

Planning Commission

August 19, 2026



Information Packet

ITEMS

File ID 26-891

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 - Planning & Development Department.

Contents of Supplement:

Revised Supplemental Exhibit Q – Public Comments 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.

Revised Supplemental Exhibit Q



in Community.
in Jobs.
in **Our Future.**

INVESTFresnoCA.com

August 17, 2026

Kathy Bray, Chair
Planning Commission
City of Fresno
2600 Fresno Street
Fresno, CA 93721

Submitted Electronically

PublicCommentsPlanning@fresno.gov

RE: SUPPORT – (ID 26-891) Southeast Development Area Specific Plan

Dear Chairwoman Bray and Members of the Planning Commission:

On behalf of INVEST Fresno, a coalition of residents, businesses, and community organizations committed to building a diverse and sustainable economy in Fresno, we write to express support for the revised Southeast Development Area Specific Plan (SEDA), and in particular South SEDA, coming before the Commission on August 19.

Fresno is in the middle of a housing affordability crisis. Families are being priced out of the dream of homeownership, young people are leaving for other cities, and demand continues to outpace supply. Spanning roughly 9,000 acres in southeast Fresno, SEDA is projected to accommodate as many as 45,000 new homes and support the creation of approximately 37,000 jobs, with a recent city-commissioned market study forecasting demand for roughly 14,000 units in the area between 2030 and 2049. This is exactly the kind of planned, thoughtful growth Fresno needs, and we are encouraged that the City has continued to refine the plan in response to community and stakeholder input.

In particular, we support the City's intended approach of moving forward with South SEDA in Phase 1. Sequencing the plan this way allows the City to deliver near-term housing and job-creating capacity in the area best positioned to support it.

Fresno's budget is closely tied to the strength of its local economy. By attracting new businesses, encouraging housing development, and revitalizing underutilized areas, the City can expand and diversify its tax base. A broader tax base increases property tax, sales tax, and business license revenue without necessarily raising taxes on residents and consumers. Fresno needs sustainable economic development that not only increases City revenues but also boosts employment and enhances the overall quality of life.

As the Commission considers the revised plan, we continue to urge that it preserve, rather than foreclose, the City's capacity for job-creating industrial development. Our concern remains the definition of Flexible Research and Development, which does not appear to include light or heavy industrial land uses. Most manufacturing falls within the "General Industrial" designation, yet most land uses permitted within the Flexible Research and Development Districts do not allow General Industrial uses. Where they do, such as in the Regional Business Park and Business Park zoning districts, new or expanded manufacturing uses – no matter how small – must go through the conditional use permit (CUP) process, which typically requires a full EIR. For all but the largest manufacturing projects, that requirement will render a new project non-viable.

To the extent the Flexible Research and Development District continues to exclude Light and Heavy Industrial uses, SEDA will not add meaningful new industrial capacity, and downzoning existing industrial-capable land will have the opposite of its intended effect — steering existing and potential economic investment to neighboring jurisdictions rather than keeping it, and the jobs and tax revenue that come with it, in Fresno. Ensuring the plan includes adequate opportunities for housing, light and heavy industrial, and other job-creating land uses is essential to restoring Fresno's competitiveness and keeping economic benefits within our communities.

We appreciate the Commission's time and consideration and respectfully urge that it recommend approval of the Southeast Development Area Specific Plan to the City Council, moving forward with South SEDA and prioritizing housing production alongside revenue-generating, job-creating land uses.

If you would like to discuss this matter further, please do not hesitate to contact Ben Granholm at info@INVESTFresnoCA.com. We look forward to working with you and staff to help keep Fresno's economy moving.

Sincerely,



Ethan Smith
Chairman



Ben Granholm
Executive Director

cc: Jerry Dyer, Mayor
Georgeanne White, City Manager
Councilmembers, City of Fresno

From: NATALIE ORTIZ [REDACTED]

Sent: Monday, August 17, 2026 4:52 PM

To: PublicCommentsPlanning <PublicCommentsPlanning@fresno.gov>; Adrienne Asadoorian <Adrienne.Asadoorian@fresno.gov>; Jennifer Clark <Jennifer.Clark@fresno.gov>

Subject: Public Comment - Oppose: SEDA [Records Center] City Public Records Request :: R102483-072126

External Email: Use caution with links and attachments

In further opposition to VIII-A Item 26-891 on Wednesdays agenda.

Below you will see the cities response to my PRA request regarding NDAs for data centers in SEDA. What is a basic yes or no question they have now asked for two extensions thereby making their response due AFTER the commission meeting. This is further evidence of the city's lack of transparency on this development; it's unpreparedness and dishonesty with the public when it comes to data centers in Fresno and more specifically within the Seda mega development. Conveniently, to support our opposition, there is no response to provide to your commission due to their extension

request.

Is this lying by omission? Isn't no response a response? Omission can function as a response.

For this reason and the many others in our opposition letter previously emailed to you, we ask for a no vote on the SEDA mega development also known as the mayors project phasing called South Seda.

Please vote No to SEDA.

Respectfully

Natalie Ortiz

Sent from my iPhone

Begin forwarded message:

From: Fresno Public Records Center <fresnoca@govqa.us>

Date: August 17, 2026 at 3:42:12 PM PDT

To: [REDACTED]

Cc: aimee.rios@fresno.gov, Marisa.Mendez@fresno.gov,
anna.contreras@fresno.gov, Romi.Morgan@fresno.gov,
Ricardo.Farfan@fresno.gov, Sheila.Bess@fresno.gov,
stephanie.medina@fresno.gov

Subject: [Records Center] City Public Records Request :: R102483-072126

--- Please respond above this line ---



RE: PUBLIC RECORDS REQUEST of July 21, 2026, Reference # R102483-072126.

Dear Natalie Ortiz,

The City of Fresno (City) received your public records request under the California Public Records Act (Gov. Code, § 7920.000 et seq.) on July 21, 2026. Your request seeks:

Has the city of Fresno by and through their agents, representatives and respective departments, council members, Directors, attorneys, city Counsel, City Mayor signed any Non Disclosure Agreements (NDA) with private parties over data centers within in the SEDA (southeast development area).

The City responds as follows:

The City is currently searching for the requested records. A supplemental response will be provided by August 28, 2026. If public records become available in advance of this estimate, the City will contact you promptly. Conversely, if the City encounters a need to extend its estimate, you will be contacted promptly with a revised estimated date.

Thank you for your patience in awaiting this information.

Please feel free to contact the Fresno City Attorney's Office at 559-621-7500 if you have any questions regarding this response or would like to provide additional information relating to your request.

Very truly yours,

Marisa Mendez
Senior Paralegal
for
MAO LEE
Senior Deputy City Attorney
City of Fresno

To monitor the progress or update this request please log into the [Public Records Center](#)



----- Original message -----

From: pm@patiencecilrod.com

Date: 8/15/26 4:41 PM (GMT-08:00)

To:

[REDACTED]
[REDACTED]
[REDACTED]

Cc: Andrew Janz <Andrew.Janz@fresno.gov>, Jerry Dyer <Jerry.Dyer@fresno.gov>,

Jennifer Clark <Jennifer.Clark@fresno.gov>, Georgeanne White

<[REDACTED]>, Clerk <Clerk@fresno.gov>

Subject: Fresno City Planning Commissioners

External Email: Use caution with links and attachments

Dear Chair Bray and members of the Planning Commission:

The mayor and city staff cannot lawfully bar you from communicating with members of the public

During one of our go-rounds last year on SEDA (May 2025), we were informed that Planning Director Jennifer Clark, City Manager Georgeanne White, and Mayor Jerry Dyer had directed Planning Commissioners not to communicate with members of the public who have concerns about the SEDA proposal.

We were not personally privy to these communications, and of course we hope they did not actually happen, or that the information we were given about them was not correct—such a directive would have been outside the law and contrary to the purposes for which you’ve agreed to serve your City in your role as Planning Commissioners.

However—in case this false claim surfaces again—please be aware there is no provision in California statute, nor Fresno City Code nor Ordinance, nor in the Rules that govern your proceedings, that precludes your learning directly from Fresno City residents—by letter, in a meeting, or in a chat at the grocery store—what they feel is important about the SEDA project. It is appropriate, and respectful, to hear from them.

