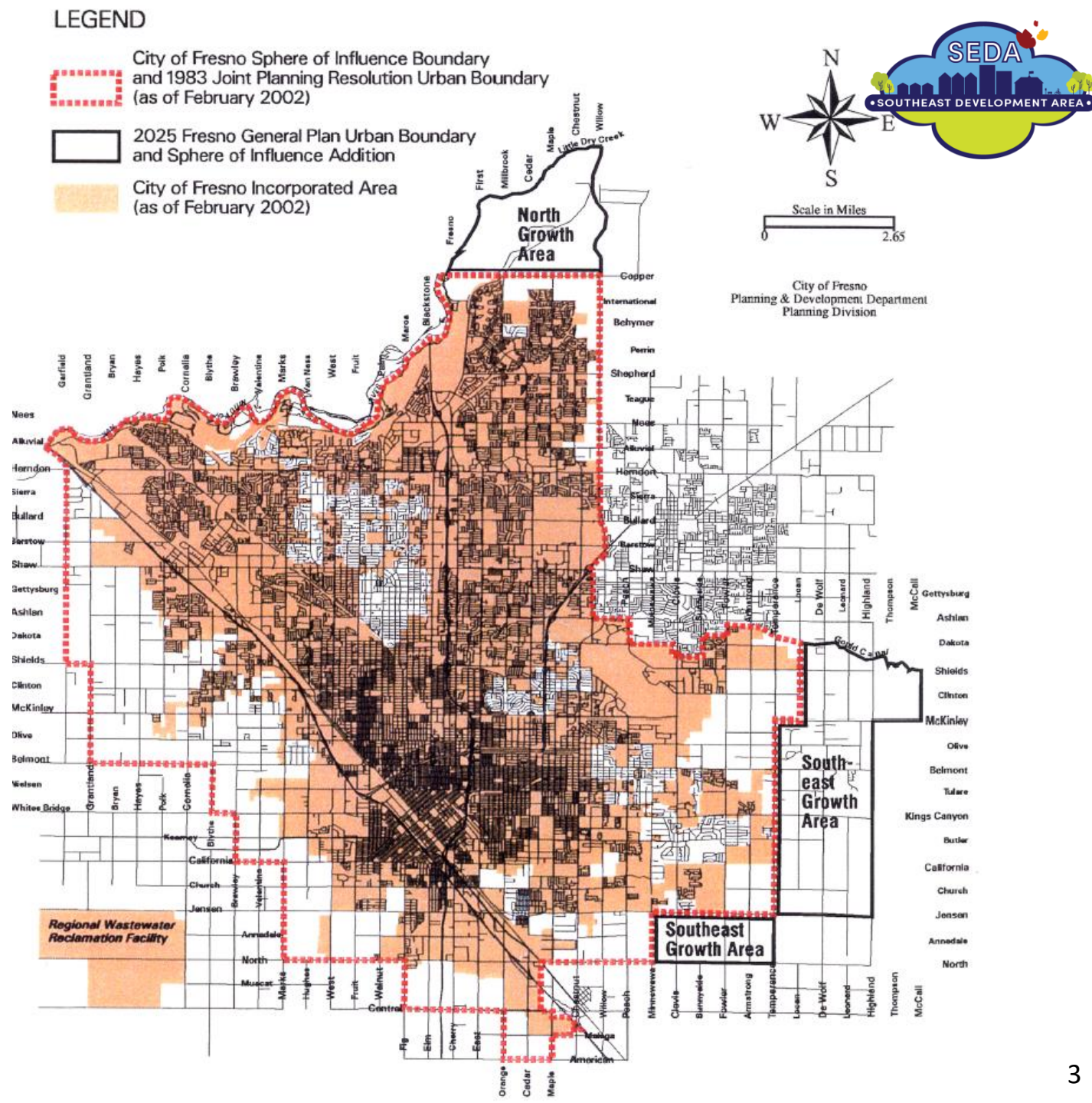


Background

Development of SEDA is not a new idea

Southeast Growth Area (SEGA) Planning Work - 2002

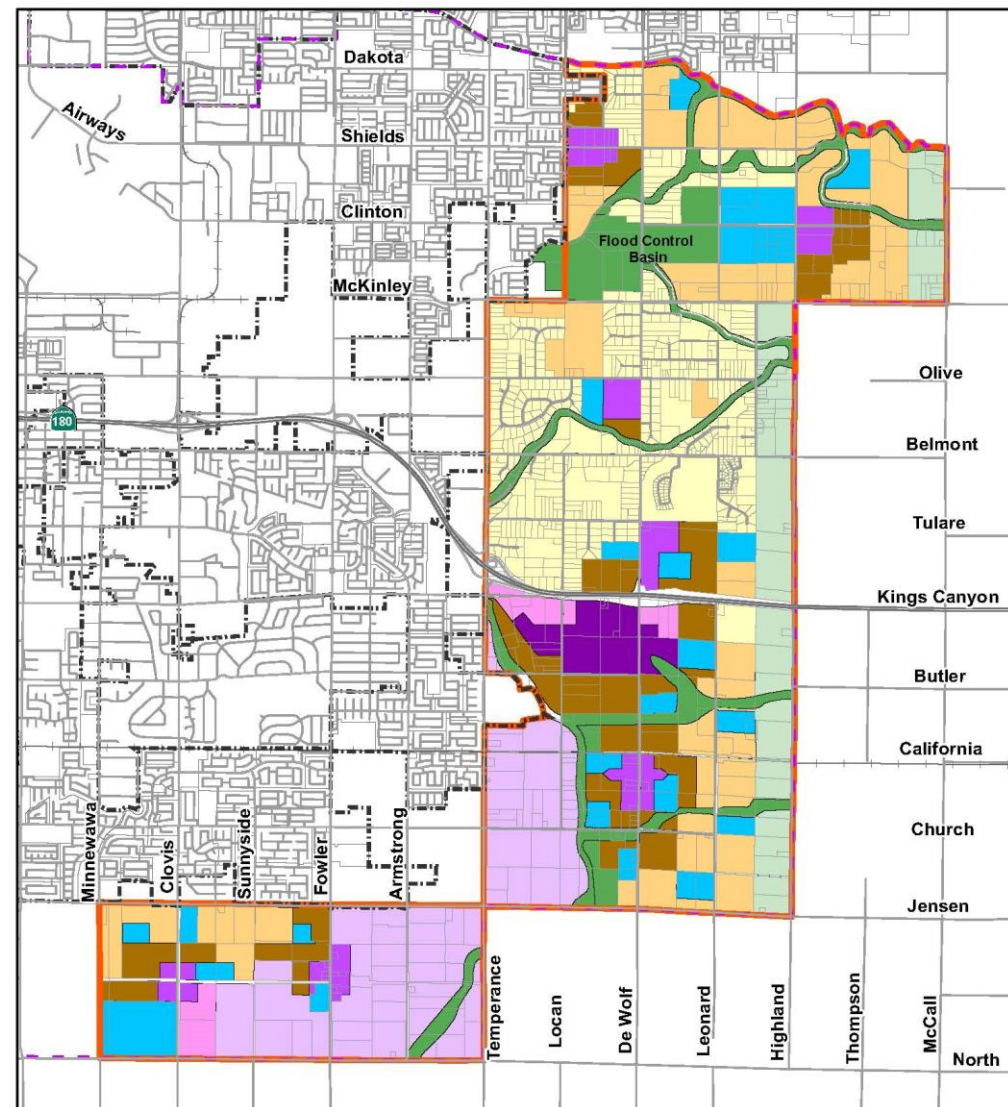
- Portions of SEGA included in prior General Plans (1958, 1964, 1974, 1984)
- SEGA formally adopted into City's Sphere of Influence in 2002 (LAFCO Resolution No. USOI-144)
- SEDA planning work started in 2006, but it was tabled following the recession.
- Draft specific plan developed and environmental analysis started



SEGA Becomes SEDA (Southeast Development Area) - 2014



- Concepts from the draft SEGA Plan were rolled into the current Fresno General Plan, adopted in 2014.
- The General Plan accommodates one-third of SEDA's capacity, or 14,900 dwelling units, by 2035 and assumes the remaining 30,000 dwelling units are planned for the future.