In fact, the City’s “2024 Legal Handbook for Boards, Commissions, Committees, and Similar Bodies”^[1] explicitly anticipates Commissioners’ contact with individuals outside public hearings: see page 7, Individual Contact Exception: “1. The Individual Contact Exception. Conversations between a member of the body and any other person, that does not serve to ‘poll’ members of the body, does not constitute a ‘meeting’ for purposes of the Brown Act.”

Your deliberations and recommendations on the SEDA Plan are quasi-legislative; unlike quasi-judicial items (such as an individual variance or a specialized permit where commissioners must act as neutral judges), **legislative actions allow and encourage Commissioners to gather policy input from the community**. This is only logical, given the importance of your recommendation on SEDA to Fresno’s future.

We do request that you ask yourselves this: What would be a *legitimate* reason for you *to refuse* to speak with Fresno residents and voters? From what is the supposed “prohibition” protecting you? In whose interest is it that you *not* get additional information, and perspective, from others outside City Hall?

Finally, if you’re uncertain: before you decide whether to receive pre-hearing communications about SEDA, please ask the **City Attorney** (not Planning staff, nor the Mayor, nor his chief of staff) for a memo detailing your rights and responsibilities with respect to private communications, with citations to pertinent case law, code, ordinance, and/or statute supporting his conclusions.

I’m copying Mr. Janz here. To assist him and his staff in giving you an opinion, here is one example of how courts view *ex parte* communications in a quasi-legislative proceeding^[2]:

Here, the City Council acted in a legislative capacity. It is unknown when Council member Secord received the information packet. Even if he reviewed the material before the hearing, it did not invalidate his vote. Unlike the quasi-judicial proceeding in *English v. City of Long Beach* [(1950) 35 Cal.2d 155], a council member may review information submitted by interested parties and conduct his or her own investigation. (E.g., *Siller v.*

Board of Supervisors (1962) 58 Cal.2d 479, 484 [supervisor may view project site and rely on personal knowledge in voting on project application].) The investigation and ascertainment of facts as a basis for legislation does not render the process anything less than quasi legislative. (*City Council v. Superior Court* (1960) 179 Cal.App.2d 389, 393.) Nor is it “within the province of the court to inquire into what evidence was or was not examined or relied on by a council member in reaching his or her decision. [Citation.]” (*Southern Cal. Underground Contractors, Inc. v. City of San Diego* (2003) 108 Cal.App.4th 533, 548.)

Danielson v. City of Santa Barbara (Cal. Ct. App., Mar. 29, 2004, No. B167413) 2004 WL 605361, at *5.

I look forward to hearing back from Mr. Janz if he disagrees with the court on this. In the meantime, we will be forwarding you a substantive letter, probably late Monday or early Tuesday, on the merits of the SEDA Plan in its current form.

Thanking you for your important service, and for your consideration of these matters, I remain,
very truly yours,

Patience Milrod

^[1] (<https://www.fresno.gov/cityclerk/boards-and-commissions/>)

^[2] This particular case found no problem with a *City Councilmember* receiving information prior to the hearing—supporting the view that the claimed restraints do *not* exist, because if there really were a restriction on such communications, a court would impose greater constraints on a City Council (as the ultimate arbiter) than on a Planning Commission (which submits *recommendations* for City Council action).

PATIENCE MILROD
LAWYER/LICENCIADA EN LEYES

985 North Van Ness Avenue
Fresno, California 93728
559•246•7239
pm@patencemilrod.com

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From: Keith Harrison [REDACTED]
Sent: Tuesday, August 18, 2026 11:32 AM
To: Planning <Planning@fresno.gov>
Subject: SEDA Planning Commission Meeting

External Email: Use caution with links and attachments

August 18, 2026

My name is Keith Harrison. My sister and I own property within SEDA and I'd like to make just a few comments.

If I were a member of the Planning Commission or the City Council I would be very cautious about painting myself into a corner and limiting my future options. And although there are good intentions, I am fearful that you are seriously close and about to do just that. While I might understand the desire to begin development in the southwest areas of SEDA, I would never create some sort of occupancy or residency requirement before expansion from that initial area is allowed. What happens if in 5 or 10 years this southwest area does not develop as hoped, but there is clear demand for housing in other parts of SEDA? You're in a tough spot, and how did you get there? Well, you allowed for and recommended that this initial area be 75% occupied before development can take place elsewhere within SEDA - that's regardless of demand, need, infrastructure availability, state mandated housing requirements, new and unanticipated developments or anything else. Why?

This just doesn't seem like a very wise move. If you really believe southwest SEDA is where you want to start, that's fine - go ahead and start there and emphasize it. But why in the world limit your future options? It's impossible to look that far down the road and this

artificial 75% requirement has a significant chance of becoming a very regrettable decision..

I ask you to thoughtfully reconsider this approach to SEDA adoption, to think carefully about how you might be hogtying yourselves and Fresno's future. This is a big deal. I so urge you to rethink this and the very serious implications.

PATIENCE MILROD
LAWYER/LICENCIADA EN LEYES

August 18, 2026

Hon. Kathy Bray, Chair
Members of the Fresno City Planning Commission
2600 Fresno Street
Fresno, CA 93721

by email to clerk@fresno.gov

RE: Agenda Item VIII-A - ID 26-891
Public Comment on Southeast Development Area Plan

Dear Chairwoman Bray and Fresno City Planning Commissioners:

I write on behalf of Fresno Madera Tulare and Kings Counties Central Labor Council and Regenerate California Innovation to submit the following comments for your consideration. We appreciate your Planning Commission's vital role—both to assure that all land use decisions are *consistent* with the City's policies and plans, and to "*advocate* for the best interests of all community members regarding land use and development policy and projects."¹

You stand in for us, the public, defending our interests in this complex planning process where we are effectively spectators. We count on you to evaluate every project with a critical and independent eye, without fear or favor (something planning staff themselves cannot safely do), and to tell the City Council when a proposal would be bad for Fresno.

Here are a few things we're asking you to consider, and to get to the bottom of, before you vote on this massive and consequential SEDA project. Above all, *please*, do not vote to recommend adoption if your questions are not fully answered and your doubts are not fully laid to rest.

Changes in the Plan require a new EIR

The Plan is different enough for City staff to see that Fresno Municipal Code § 15-5810.B²

¹ Institute for Local Government, The Planning Commissioner Handbook, <https://www.ilgplanninghandbook.org/planning-commissioners-role>.

² Municipal Code, § 15-5810.B, requires that before the City Council can consider any "**substantial**

requires they bring it back to your Commission for a second round of consideration: it has a new land use map, a new “focus,” and new phasing and implementation provisions. (SEDA Plan, p. 100.) *The simple fact that it is again on your agenda necessarily means the Project differs substantially from what was originally planned.*

In particular, the new Future Reserve land use designation, and the phasing proposal, create a disconnect between this version of SEDA and the existing EIR’s claimed mitigation measures for traffic, transportation, and air quality. Specifically, if Town Centers are deferred far into the future – or never built, if there’s not enough demand to meet the phasing requirements – there will be little or none of that fancy land use design³ that supposedly would keep all traffic within SEDA’s borders, reduce vehicle miles traveled, and reduce air pollution.

Thus, even if the current EIR had been adequate – which emphatically it is *not*⁴ – this Plan would require additional analyses, and proposed mitigation measures, to fill the gaps the phasing creates in the EIR’s mitigation proposals.

Possibly there is a reluctance right now to spend the time or money required to analyze and mitigate the new impacts that the new “focus” requires – we believe that’s why the City has redesignated great swaths of the Plan area as Future Reserve. But, while the new Plan acknowledges it needs supplemental EIR(s) before development into Future Reserve areas, it claims credit for land use design that very likely will never occur. (See **Population issues**, below.)

This is why, even though the Plan footprint remains the same, the project description is substantially different – and requires a new EIR to analyze the impacts of what will apparently be a far more densely-developed residential area in South SEDA (see, **How many units?**, below), and of the uses possibly to be constructed (including data centers) in the new Flexible Research and Development zone. (See, **FR&D Plan area needs guardrails**, below).

“Phasing” is not actually a real thing

As City Attorney Janz has already advised the City Council at its December 18, 2025 meeting, this City Council cannot tie the hands of future Councils. Even if the 2026 City Council adopts this Plan with its phasing mechanism, any future Council can simply overrule that requirement⁵ and approve proposed housing or industrial development

modification” in a planning document, “the proposed modification shall first be referred back to the Planning Commission for report and recommendation.” (emphasis added.)

³ “land use concepts proposed in the SEGA Specific Plan and meeting General Plan goals for complete communities. This model emphasizes environments that provide for live, work and play, and a diversity of housing types within a walkable and bikeable environment.” Staff report, Aug. 19, 2026

⁴ Please see, e.g., 8.19.26 Agenda Packet, Exh. L, pp. 20-58, 784-817, 1341-1346.

⁵ Similarly, future City Councils can waive the supplemental-EIR requirement (SEDA Specific Plan, p. 100) and allow development in Future Reserve areas to “tier” off the current, concededly inadequate, Environmental Impact Report.

anywhere in the Future Reserve area, whether or not the 75%-developed requirement has been met.

As Commissioner Bray pointed out at your last hearing on SEDA, the area in which developers are actually clamoring to build is around Clovis Unified's Terry Bradley Center, way into the northern portion of what is now termed the Future Reserve area. Since the City confesses that building there requires one or more supplemental EIRs, it necessarily concedes that the current EIR is *inadequate* to assess environmental impacts of north-SEDA development.

Until the EIR analysis and mitigation match the SEDA Plan project before you, you must reject the Plan.

Transportation network – “multimodal” is a myth

Attached please find a copy of the apparently most-recent FAX Transit Routes and General Plan Land Use Map.⁶ There is no existing City transit infrastructure within SEDA. More worrisome is that FAX's Kings Canyon line is the only bus route even in the vicinity, and it ends a mile from the Temperance alignment (to the east), and two miles from the Jensen alignment (to the south).

What the EIR and the Specific Plan mean by “multimodal” is left completely undefined. We know that right now there is no way to travel to or from SEDA by any means but automobile – no standard bus transit, nor Bus Rapid Transit. Either of those would need extensive City planning and funding, not just for bus stop infrastructure, “multimodal transfer centers,”⁷ and vehicle purchase and maintenance, but also for staffing in perpetuity.

We still have no financial analyses, and the Plan and EIR are silent about critical implementation: what the SEDA-related costs are likely to be, where the money would come from to pay them, and – most importantly – what the tradeoffs are when the City finances “multimodal” transportation in SEDA but continues to offer fewer options and longer waits to bus commuters in existing neighborhoods.

Finally, new development is being proposed within the existing City limits that could invalidate the City's adopted Vehicle Miles Traveled (VMT) mitigation fee program. If approved, these developments would require substantial increases in VMT fees, potentially significantly increasing SEDA development costs and compromising the feasibility of SEDA as proposed.

How many units?

Within the past three months the Mayor has reportedly asserted three different times that the South SEDA residential area (East of Temperance) will accommodate 4,800 dwelling

⁶ See, Appendix, Figure 2, or view at https://www.fresno.gov/wp-content/uploads/2023/03/FAXRoutesandLandUse_20211231.pdf

⁷ SEDA Plan, p. 77.

units.⁸ But on July 24, we learned that his estimate is actually 10,000.⁹ Which is it?

This is important because the *number* of South SEDA residential units directly affects the revenue projections for the project. You should have had those revenue projections already, because they are key to your decision here, but staff should still be able right now to tell you the number of units projected to be built.

Staff should also be able to tell you whether the consultants preparing the elusive fiscal and financial reports have run the revenue calculations for more than one scenario: how do the conclusions change if the number of units is 4,800 rather than 10,000? Or have they assumed still some different number?

What are the assumptions about price points for owner-occupied homes in SEDA? What's the expected proportion of owner-occupied to rental? Of single-family to multifamily¹⁰?

The Plan claims a 20-unit per acre density in the East of Temperance portion of SEDA. As you know, this is not a density at which Fresno developers tend to build. On what information is the City relying in supposing market demand for homes so densely situated?

Finally, crucially: What is the fiscal impact for the City if it approves SEDA, invests in infrastructure, and then actual build-out or occupancy falls substantially short of that density? Who reimburses our General Fund then? [*Please note: The City shows its lack of confidence in the claimed market for densely built SEDA homes when it uses acreage plus "available occupancy rate" rather than units as the trigger for development in the Future*

⁸ "The Fresno City Council was scheduled to approve the mega development in December. Instead, Dyer pivoted and asked for direction from the council for a section of the plan he calls South SEDA. It consists of about 1,963 acres, 469 of which would be used to build 4,800 residential units, with the rest for flexible research, located at the bottom portion of the SEDA area." Fannin, Fresno's megadevelopment plan a tough sell for rural homeowners. 'We'll be pushed out', *Fresno Bee*, May 8, 2026 (<https://www.fresnobee.com/news/local/article314595142.html#storylink=cpy>); In the East of Temperance portion of SEDA, "Dyer anticipates 4,800 total units with a third dedicated to multifamily housing and two-thirds for single family homes." Hok & Rangel, A mega housing project resurfaces an existential question in Fresno, KVPR Interview with Fresno Mayor Jerry Dyer, June 26, 2026 (<https://www.kvpr.org/government-politics/2026-06-30/a-mega-housing-project-resurfaces-an-existential-question-in-fresno>); Montalvo, Fresno councilmember says measure would protect taxpayers from SEDA debt. Does it really? *Fresno Bee*, July 29, 2026 (<https://www.aol.com/articles/fresno-councilmember-says-measure-protect-234900000.html>)

⁹ "[T]he South SEDA portion advocated for by Fresno Mayor Jerry Dyer...is reserved for 10,000 homes and a research and tech hub." Smith, Dyer Says He's OK With Esparza Proposal to Hand SEDA Decisions to Voters, *GV Wire*, July 24, 2026 (<https://gvwire.com/2026/07/24/dyer-says-hes-ok-with-esparza-proposal-to-hand-seda-decisions-to-voters/>)

¹⁰ See, e.g., Mayor Dyer's claim that "most of that would be for single family residential, for homeownership at what I think to be an affordable rate for people who grew up in Fresno." Montalvo, Fresno Mayor Jerry Dyer says he'd be 'negligent' not to pursue controversial SEDA project, *Fresno Bee*, February 21, 2026 (<https://www.fresnobee.com/article314766733.html#storylink=cpy>)

Reserve area.^{11]}

Population issues

SEDA's success, and its value to the City of Fresno, will depend entirely on whether people actually buy or rent the homes there, and whether the planned research and development acreage is taken up for new light industrial or related uses. The Plan and EIR (and we're guessing also the Plan revenue projections) assume population growth based on the General Plan adopted in 2014. (SEDA Plan, p. 7.) However, in 2026 the outlook does not look so rosy.

Fresno's dropping rate of population growth must be factored into projections and conclusions about revenue generation, and in fact the viability and sustainability of the entire enterprise. The California Department of Finance reports year-over-year growth between 2025 and 2026 at less than one tenth of one percent (0.09%)¹². Another source (see Appendix, Figure 1, *infra*) puts 2025-26 growth at about twice that, but still only 0.17%. Either of these figures is a small fraction of the anticipated growth rate of 1.25% annually when projections were made and embedded in the Fresno General Plan adopted in December 2014.

The City has been on notice of this key change since at least 2024, but has insisted on using outdated and inaccurate population projections in SEDA-related analyses. No statute or ordinance requires importing into new analyses provably false and defective assumptions from prior General Plans; common sense and logic forbid it. So why does this misrepresentation continue to pervade SEDA analyses?

Until you can see that realistic population figures have driven the pertinent analyses, you cannot have confidence in the conclusions and should reject the project.

FR&D Plan area needs guardrails

The "Refined" Plan now provides for Flexible Research & Development uses in the South of Jensen portion of SEDA. These are described as "uses such as research and development, light manufacturing, product testing centers, and office development." (SEDA Plan, p. 11.) The language neither prescribes nor prohibits data centers explicitly; rather, the Plan defers a more detailed description of land uses and development standards until after it is already adopted and incorporated into the General Plan. (SEDA Plan, pp. 13, 23.)

But this is 2026. It is by now common knowledge the kinds of havoc massive new data centers can wreak on a community. At the same time, it is also common knowledge that the technology is evolving; so we can hope for an equilibrium point in the near future where cities and data centers can co-exist without offloading onto residents the noise pollution, air

¹¹ SEDA Plan, p. 100: "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." (emphasis added.)