GENERAL PLAN LAND USE MAP

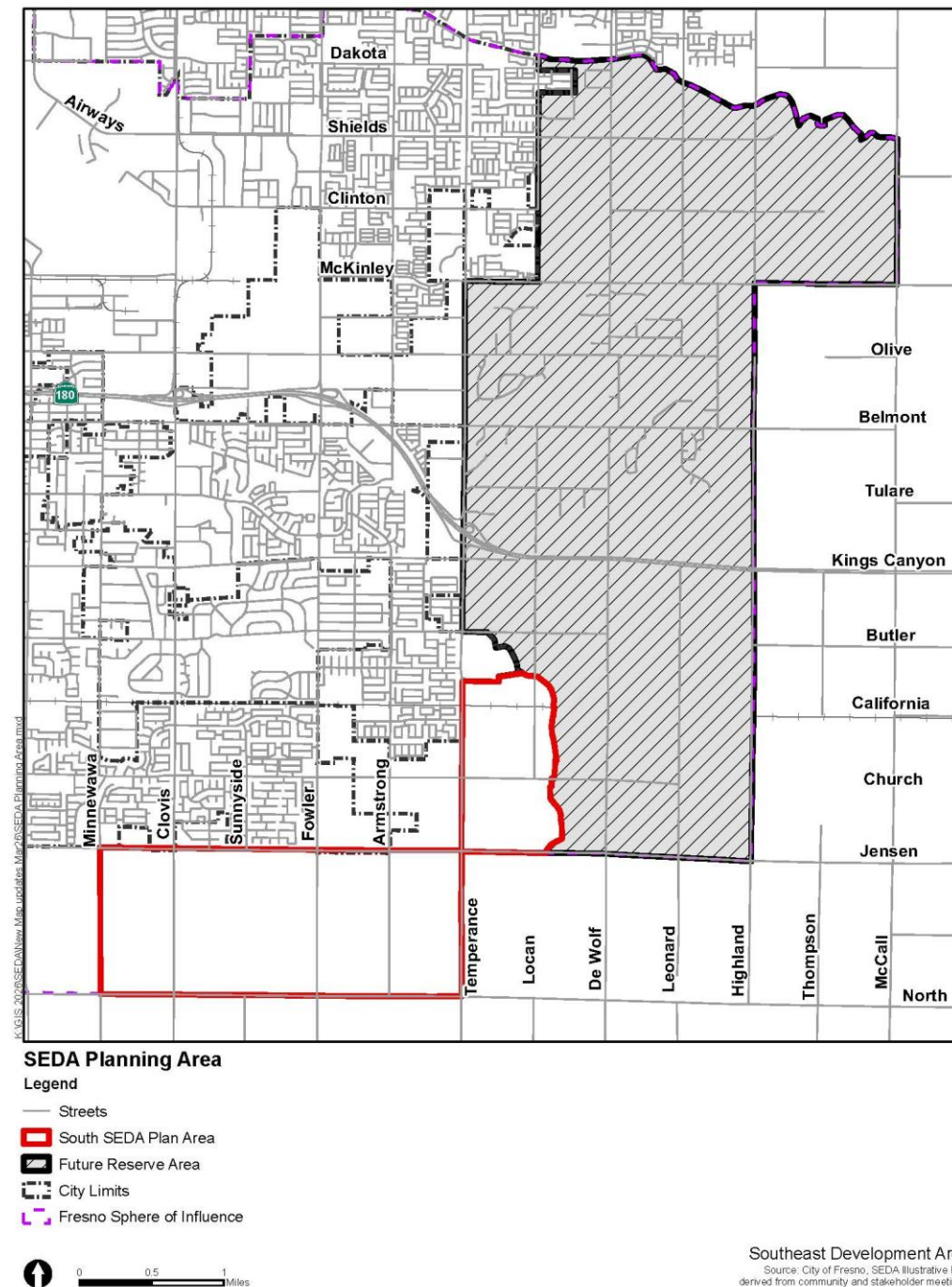


Southeast Development Area
Source: City of Fresno, SEDA Illustrative Plan
derived from community and stakeholder meetings.

SEDA Specific Plan Boundary

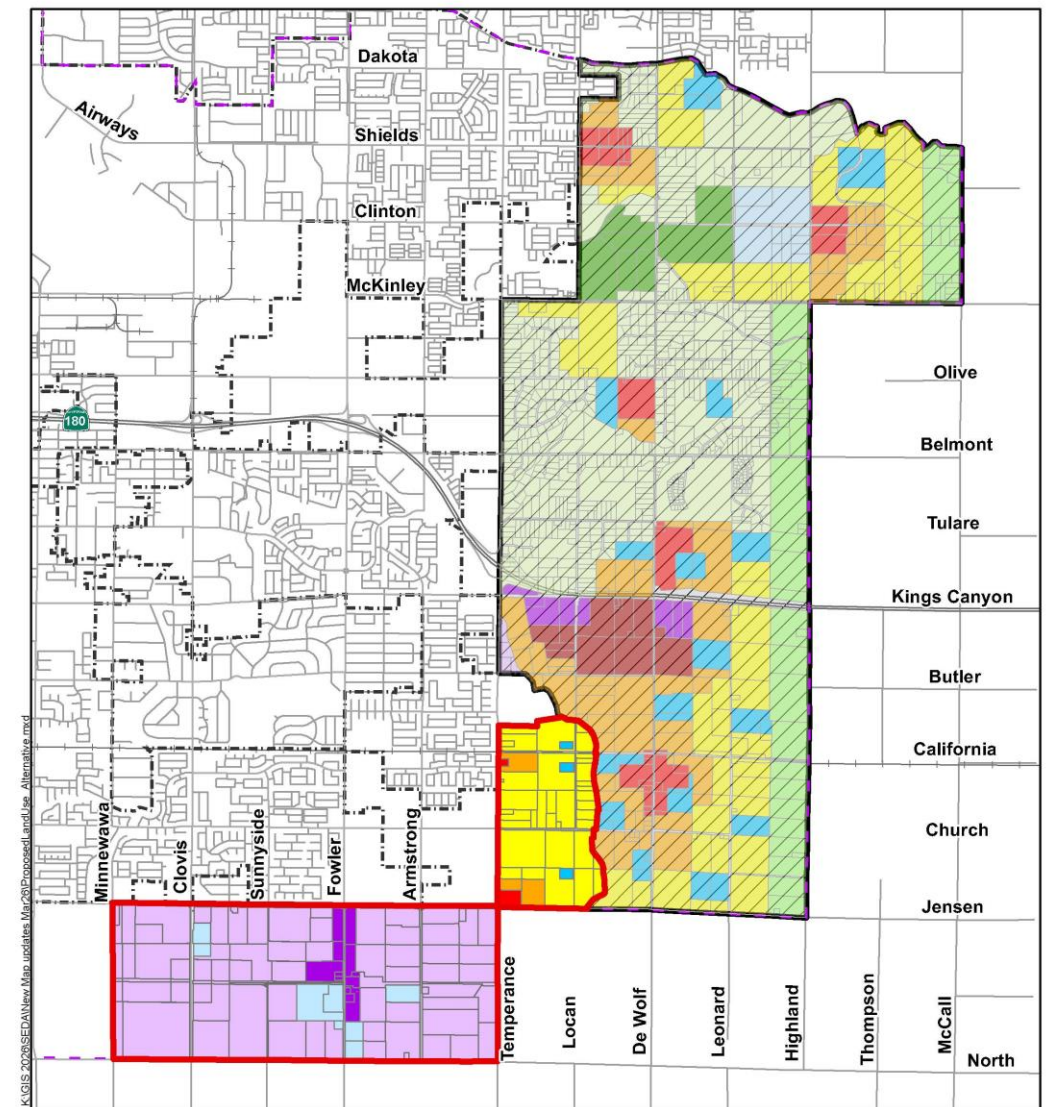


- Full Plan Area: approximately 9,000 acres
- Gould Canal on the north, McCall and Highland on the east, Jensen and North on the south, Locan, Temperance and Minnewawa on the west
- South SEDA: East of Temperance and South of Jensen



South SEDA

- South SEDA proposed as Phase 1
- East of Temperance/South of Jensen
- Major infrastructure to be installed prior to development
- Development outside of South SEDA not contemplated at time of Plan adoption until certain thresholds have been met