¹² E-1 Cities, Counties, and the State Population and Housing Estimates with Annual Percent Change – January 1, 2025 and 2026, 2025-26 City Population Percent Change Rankings, <https://dof.ca.gov/forecasting/demographics/estimates-e1/>

pollution, water scarcity, and increased energy costs that are at present predictable.

The SEDA Plan is completely mute about data centers, and there is no timeline by which new Development Code standards will be in place. Highly motivated developers would have a window within which to act, unless your Planning Commission insists on caution. At minimum, the Plan must include a moratorium on data center permitting or development until Development Code standards for such development are adopted.

Misapplication of City funds will create blight in existing Fresno

One hundred percent of SEDA is of course currently outside the City line. Those of us who live inside that line want to know that spending outside it will not result in further neglect and decline in our physical environment. Municipal finances are a zero-sum game: there is only so much money, so spending it in an annexation area means the City cannot spend it to maintain and improve existing neighborhoods.

Studies show that spending on expensive infrastructure directly conflicts with the General Plan by privileging new growth over strengthening established neighborhoods. In addition, it foreseeably, substantially, contributes to physical blight and decay, with resulting economic decline, in all non-SEDA areas of the City.¹³

Mayor Dyer has acknowledged the \$1 billion-plus required to catch up with *existing* infrastructure deficits. Based on the materials you have available to you, you have no reason to conclude that the City has available the estimated \$60 million to \$100 million in subsidies required to frontload infrastructure costs for South SEDA alone. Nor do you have information about the consequences to existing neighborhoods of allocating that kind of money – even if we had it – to what amounts to a roll of the dice on whether there will be population growth sufficient to create demand for any of the development slated for South SEDA.

The long-promised financial reports are necessary to a responsible decision here¹⁴.

There is general consensus that whether or not it is wise to adopt the SEDA Plan will depend on whether or not it is financially feasible and fiscally sustainable. What resources will it require from the City? How will the City raise those resources?

First, however: whatever the revenue projections end up telling us, we must be 100% clear whether they represent data from South SEDA proposed development only, or whether they purport to project revenues from the entire 9,000-acre project. If the financial analysis is only about South SEDA, of course we must not conflate the two different project descriptions, or extrapolate from the 2,000-acre South SEDA to the whole 9,000-acre project.

¹³ See, [Fresno Urban Decay Analysis](#), ECONorthwest, 2023.

¹⁴ There is no way otherwise to protect the public's interests: as Mayor Dyer has admitted, SEDA financing issues directly affect the City's fiscal health. (December 18, 2025 public hearing, CMAC video.)

Second, even if narrowing the financial and economic analyses to a 2,000-acre South SEDA project may result in a forecast of surplus revenue. But even if such forecast is accurate, this alone would not mean that SEDA will not suck resources out of the rest of the City, or that any claimed SEDA surplus is re-invested in the existing city.

Soon after last December's Council hearing, City administration promised we would have the essential financial data and fiscal analyses by March or April. It's now August, and staff is suddenly proposing that your Commission should make final decisions on SEDA--decisions that should pivot on these reports. But we still don't have the reports.

You certainly should have seen them at your SEDA workshop on August 5. We then hoped to see them by August 13, at a Council workshop. The fact that City staff did not produce them for that agenda packet, and then at the last minute pulled the agenda item, seems a clear indication that the financial reports are not yet ready for prime time. What exactly is needed now? More data? More massaging of the data?

Staff should be prepared to explain to you:

- why the reports are not yet ready (what are they missing? what still needs to be done?);
- when exactly the reports *will* be available for public review;
- why staff is bringing the matter forward now, before you've seen the reports; and
- how staff believes it is appropriate, or even possible, for your Commission to make a responsible recommendation to the City Council without having seen, reviewed, understood, and evaluated the pertinent financial information.

Specifically, we respectfully suggest that **you cannot recommend adoption of the Findings of Fact and Statement of Overriding Considerations** without reviewing in detail this missing financial data and analysis – and especially if it is still not clear whether that data conflates South SEDA with the whole 9,000 acres. Without clarity on these questions, you would be unable to conclude that the SEDA Plan will indeed “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.” See, e.g., Exhibit H, p. 4. Since this claim is foundational to the formal Findings of Fact, it would be essential to satisfy yourselves of its truth, if it is true.

Studies promised December 18, to have been delivered this last Spring.

At the City Council's December 18, 2025 hearing, the Council adopted a motion requiring changes to how the City analyzes SEDA's promises of “fiscal responsibility.”¹⁵ At that hearing, the Council insisted the public must be fully informed of SEDA's full range of

¹⁵ See, SEDA Plan, p. 8, promising the Plan will “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.*” (Emphasis added.)

financial impacts before any final SEDA proposal could be adopted, so it directed staff to prepare a *lot* of new dollars-and-cents information, including the following:

- “ • Bifurcated cost estimates for 1S South SEDA & the residential portion of 1N
- “ • Variety of financing options for 1S
- “ • Financing options for residential that include absolutely zero city funding, including no bonding.
- “ • Creation of CFD(s) so that development is self-supporting
- “ • Exploration of creating a new EIFD or amending the current Fresno EIFD, to include 1S ONLY. So that the value of the property taxes created in this jobs district will directly feed dollars into downtown and the Blackstone corridor.
- “[under phasing option] Requirement 3: Property tax revenue requirements that could cover a to-be-determined percentage of the infrastructure costs associated with the next phase. Even though we will not have the legal ability to finance the infrastructure.”¹⁶

We agree these studies are crucial, but they would be the minimum you need to figure out whether the promises of “self-financing” are true.

Still to be produced, too, are the studies that will tell us whether SEDA can keep its promise “not to reduce City of Fresno resources dedicated to other areas of the City or burden Fresno residents outside of the SEDA.” (SEDA Plan, p. 8.) To assess the truth of that claim, we would need data about SEDA’s likely impact on Fresno’s existing neighborhoods and actual Fresno residents. Therefore, we *also* need:

Studies promised earlier – and still needed--to ensure SEDA doesn’t result in urban blight and decay in Fresno’s legacy neighborhoods.

- a fiscal impact report that incorporates a full scope of impacts, including but not limited to impacts on the General Fund; the numbers of jobs likely to be created and at what income level; and the impacts on local energy and water consumption and pricing if any significant proportion of projected development is AI-serving data centers.
- a financing plan for any infrastructure or public facilities required to ensure successful development.
- an updated and relevant current market demand study¹⁷. This study should also

¹⁶ Fresno City Council Meeting Minutes, December 18, 2025, pp. 10-12.

¹⁷ An updated and relevant City of Fresno economic development and job creation market demand study in the age of AI would focus on identifying occupations resilient to automation, fostering an AI-ready talent pool, and leveraging AI for enhanced local services and strategic planning. McKinsey Global Institute, **Agents, robots, and us: Skill partnerships in the age of AI**, November 25, 2025 Report: <https://www.mckinsey.com/mgi/our-research/agents-robots-and-us-skill-partnerships-in-the-age-of-ai>

renew and expand the **Citywide Industrial Compatibility Study** authorized by City Council but never released ¹⁸, provide a fresh inventory of available industrial properties within the existing City limits and adopted plan areas cost-effectively served by infrastructure, and represent input from a wide range of stakeholders, including community coalition members, diverse industry representatives, UC and CSU Offices of Innovation, Technology Transfer, Entrepreneurship and Industry Partnership, state government economic development and workforce experts, and surrounding communities.

Also needed:

- analysis of SEDA's impacts on the Fresno Unified School District resulting from higher-income families' decamping to SEDA, and the resulting impacts on K-12 students in Fresno's legacy neighborhoods.

Thanking you for your attention to these matters, and requesting this letter be incorporated into the record of proceedings for this project, I remain,

Very truly yours,

Patience Milrod

PATIENCE MILROD

Attorney for Fresno Madera Tulare and Kings
Counties Central Labor Council, and Regenerate
California Innovation

¹⁸ In 2018, the City hired a consultant to work on the **Citywide Industrial Compatibility Study**, which was intended to address General Plan Policy HC-3-g. Public workshops were held to gather community input, but the Study was never released for public review.

<https://fresno.legistar.com/LegislationDetail.aspx?ID=3531014&GUID=3A609BDA-4BB8-4845-8736-EE66758A5ECE&Options=&Search=>

APPENDIX

Figure 1. Fresno County's 2026 population is estimated at 1,037,214, reflecting a **0.17% growth** rate over the past year (World Population Review based on U.S. Census Bureau data. Emphasis added.) <https://worldpopulationreview.com/us-counties/california/fresno-county>:

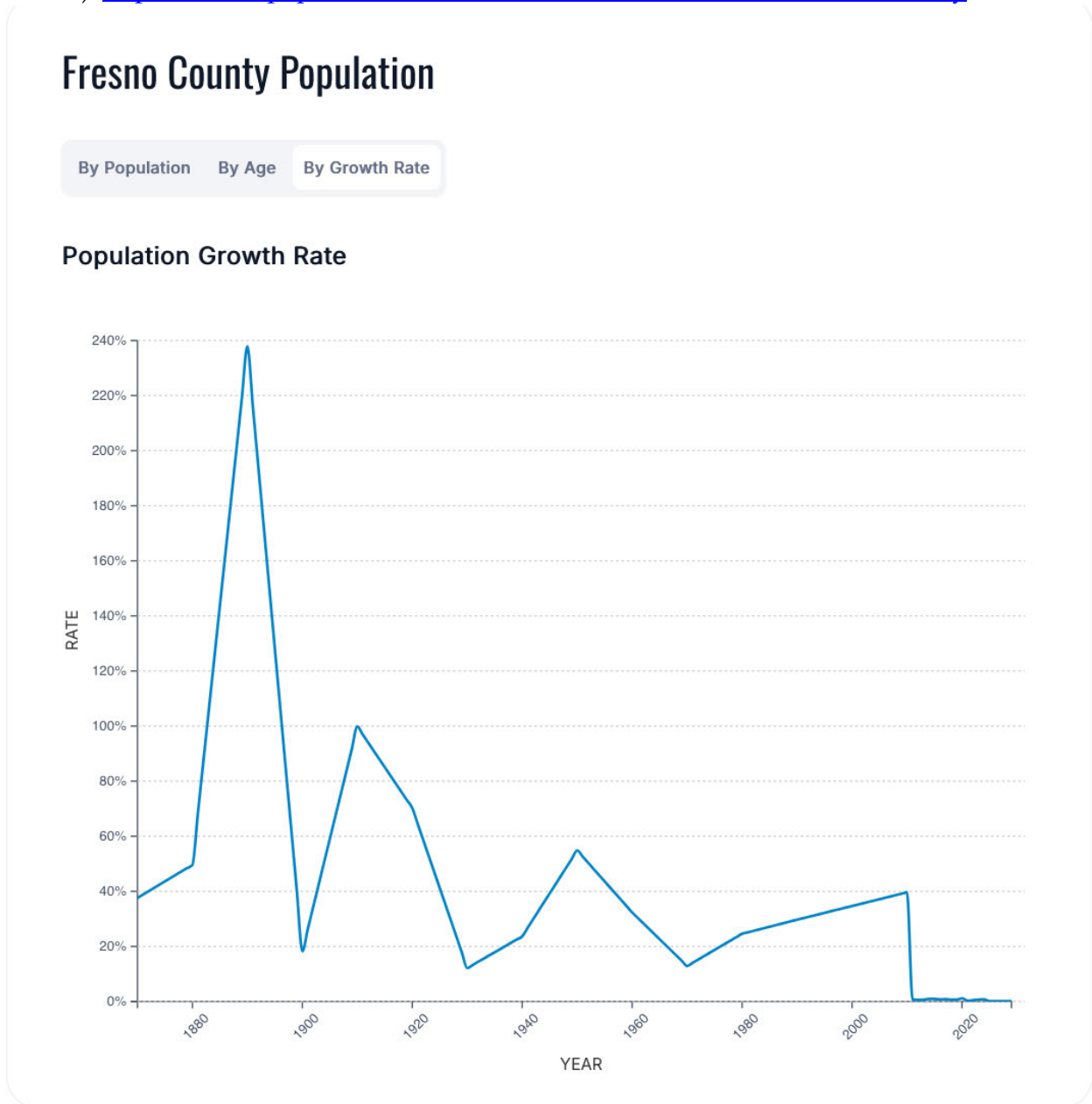
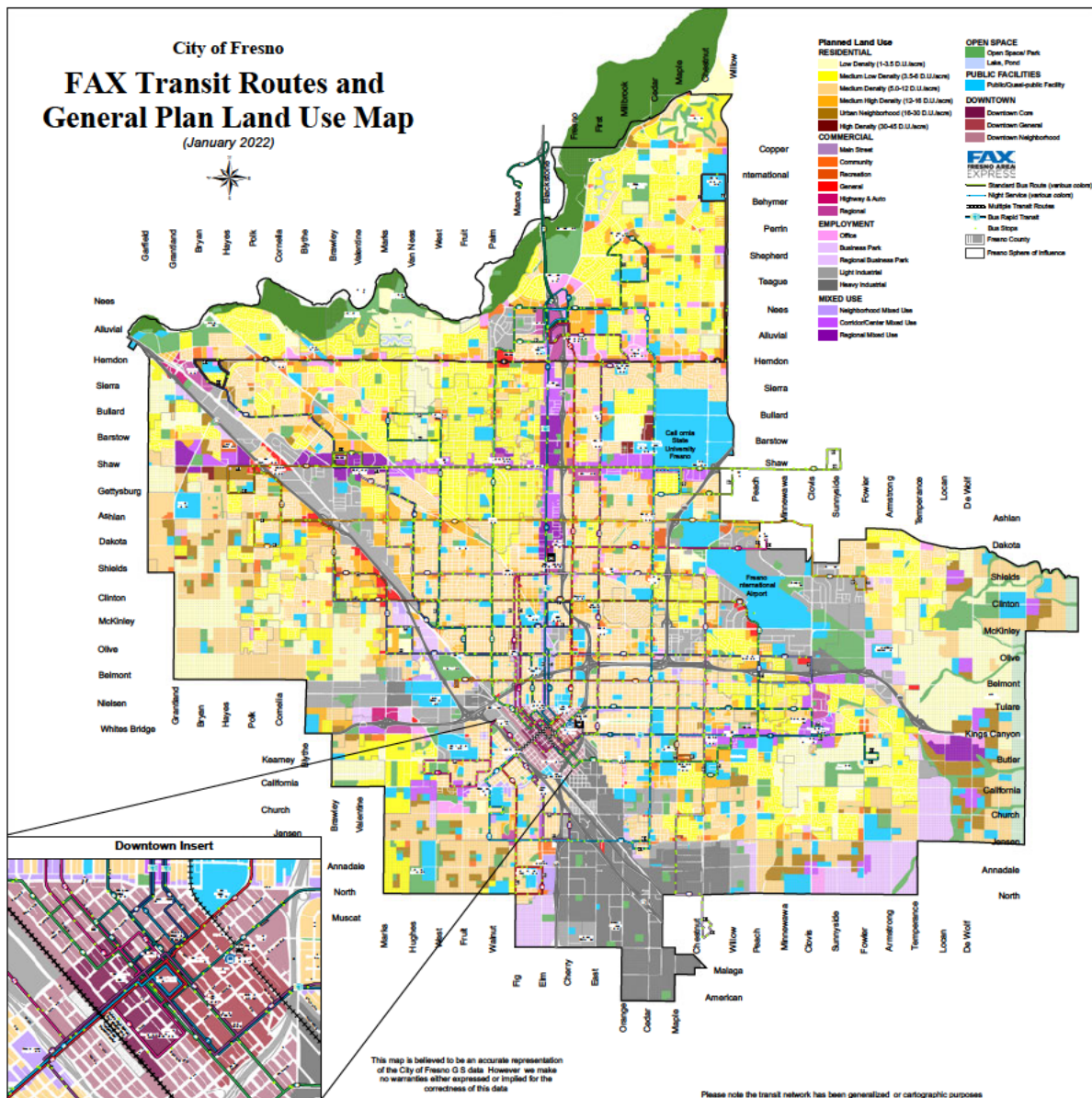


Figure 2. FAX Transit Routes and General Plan Land Use Map, probably best viewed at https://www.fresno.gov/wp-content/uploads/2023/03/FAXRoutesandLandUse_20211231.pdf





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August 17, 2026

Via Email to Jennifer.Clark@fresno.gov

Planning Commissioners
City of Fresno
c/o Jennifer Clark, Planning Director and
Secretary to the Planning Commission
City of Fresno
2600 Fresno Street
Fresno, CA 93721-3612

Re: Southeast Development Area (SEDA) Specific Plan

Dear Commissioners:

This letter is submitted on behalf of my client, the County of Fresno, regarding the City's proposed adoption of the Southeast Development Area (SEDA) Specific Plan. I am requesting that Ms. Clark distribute copies of this letter to all Commissioners prior to the deliberations you intend to conduct on August 19, 2026. I also request that this letter be included in the Record of Proceedings for the SEDA Specific Plan.