Modified Consolidated Business Park Alternative Map

Legend

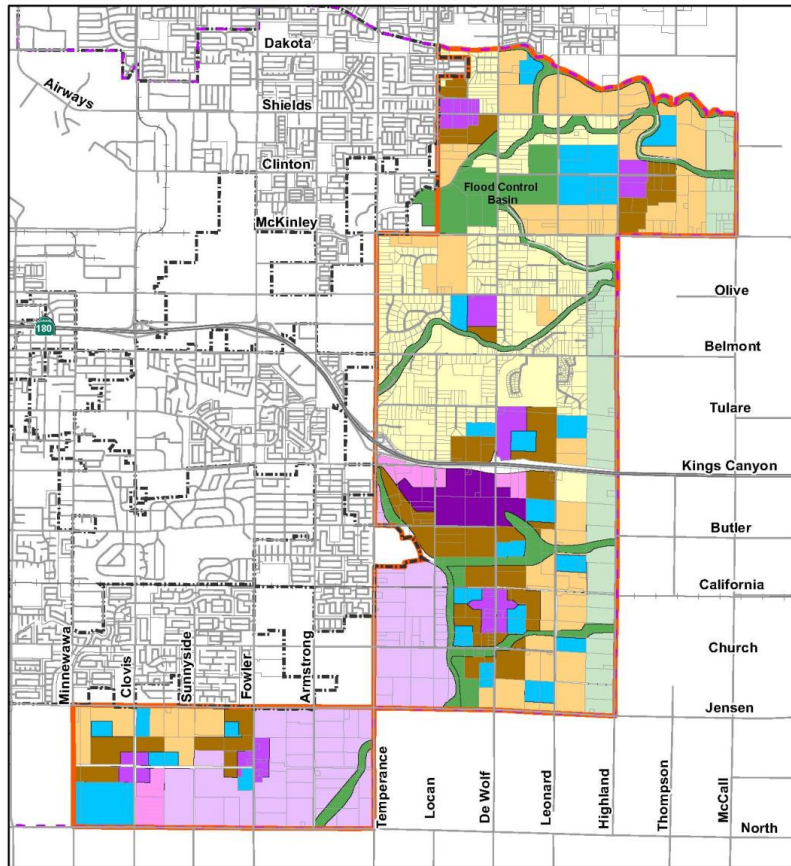
- | | | |
|---------------------------------|---------------------------|----------------------------|
| Regional Town Center | Mixed Residential | South SEDA Plan Area |
| Community Town Center | Neighborhood Residential | Future Reserve Area |
| Neighborhood Town Center | Rural Residential | City Limits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



Fresno General Plan

SEDA is included in the General Plan

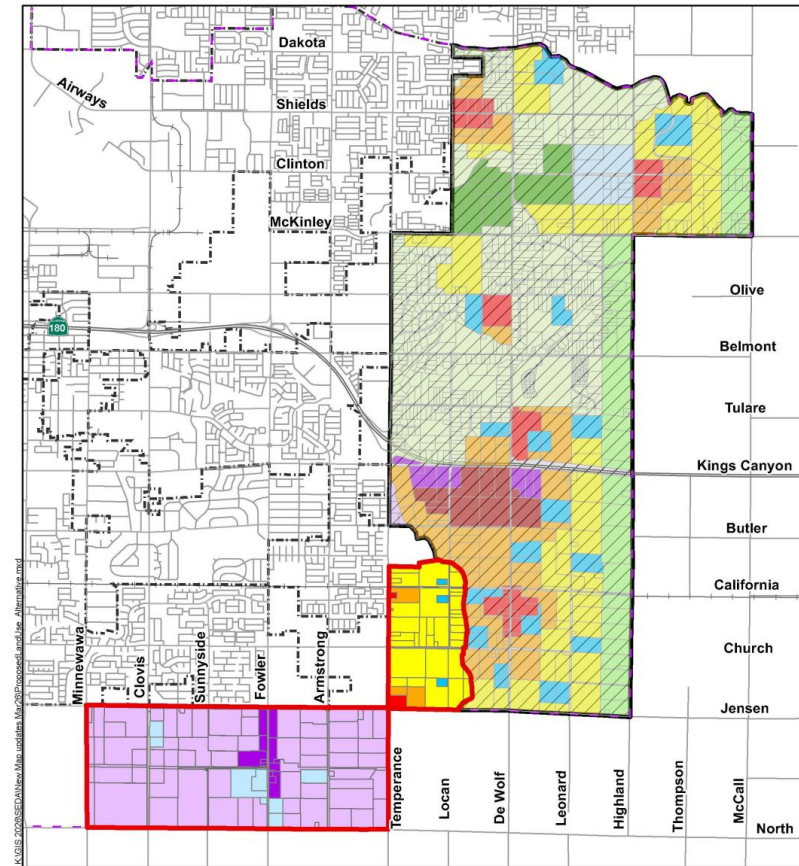
Proposed Changes to General Plan Land Use Map



GENERAL PLAN LAND USE MAP



Southeast Development Area
Source: City of Fresno, SEDA Illustrative Plan
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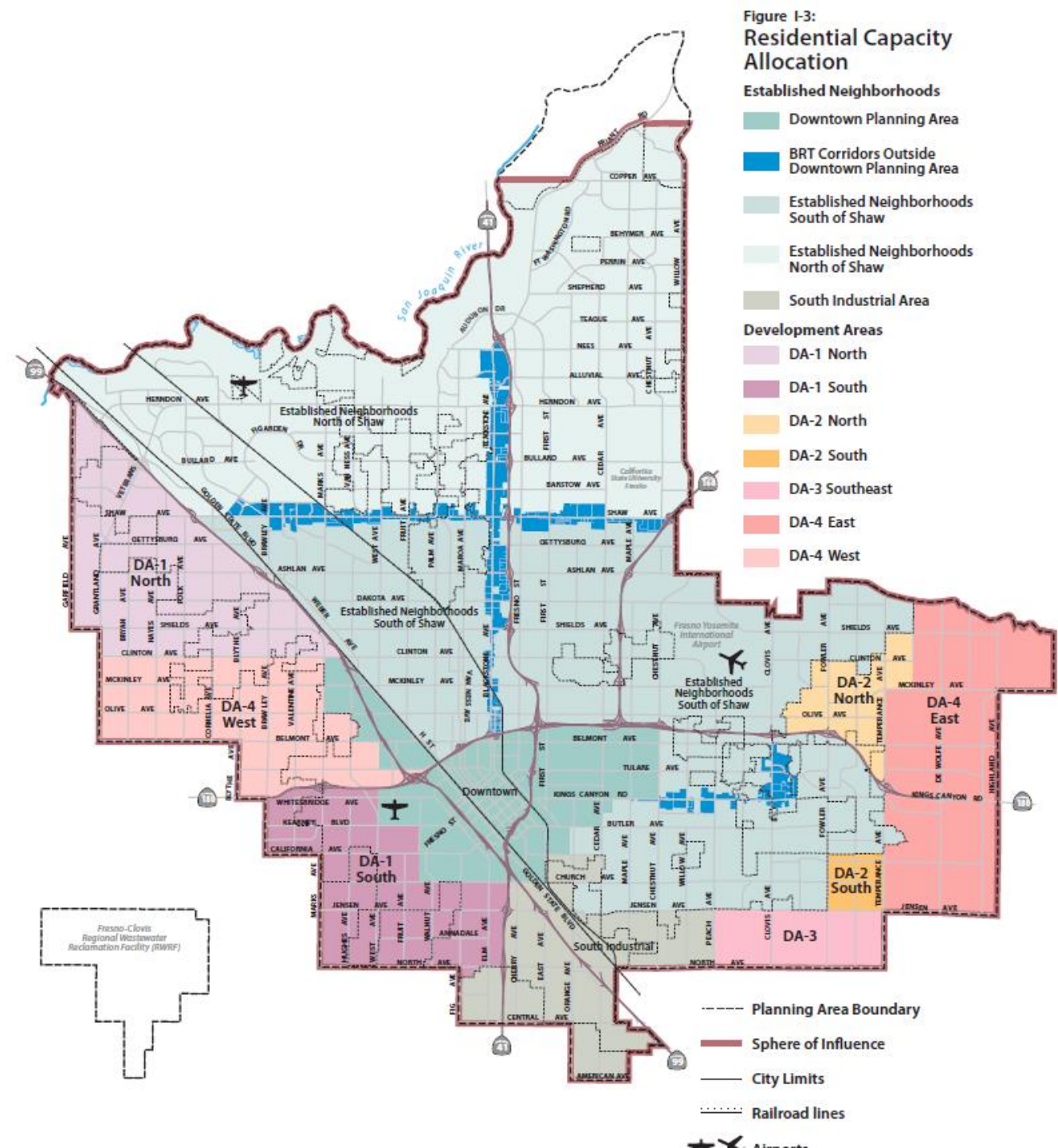
Modified Consolidated Business Park Alternative Map