The public recently received a third updated version of the EIR materials that are intended to support the newly revised SEDA Specific Plan. The updated Specific Plan is the same as the prior version, with the sole exception that one of the alternative land use options in the designated "phase 1" area is now the preferred option. There is also reference to a future market driven phasing that is subject to stated land use absorption standards.

The City previously provided Responses to the Comments submitted by the County to the previous form of the Recirculated Draft EIR. Those will be included in the voluminous materials you are being provided to support your deliberations. However, there are important aspects about those Responses that you, as decision makers, should be aware of. For that reason, the County felt it important to highlight some of those matters so that they are not solely buried in the substantial environmental compliance materials you have received on this Project.

1. **The City Should Not Defer Assuring that the Specific Plan Satisfies the Express Requirements of LAFCO Resolution USOI-144.** Our March 20, 2025, Comment Letter emphasized the fact that LAFCO Resolution USOI-144 sets forth specific requirements for matters that Specific Plan must address as a condition of any annexation of the SEDA Specific Plan boundaries. Many of those requirements were intended to mitigate matters that are environmental impacts of the intended Project.

The City's Response to the County's Comment Letter is to dismisses those concerns as a procedural issue that does not need to be dealt with until there is an actual annexation of the intended Project boundaries. Specifically, the City's Response states,

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“Prior to initiation of annexation proceedings, the City anticipates completing the remaining provisions set forth in Resolution No. USOI-144.”

This statement belies the fact that the Specific Plan’s compliance with the LAFCO Resolution requirements is of such importance to these proceedings that the second page of text of that Specific Plan, under the heading “Planning Context”, acknowledges that LAFCO required that the City “[P]repare a Specific Plan to conduct associated environmental review before allowing any development”. This language in the draft Specific Plan leaves the public with the false impression that the City intends that the proposed Specific Plan satisfies the LAFCO Resolution requirements.

However, the City’s Response to the County Comments instead acknowledges that the City is unwilling to substantively address the failure of the Specific Plan to satisfy the LAFCO Resolution Requirements. It intends to defer that matter until a later date and presumably with a future update to the Specific Plan to add the missing required arrangements.

That is a poor strategy because many of the matters that the LAFCO Resolution requires to be addressed in a compliant Specific Plan are intended to address environmental impacts of the City’s intended development within the SEDA Plan area. These issues therefore involve important CEQA matters that the current record reflects are being impermissibly deferred by the City. In addition to creating vulnerability for the City’s CEQA compliance document, this strategy will create additional fiscal burdens, frustrate the public’s input and evaluation about the relevant Specific Plan, and create future avoidable delays to the stated development objectives of the Specific Plan.

2. The Lack of a Rural Residential Neighborhoods Preservation Program In the Specific Plan.

A program for preservation of rural residential neighborhoods is specifically required by LAFCO Resolution USOI-144 to be included in the Specific Plan. That Program was confirmed as necessary to address *“logical and reasonable development, discourage urban sprawl, preserve open-space and prime agricultural lands, and efficiently provide for government services and encourage orderly development.”*

The LAFCO Resolution further makes clear that the program concerning rural residential neighborhood annexation *“should emphasize the retention of characteristics that make the neighborhood desirable places to live, while making provision for appropriate improvements needed to incorporate such characteristics into the urban landscape. The program should include an outreach effort demonstrating to residents that annexation into the City would provide for an enhanced*

living environment preferable to staying in an unincorporated enclave, surrounded or substantially surrounded by the City."

Such a program is nowhere in the Specific Plan. We are instead told that the City's existing ordinances (at Municipal Code sections 15-404 and 15-405) provide for an Annexed Rural Residential Transitional Overlay District and that this is sufficient for the need. It is not.

Despite City staff's assurance, allocating existing Rural Residential land uses into a "legal nonconforming use" status (as provided for by that Transitional Overlay) will create difficulties with lenders and buyers of property. Imposing those constraints are not consistent with protecting the maintenance of such rural residential uses. It will also hinder appropriate expansion of existing legal nonconforming structures that may be reasonable and desirable to maintain thriving rural residential neighborhoods. The City's Transitional Overlay does allow some expansion in single family residential structures. However, similar expansion of other ancillary structures is not permitted except with the attainment of subsequent entitlements. In addition, expansions of single-family residential structures requires that the improvements conform to the standards of the newly allocated Base District. (Municipal Code Section 15-405-E-1).

The City has also not adequately dealt with the significant costs that the City intends to impose on existing rural residential homeowners when the City subsequently mandates that they connect to City water and sewer systems. Proposed Policy UF-3.5 intends a Community Benefit Fund to be created to pay for connection fees for existing SEDA residents to City water and sewer, existing as single unit rural residential properties in use at the time of Plan adoption. The funding source is ill-defined, and in any event it does not assure satisfaction with standards that that LAFCO Resolution requires for the intended rural residential neighborhood preservation program.

3. Lack of an Adopted Farmland Preservation Program. Among the inappropriately deferred matters the Specific Plan includes is the lack of a Farmland Preservation Program. Such a program was committed to by the City over a decade ago when it adopted General Plan Policy RC-9-b. That has still not been completed, and the EIR and the Specific Plan intend to further defer the matter. There is, yet again, the promise of a program to mitigate impacts on Prime Farmland, Unique Farmland, and Farmland of Statewide Importance. Until the program is adopted, the City continues an ad hoc mitigation program whose standards are not fully defined.

In a project such as this, which is intended to further substantial new development into areas that include substantial farmland area, the continuance of an arrangement for ad hoc mitigations, based upon ill-defined standards, is not an acceptable alternative to a defined and adopted uniform program and policy that

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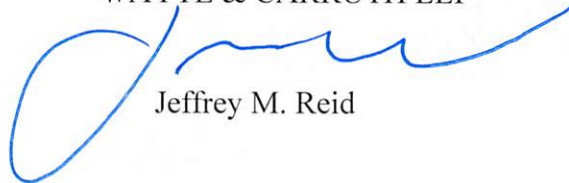
General Plan Policy RC-9-b intended. This is particularly true given the amount of time that has been available to adopt such a program.

The City should defer finalizing this Specific Plan until after the program intended by General Plan Policy RC-9-b is fully adopted. Only then can both the agricultural community and the development community understand the requirements for development within the Plan where relevant farmland is being impacted.

The fact that the impacts on relevant farmlands are identified as an unavoidable and mitigatable significant impact is not a permissible basis for the RDEIR to fail to adopt feasible mitigation measures. The adoption of General Plan Policy RC-9-b intended to allow appropriate deliberation of a comprehensive program to address such impacts. That program should be adopted before the Specific Plan is adopted and annexations begin.

4. **Other Matters.** The above listing is a partial listing of the concerns that the County has raised about the Specific Plan and the EIR in the EIR commenting process. All of the prior comments remain relevant, were inadequately addressed in the City's Responses, and are incorporated into this letter by reference. This letter seeks to assure that your Commission has the benefit of specific notice of some of the most consequential issues that need to be fairly addressed during your upcoming deliberations.

Sincerely,
McCORMICK, BARSTOW, SHEPPARD,
WAYTE & CARRUTH LLP



Jeffrey M. Reid

cc: Bernard Jimenez, Planning & Resource Management Officer
Fresno County Department of Public Works and Planning

August 16, 2026

Dear Fresno Planning Commission and City Council Members,

I am writing in support of adoption of the proposed **South SEDA Plan** as shown in the attached Land Use Map. This South SEDA area is designated as part of the Consolidated Business Park Land Use Map, Alternative 2 (preferred environmental Alternative) as described in the Southeast Development Area (SEDA) Specific Plan PEIR as previously prepared for the City of Fresno.