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

Development Areas

Fresno General Plan



Southeast Development Area Specific Plan

SPECIFIC PLAN GOALS



Quantified Objectives

- 40,000 to 45,000 dwelling units
- 30,000 to 37,000 jobs



Housing Choice

- Provide land uses that allow for a variety of housing choices available for a mix of incomes, age groups and lifestyles



Mixed Use Town Centers

- Mix shopping, housing and jobs in proximity to one another



Fiscal Responsibility

- Provide self-financing for development of the SEDA



High Quality Transit Service

- Provide convenient and frequent transit service throughout the Plan Area and region



Innovative Employment Areas

- Attract opportunities in green technology



Social Equity

- Promote health by reducing harmful emissions from cars and industry



Walkable Neighborhoods

- Provide for nearly all residences to be within walking distance of amenities



Community Farming and Agriculture

- Create a buffer that includes rural homes, organic farming and open spaces



Environmental Sustainability

- Reduce energy and water consumption through more efficient land use patterns



Parks, Open Space and Trails

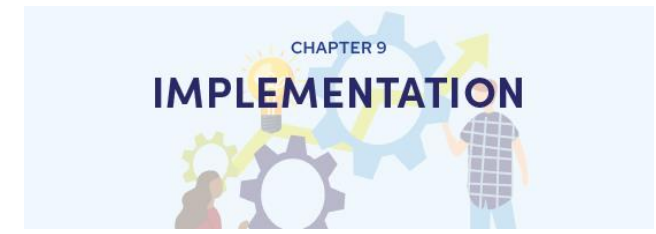
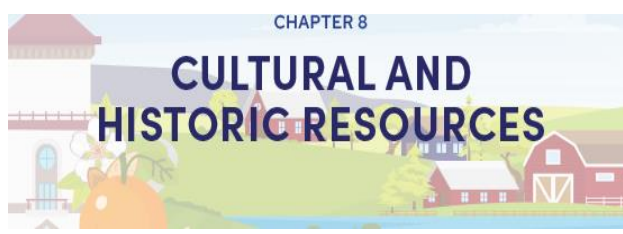
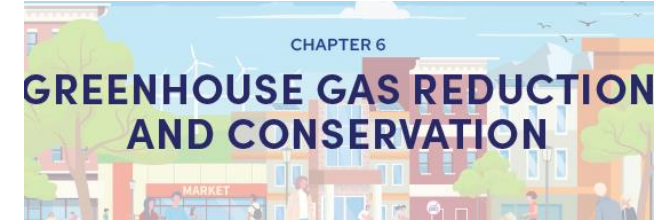
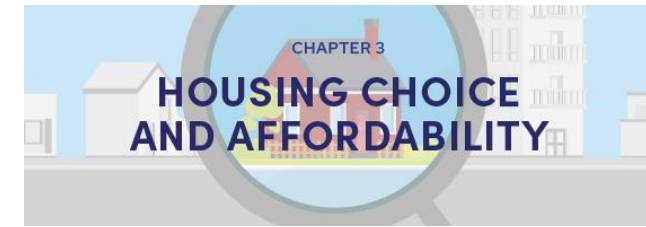
- Prepare a future Parks and Trails Master Plan



Implementation

- Develop the SEDA in an organized and phased manner based on housing needs and infrastructure availability

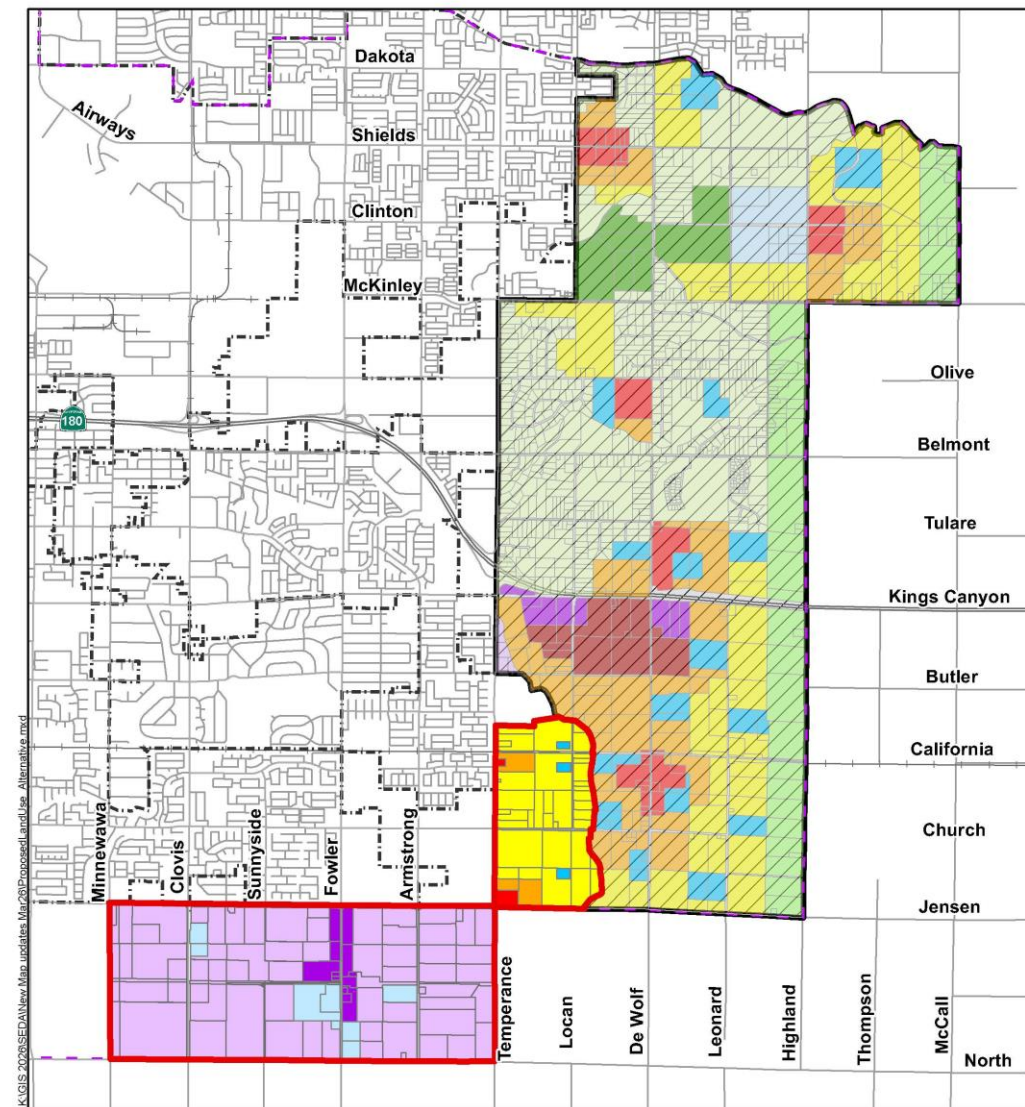
Specific Plan Structure



Chapter 2 – Urban Form



- Land use map revised to Modified Consolidated Business Park Alternative
- South SEDA proposed as Phase 1 with thresholds for future development
- Policy highlights:
 - Right-to-Farm / ANX Overlay / Horse keeping
 - Community Benefit Fund
 - Cost and timing for utility hookups



Modified Consolidated Business Park Alternative Map

Legend

- | | | |
|---------------------------------|---------------------------|----------------------------|
| Regional Town Center | Mixed Residential | South SEDA Plan Area |
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Right-to-Farm



- Fresno County Right-to-Farm Ordinance
- Policy UF-1.6: Protects existing farming operations where adjacent to residential development

Annexed Rural Residential Transitional Overlay (ANX Overlay)



- Fresno Municipal Code (FMC) Section 15-1606: allows Rural Residential use of properties upon annexation to the City
- Policy UF-3.3: Permits continued use of legally established uses in Fresno County on annexed Rural Residential properties
 - Fresno County regulations supersede FMC in event of conflict
 - Animal keeping, agricultural uses, existing buildings

Equine Overlay



- Fresno Municipal Code (FMC) Section 15-1607: established to identify suburban residential areas where horses or other equine are allowed to be kept
- Policy UF-3.4 Horse Keeping: allows horse keeping in suburban residential areas.
 - Fresno County regulations supersede FMC in event of conflict

Community Benefit Fund & Connections to City Services



- Policy UF-3.5: requires creation of a Community Benefit Fund (CBF) which would pay for residential connections to City services (water and sewer)
- Policies UF 3.6 – UF 3.9: establish timing and requirements for connections to City services

Existing Water Wells (City Service Available)

Single-unit rural residential properties with active water wells can continue use of each well until water resources have are no longer available. At that time, should City services be available, property owners will be required to connect to available water utilities within five years of installation of said utility pipe.

Existing Water Wells (City Service Unavailable)

Single-unit rural residential properties with active water wells can continue use of each well until water resources have are no longer available. At that time, if City services are not available, property owners can continue to obtain a Well Permit with the Fresno County Department of Public Works to deepen the existing well to access local water.

Septic Tanks (City Service Available)

Single-unit rural residential properties with existing septic tanks can continue the use for residential sewage waste. At that time, should City services be available, property owners will be required to connect to available utilities within five years of installation of said utility pipe.

Septic Tanks (City Service Unavailable)

Single-unit rural residential properties with existing septic tanks can continue the use for residential sewage waste. At that time, if City services are not available, property owners can continue to use existing septic tanks for residential sewage waste.

Legal Non-Conforming Uses/Structures



- Fresno Municipal Code (FMC) Article 4: permits continued use of structures, site features, lots and uses that were created lawfully prior to adoption of Development Code
 - Also applies to legally established uses/structures prior to annexation into City
 - Any legal non-conforming use/structure may be continued **indefinitely** until such a time the property is redeveloped

Town Centers

Regional Town Center



- Primary mixed-use employment center, retail destination and host to major attractions
- Medium to higher density housing (max average net density: 70 dwelling units/acre)
- Will serve 40,000 to 60,000 households

Community Town Centers



- 7 Community Town Centers across the Plan Area
- Commercial, civic and other services (grocery stores, business services etc.)
- Medium density housing (max average net density: 55 dwelling units/acre)
- Will serve 5,000 to 10,000 households

Neighborhood Town Centers



- Essential walk, bike transit and short drive access to civic services and amenities (schools, parks etc.)
- Medium to low density housing (max average net density: 30 dwelling units/acre)
- Will serve 1,500 to 2,000 households

Residential Land Uses

Mixed Residential



- Supports Regional and Community Town Centers with residential and retail uses
- Medium and higher density housing (average net density: 25 dwelling units/acre)

Neighborhood Residential



- Surrounds Neighborhood Town Centers and support retail and employment services
- Single and multi-family housing (average net density: 20 dwelling units/acre)

Rural Residential



- Approximately 2,160 acres of Rural Residential in SEDA today
- Preserves existing Rural Residential properties under ANX Overlay (FMC Section 15-1606)
- Single family housing (1 dwelling unit/lot)

Rural Cluster Residential



- Located along eastern edge of SEDA
- Transitional buffer between urban uses and agricultural operations outside of SEDA
- Single family housing (0.5 dwelling units/acre)

Employment and Institutional Land Uses



Office Center



- Located adjacent to Regional and Community Centers or along transportation corridors
- Includes professional office and compatible commercial uses (restaurants, coffee shops, cafes, banks, etc.)

Flexible Research and Development



- Located west of Briggs Canal and/or south of Jensen Avenue
- Includes research and development, light manufacturing, product testing centers, offices and compatible commercial uses (restaurants, coffee shops, cafes, banks, etc.)

Institutional



- Includes existing and planned educational facilities such as K-12 schools or university and state community college facilities

Chapter 3 – Housing Choice and Affordability

- The SEDA Plan accommodates a diverse range of housing from medium and higher density to small and medium lot single family options
- Policy highlights:
 - Alignment with the Fresno General Plan Housing Element to provide incentives for housing development, pursue state and federal funding sources for housing, strengthen partnerships with affordable housing developers



Chapter 4 – Open Space, Schools and Public Facilities



- The SEDA will feature a range of parks from pocket parks to large natural open spaces and agricultural areas to serve active and passive recreation needs
- Policy highlights:
 - Completion of a future Parks and Trails Master Plan
 - Inter-agency collaboration with school districts and local agencies to develop schools and public facilities
 - Buffers around schools and safe routes to schools



Greenways



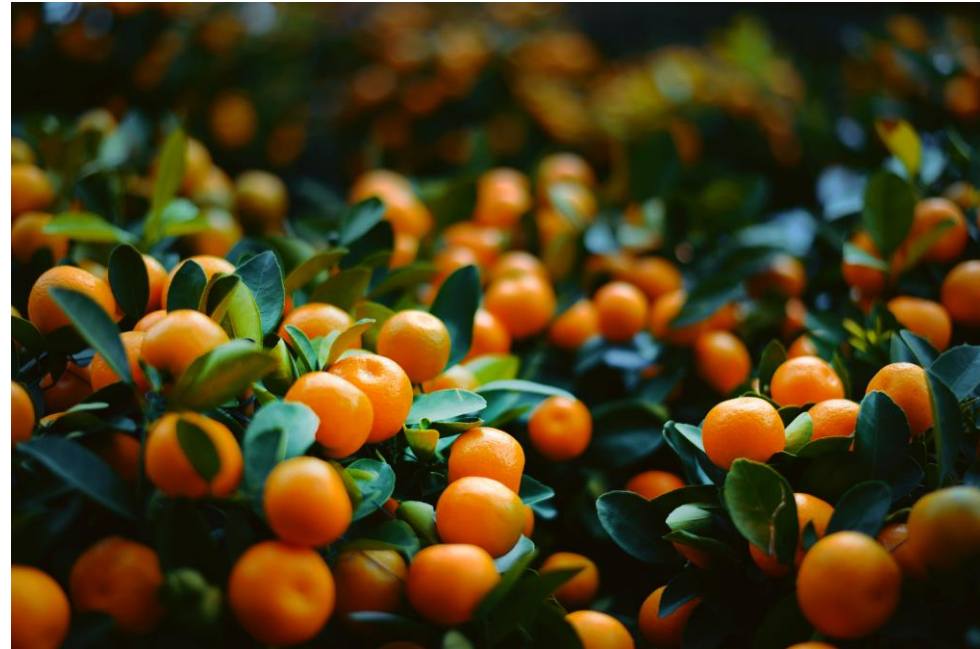
Regional Center Green



Buffers Around Schools

- Policy OS-8.3 and Policy OS-8.4 Buffers Around Schools
 - Requires placement of loading docks and emission generating equipment away from schools
 - Requires installation of solid or vegetative buffers between emission sources and schools
- Policy OS-8.5: Safe Routes to Schools

Chapter 5 – Community Farming and Agriculture



- The SEDA Plan supports the continued presence of agricultural uses by incorporating the following:
 - Fresno County Right-to-Farm Ordinance
 - Annexed Rural Residential Transitional Overlay District
 - Rural Cluster Residential land use along the eastern boundary of the Plan Area
 - Supporting properties with Williamson Act Contracts