Fresno is facing significant long-term challenges related to housing availability, economic development, infrastructure planning, and regional growth. The SEDA plan represents an opportunity to address these issues through a coordinated, comprehensive vision rather than through piecemeal development.

The proposed plan would create space for new housing, employment centers, transportation improvements, parks, schools, and public infrastructure in a way that can ultimately support Fresno's future population and economic needs. Thoughtful planning today is preferable to uncoordinated expansion tomorrow. SEDA gives the City the ability to guide growth intentionally with modern standards for transportation, sustainability, walkability, and land use.

I also support the potential for SEDA to attract new businesses, research and industrial investment, and quality jobs to southeast Fresno. Expanding economic opportunity is critical for the long-term prosperity of our region. A balanced approach that includes residential, commercial, and employment development can help Fresno remain competitive while providing opportunities for future generations.

At the same time, I encourage the City to continue strengthening the plan through strong fiscal oversight, transparent community engagement, infrastructure accountability, environmental protections, and phased implementation. Residents deserve confidence that growth will occur responsibly and that existing neighborhoods throughout Fresno will continue receiving needed investment and services.

No major development plan is perfect, but Fresno cannot afford to stand still. With proper safeguards, community input, and responsible execution, the SEDA Specific Plan can become an important part of Fresno's long-term future.

Thank you for your consideration and for your continued work on behalf of our community.

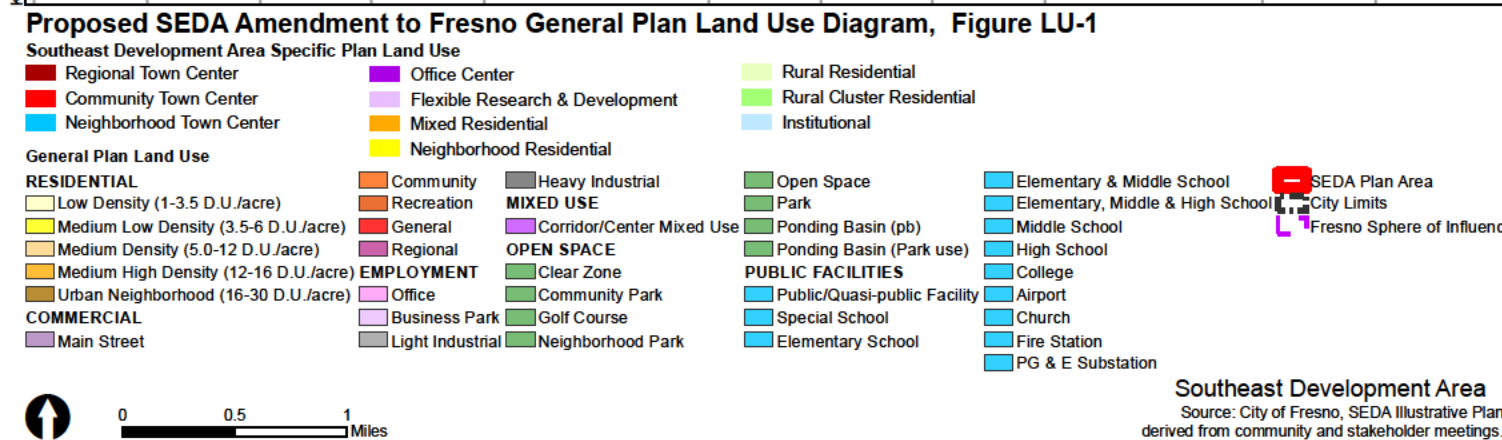
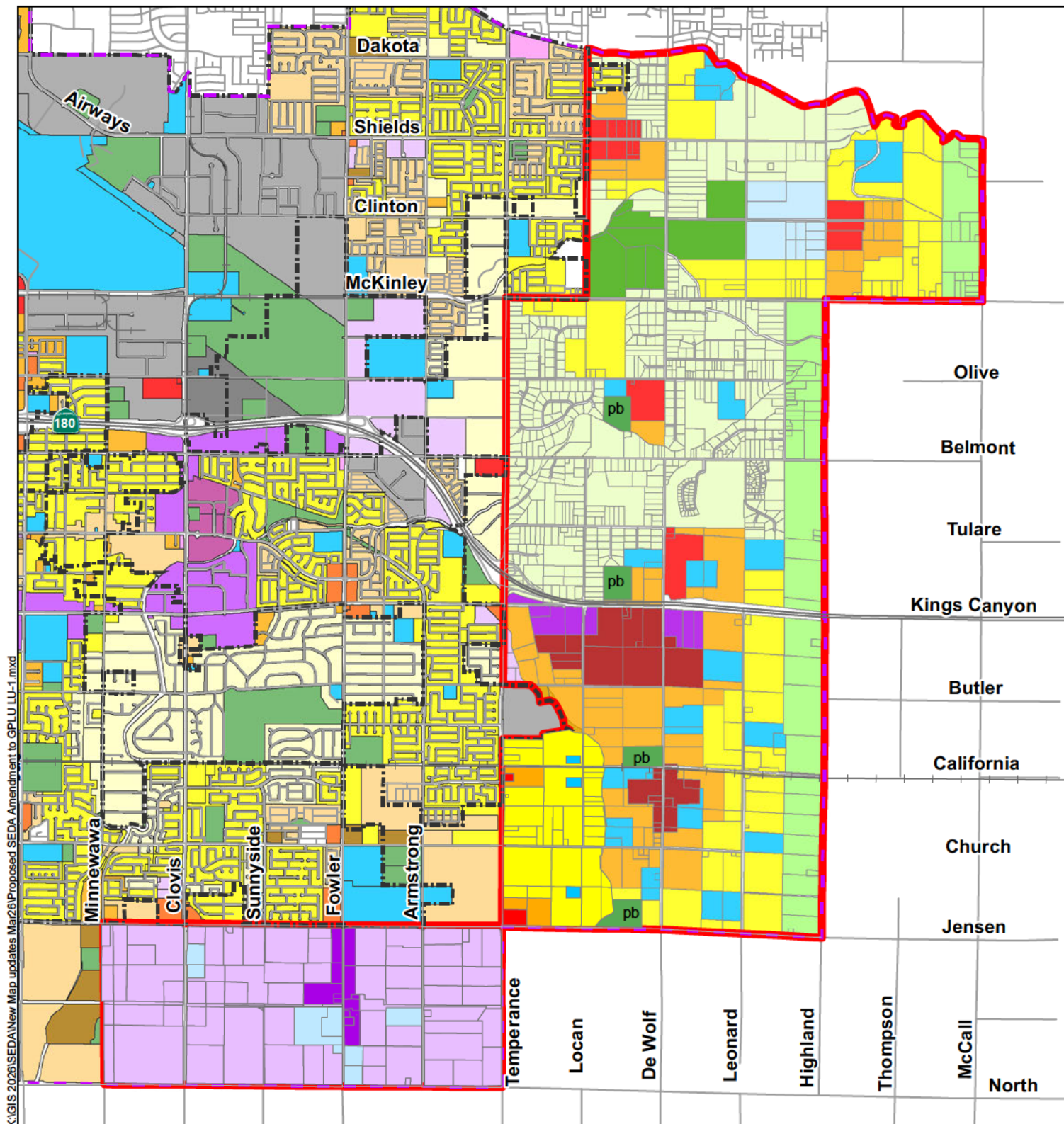
If you have any questions, please contact me at [REDACTED]. We have been following and participating in the meetings related to SEDA Specific Plan and PEIR since around 2007. We are owners of a 20-acre parcel located at 1080 S. Temperance, on the east side of Temperance just south of the railroad and intersecting with the California Ave. alignment. This land has been in our family for over 100 years and we feel we should have input to how it will develop over the next 100 years.