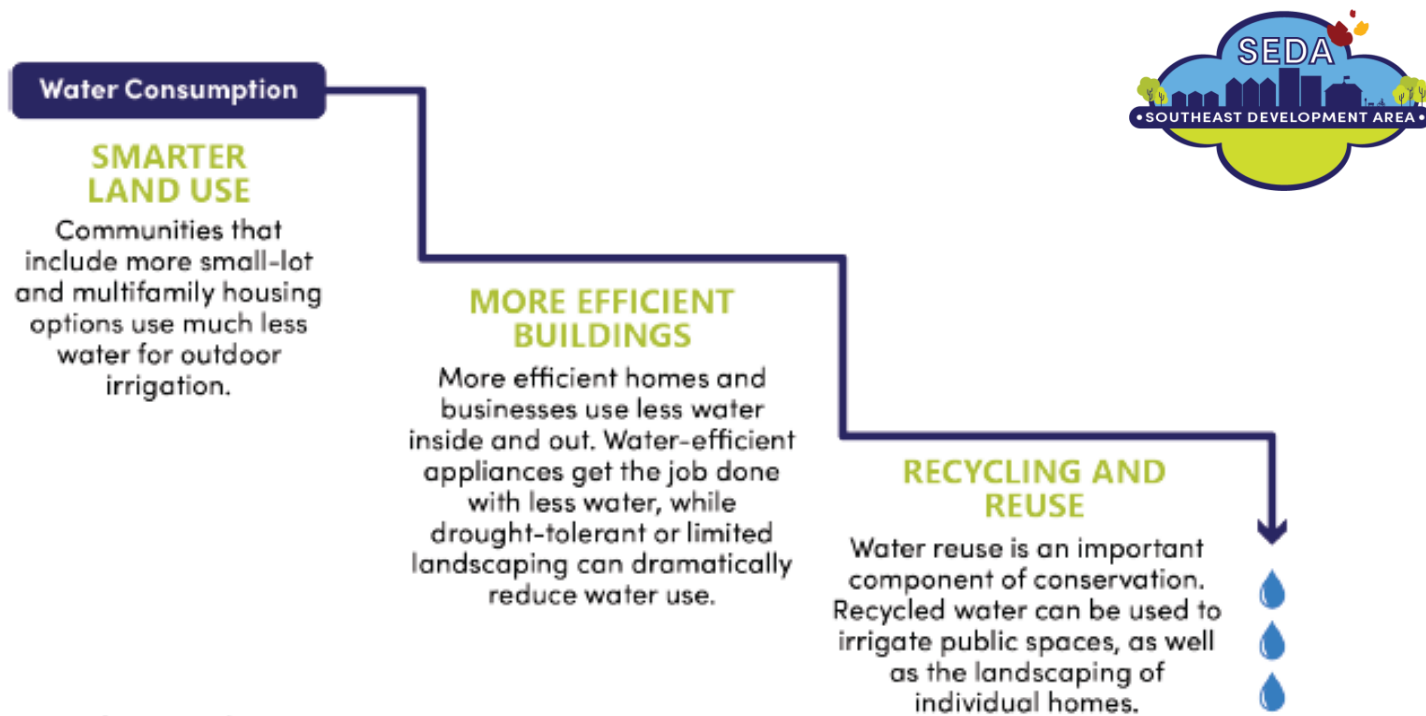
Agricultural Preservation



- Fresno County Right-to-Farm Ordinance
- Policy CF-1.4 Williamson Act Contracts: the City will not initiate termination of Williamson Act Contracts

Chapter 6 – Greenhouse Gas Reduction and Conservation

- The SEDA Plan seeks to protect existing resources, conserve water and energy and divert waste in order to reduce greenhouse gas emissions
- Policy highlights:
 - Meeting statewide targets for GHG emissions
 - Linking land use and transportation to reduce vehicular emissions
 - Establishing programs that promote recycling and diversion of waste from landfills
 - Integrating water supply, treatment and delivery and flood control and stormwater planning
 - Promoting Low Impact Development (LID) practices



Chapter 7 – Economic Opportunity



- The SEDA Plan is projected to accommodate up to 37,000 jobs in Mixed Use and Flexible Research and Development Districts
- The SEDA network will offer a new framework of interconnected town centers and neighborhoods for easy access and amenities that can attract and retain employers and new residents
- Policy highlights:
 - Supporting clean energy and agricultural technologies
 - Attracting investment to Fresno



Chapter 8 – Cultural and Historic Resources



- The SEDA Plan will maintain elements of Fresno's rich agricultural history through land uses that preserve existing agricultural lands
- Local register does not currently include features within the SEDA
- Policy highlights:
 - Cultural Resource Surveys
 - Resource protection



Chapter 9 – Implementation



Phasing and Thresholds

- Phased approach: development will first occur in the South SEDA areas East of Temperance and South of Jensen.
- All other areas within the SEDA Plan boundary will be identified as "Future Reserve Areas."
- Before development can be permitted in a Future Reserve Area, 75% of the residential land uses in the current phase must be developed and occupied. This shall be measured by 75% of the total acreage dedicated for residential land uses in each phase in addition to the available occupancy rate.
- Once 75% of the residential is developed and occupied, a new supplemental EIR and financing analysis will be required to analyze future environmental impacts and costs associated with development in the next identified Future Reserve Area. This shall be initiated by and at the responsibility of the City of Fresno.
- Selection of boundaries for Future Reserve Areas. This will identify where future development should occur.
- Following completion of a supplemental EIR and fiscal analysis, the Council could schedule a voter referendum to approve the next area ready for development.

- South SEDA as Phase 1 (East of Temperance, South of Jensen)
- Phasing and Thresholds must be met prior to development in Future Reserve Areas
- Following plan adoption:
 - Development code update
 - SEDA Parks and Trails Master Plan
 - Construction of up-front infrastructure in South SEDA

Environmental Impact Report (EIR)

SEDA EIR

- February 7, 2025 Recirculated Draft
- June 2, 2025 Final EIR (Response to Comments and Errata)
- July 29, 2026 Findings of Fact and Statement of Overriding Considerations



FINAL
Environmental Impact Report
Fresno Southeast Development Area Specific Plan Project
City of Fresno, Fresno County, California

State Clearinghouse Number 2022020486

Prepared for:
City of Fresno
Planning and Development Department
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Third Floor, Room 3043
Fresno, CA 93721
longrangeplanning@fresno.gov

Contact: Sophia Pagoulatos, Planning Manager, City of Fresno

Prepared by:
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Walnut Creek, CA 94597
925.357.2562

Contact: Mary Bean and Phil Ault, Project Director
Rachel Krusenoski, Project Manager

Date: June 2, 2025

Air Quality



Mitigation Measures

- Demonstrate use of “super-compliant” architectural coatings
- Technical air quality assessment for construction-related impacts and related mitigation measures
- Technical air quality assessment for operational impacts and imposition of related mitigation measures
- Submission of a Health Risk Assessment if toxic emissions exceed threshold within 1,000 feet of sensitive receptors

Aesthetics, Light and Glare



Mitigation Measures

- Use of shields to direct lighting away from sensitive land uses
- Use of nonreflective building materials

Noise



Mitigation Measures

- Limitations on construction hours
- Project level noise construction analysis near sensitive receptors
- Preparation of the following plans prior to construction, when applicable:
 - Construction noise mitigation
 - Traffic noise reduction
 - Stationary source noise reduction
 - Construction vibration reduction

Agricultural Resources and Forestry Resources



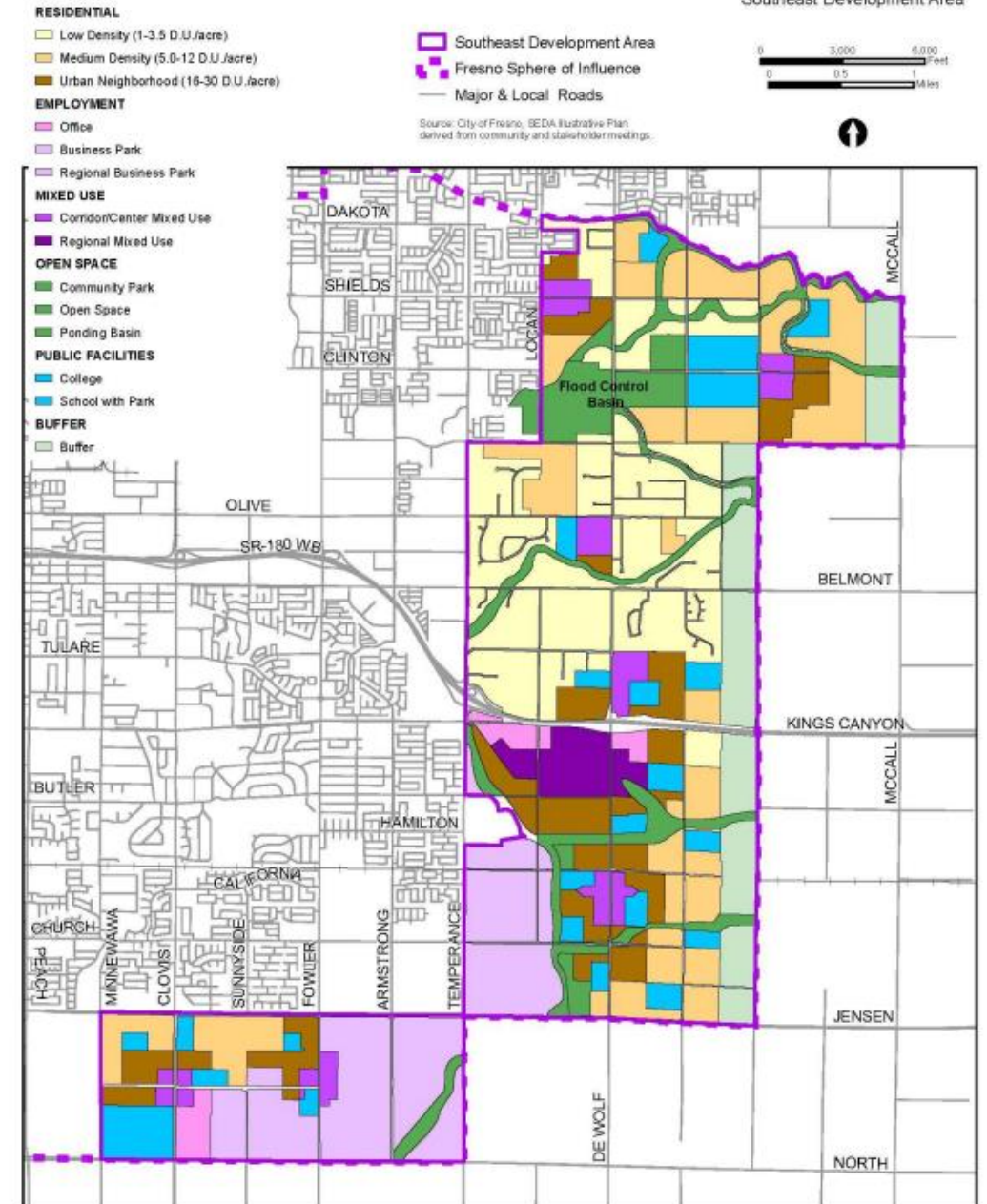
Mitigation Measures

- Compensate for the loss of Prime Farmland within the Plan Area by preserving an equivalent type and quantity of land at a 1:1 ratio through recordation of a conservation easement or other recorded instrument, such as a covenant or deed that restricts the preserved land in perpetuity to agricultural uses.

EIR Alternative No. 1: No Project

- Specific Plan is not approved
- Future development in Plan Area developed according to General Plan land use

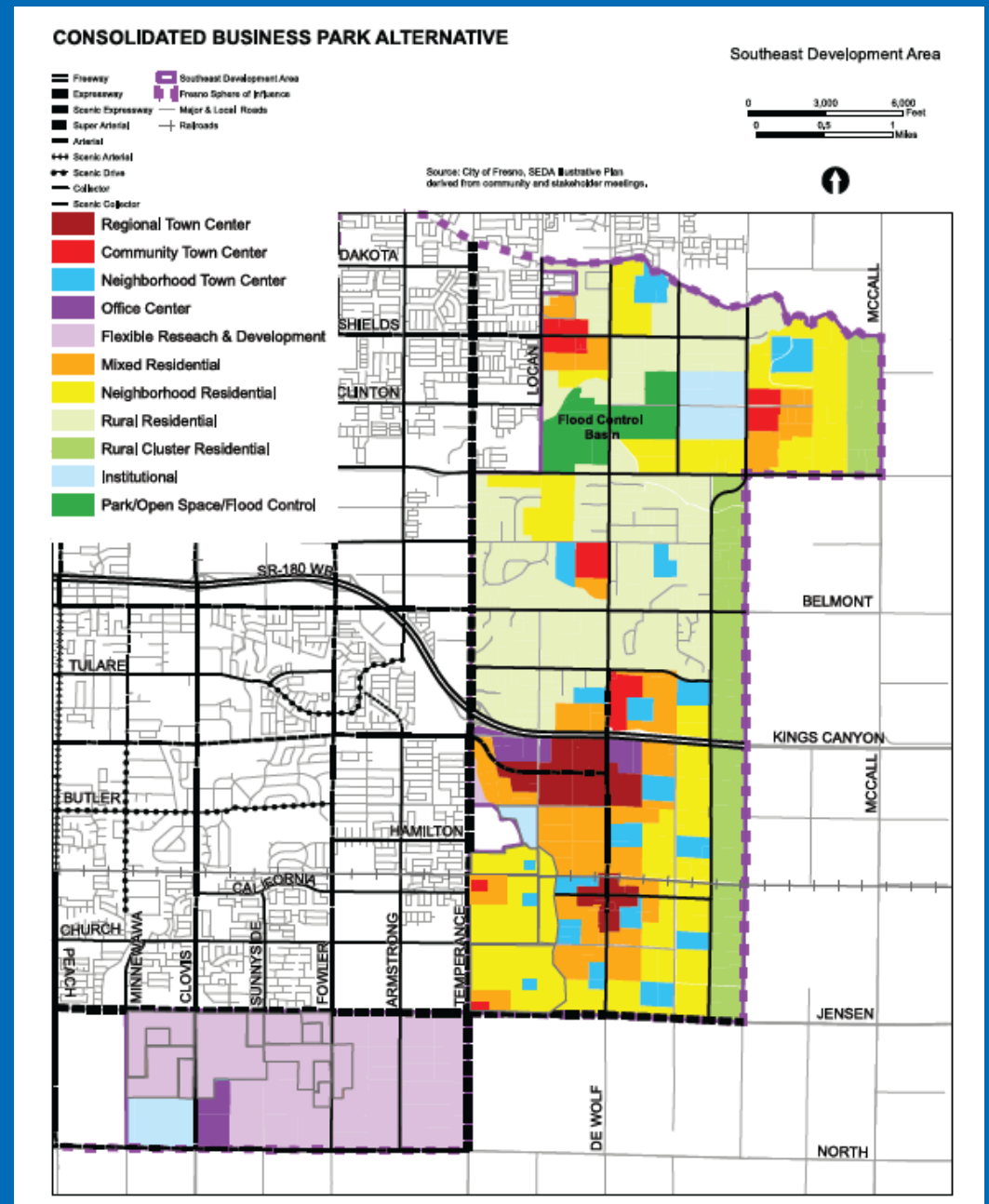
GENERAL PLAN LAND USE MAP



Map 2.4 SEDS General Plan Land Use (Existing)

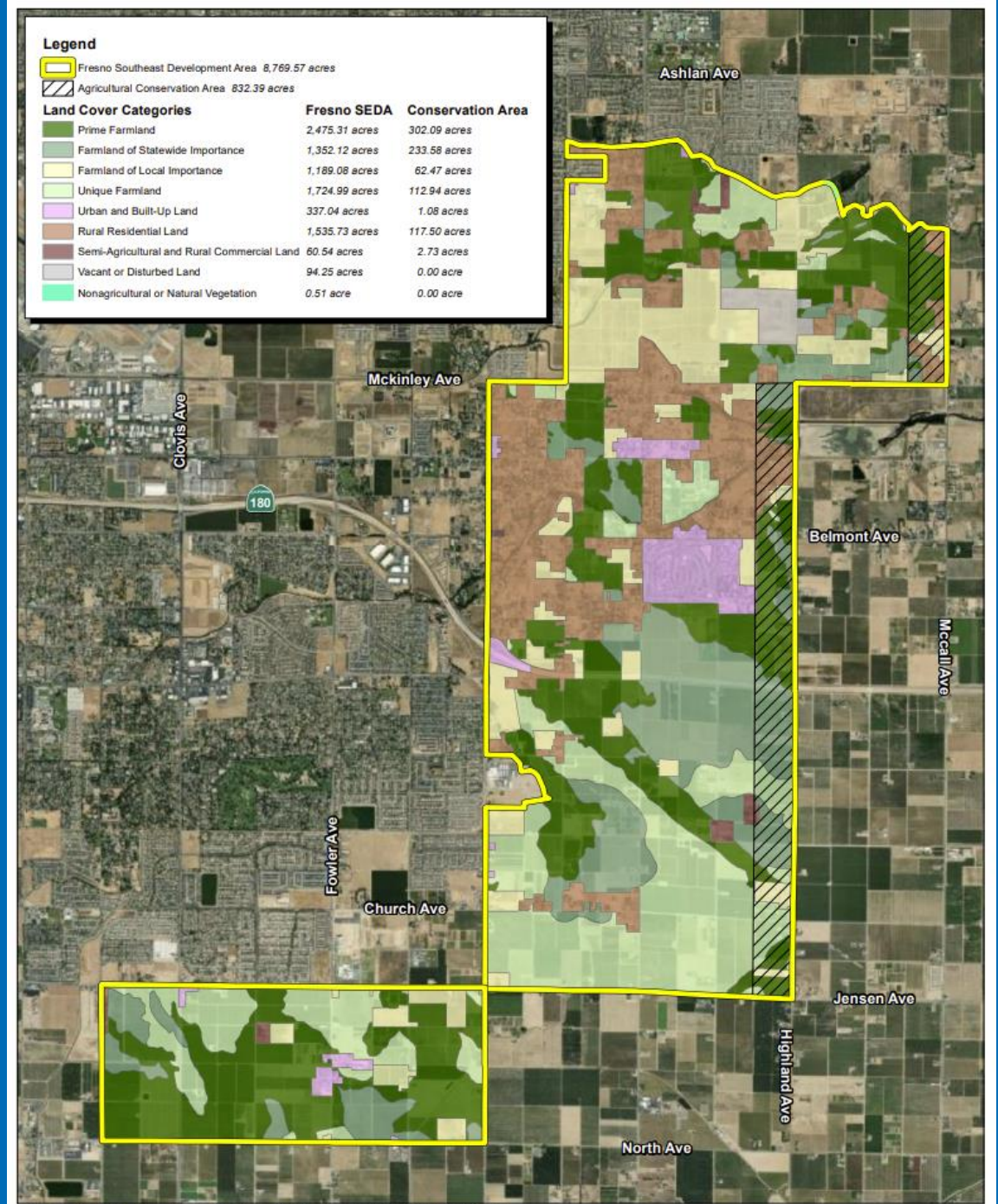
EIR Alternative No. 2: Consolidated Business Park

- Identified as the environmentally superior alternative
- Accommodates 2,100 fewer homes and 1,000 fewer jobs compared to proposed Project
- Consolidates Flexible Research and Development land designations



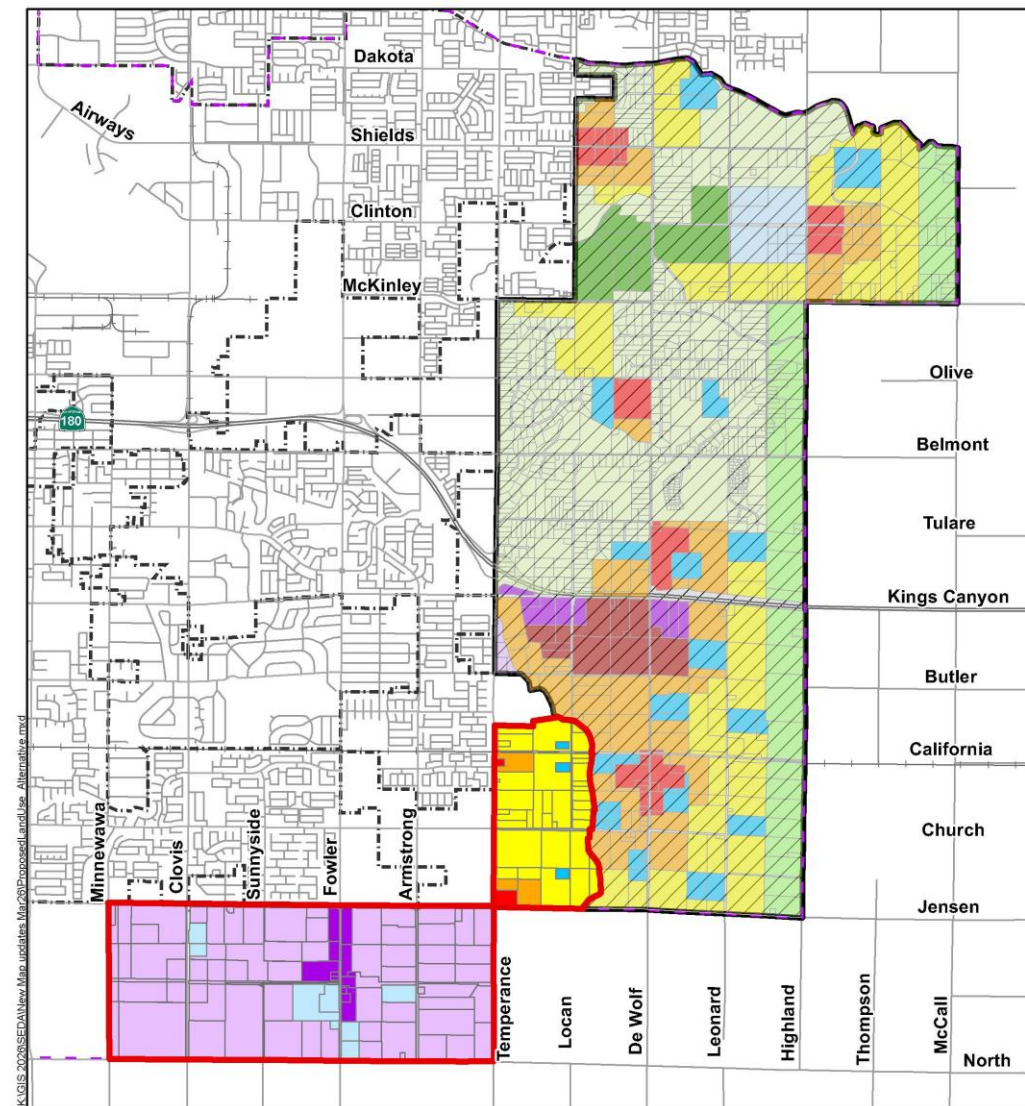
EIR Alternative No. 3: Farmland Conservation

- Results in greater farmland conservation
- Conserves a total of 648.61 acres of farmland



Selection of Modified EIR Alternative No. 2

- Modified version of Alternative 2 selected as proposed land use map
- South SEDA as Phase 1
- Major infrastructure to be installed prior to development
- Development outside of South SEDA not contemplated at time of Plan adoption until certain thresholds have been met



Modified Consolidated Business Park Alternative Map

Legend

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



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

Planning Process

Public Comment



- Public comments were received in-person at all public workshops and during EIR comment periods
- Most recurring Specific Plan and EIR comments include:
 - Specific Plan Comments:
 - Annexation/City service requirements
 - Land use changes on private property
 - Fiscal impacts
 - EIR Comments:
 - Air quality and greenhouse gas emissions
 - Water resources
 - Agricultural resources

Planning Commission & City Council Direction (2025)



- Planning Commission – November 19, 2025
 - Recommended certification of the EIR and approval of the Specific Plan with the following amendments:
 - Incorporate Environmental Alternatives 2 (Consolidated Business Park) and Alternative 3 (Farmland Conservation)
- City Council – December 18, 2025
 - Referred item back to staff with the following revisions:
 - Provide updated fiscal analysis
 - Evaluate and select modified consolidated Business Park Alternative
 - Establish development thresholds and phasing

Revisions to Specific Plan



- Selection of Council-directed modified Consolidated Business Park Alternative
- South SEDA as Phase 1
- Thresholds and phasing
- Policy revisions

Revisions to Environmental Impact Report



- Council-directed selection of Consolidated Business Park Alternative with modifications
- Review of EIR to ensure modifications fell within scope of current EIR
- EIR updated to identify the modified Consolidated Business Park Alternative as preferred land use map

Thresholds and Phasing



- Phased approach: South SEDA as Phase 1
- Thresholds for future development
- Selection of Future Reserve Areas
- Supplemental EIFD and fiscal analysis prior to development in Future Reserve Areas
- Voter referendum to approve next phase of development in Future Reserve Area

Recommendation

Recommendation

- **RECOMMEND CERTIFICATION** of Final Environmental Impact Report (EIR SCH No. 2022020486), for the Southeast Development Area Specific Plan
 - **RECOMMEND ADOPTION** of Findings of Fact and Statement of Overriding Considerations prepared pursuant to CEQA Guidelines Section 15091; and
 - **RECOMMEND ADOPTION** of a Mitigation Monitoring and Reporting Program prepared pursuant to CEQA Guidelines Section 15097.
- **RECOMMEND APPROVAL** of Plan Amendment Application No. P23-03090, which proposes to adopt the Southeast Development Area Specific Plan and accompanying Planned Land Use Map
- **RECOMMEND APPROVAL** of Plan Amendment Application No. P23-03091, which proposes to update the Planned Land Use Map (Figure LU-1), the Dual Designation Map (Figure LU-2) and text of the Fresno General Plan to incorporate the land use changes proposed in the Southeast Development Area Specific Plan