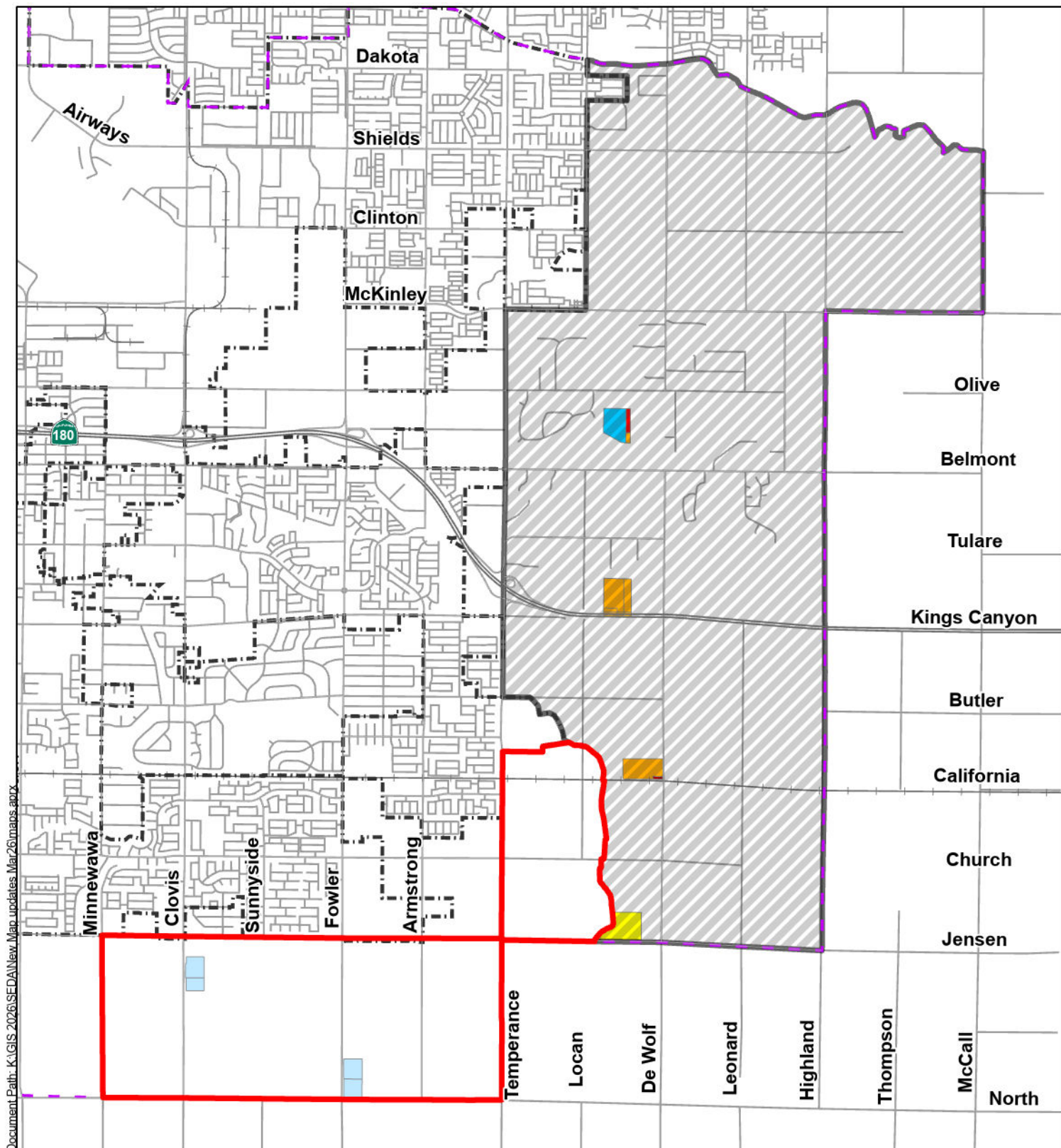
We will unfortunately be out of state the day of the meeting, so please consider our written comments during your decision.

Sincerely,

Mark Reitz, PE

Dale Reitz, RG





Proposed SEDA Amendment to Fresno General Plan Dual Designation Diagram, Figure LU-2.



0 0.5 1 Miles

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

August 15, 2026

Via Email Transmission

Adrienne Asadoorian, Supervising Planner
City of Fresno, City Clerk
Fresno City Council, Chairman and Council Members
2600 Fresno Street, Third Floor
Fresno, CA 93721

Planning Commission

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OPPOSE LETTER – SEDA DEVELOPMENT (SPECIFIC PLAN/EIR AND EDA/PROPOSED LAND USE/ANNEXATION/ BY THE CITY OF FRESNO) /AUGUST 19, 2026

Dear PLANNING COMMISSION MEMBERS & MS. ASADOORIAN:

I received Ms. Asadoorian's email with the revised SEDA specific plan on July 31, 2026. This plan is basically addressing what the mayor previously suggested, in an attempt to avoid a no vote by city council, as South SEDA.

First off, let me start by saying dated documents are important, maybe not for you but for the public. Lack thereof, shows lack of transparency and public importance when drafting and revising documents. It causes confusion and chaos, which is prevalent in government today. There is no date on this revised Specific Plan. Page 5 of the SEDA plan confirms that it has low groundwater supply and that SEDA **includes land designated as PRIME, UNIQUE farmland and of both State and Local importance.** Based on these two statements alone, your commission should and must deny. The Mayor called Fresno County the agricultural capital of the world and spoke about the importance of farming and farmworkers. Fresno Bee article dated February 8, 2021. Furthermore, doesn't Dyer describe Fresno County as an agricultural powerhouse? Yet he wants to destroy 9,000 acres for a smart city development, put hundreds of farmworkers out of work and he wants to start with the trojan horse South SEDA which is the most concentrated area of farmland. What this currently revised specific plan does is it now refers to and incorporates the Mayor's term "South SEDA" whereas the December 2025 plan did not. That's all he is really is doing, the city still lacks the ability to show where the water is coming from and more importantly where all the money is coming from. The EIR Appendix A page 20 refers to "project phasing." This would allow the Trojan Horse for the SEDA Development, South SEDA, to begin. That's all this is, it is a trojan horse. It is a trick, a disguise, making it more enticing to "sound" economically and socially possible when all the while it is what it really is, a vote for SEDA all 9,000 acres; it's destruction of

farmland; prime and unique farmland important to us, not just locally but also statewide; it is a draining and drying up of our water, draining of taxpayer money, all to give wealth to the developers. We oppose SEDA in its entirety and in any form such as project phasing aka South SEDA. SEDA itself is a total of 9,000 acres. The trojan horse South SEDA is a total of 2,017 acres. The majority, or all of South SEDA, based on the city's map (see Recirculated Program EIR dated 2/7/25, Exhibit 3.2-1, page 155) is **prime farmland, unique farmland with statewide and local importance** which the city fails to acknowledge or address in this revision. For this reason, we oppose SEDA in any form but more specifically the city's revisions of South SEDA. Due to the city's own designation, the Mayor picks land with the most importance to start the project phasing. Once destroyed there is no coming back from this. Ask the city staff why they failed to reiterate or mention this in its current revision. They should be required to address the type of land in South SEDA per their own map designation. On Page 5, they refer to farmland in SEDA but make no mention of how they identify the land in South SEDA. Page 11 of the Specific Plan states under Innovative Employment: "Ability to attract a diversity of high-quality employers" ... "located within a short walk." This means a smart city. I would request that the commission on this panel confirm same with staff. Google's AI tells me that a smart city "is an urban area that uses data, sensors, and digital technology to run services better, save energy, and improve the daily lives of people." The city's plan specifically says within a short walk of amenities in the Regional and Community Town Centers, Office Centers, and "Flexible Research & Development." How convenient, yet instead of forcing staff to respond to this question of is it a smart city by definition, are you building a data center, all have ignored the obvious. If they don't want to answer that should affirm a vote against South SEDA and SEDA in its entirety. For this reason, a vote against the revisions should be a hard no to SEDA. The Briggs Canal is conveniently nearby South SEDA and I find it very convenient that data centers require lots and lots of water, energy consumption, noise. Research it for yourself to verify my statements.

Page 13 of the Specific Plan states: It is important to note that this plan is a first step on the path towards implementing the SEDA vision. This should automatically render a no vote. You are not determining South SEDA only, you are determining SEDA.

Paragraph 1.6.2 Biological Resources:

States substantial adverse effect, directly or indirectly, or through habitat modifications. We disagree with the finding that it is less than significant. South SEDA is over 2,000 acres of farmland therefore it will be destroyed there is no mitigation. We have coyotes, jack rabbits, owls, snakes, cranes, frogs or toads. Wildlife will be destroyed, anything other than that stated is to pacify the public in hopes of passing this item forward. Due to the significant impacts to our wildlife, we oppose SEDA in its entirety and strongly oppose any attempt of phasing of said project specifically South SEDA. South SEDA is a trojan horse.

Furthermore, once again, the City fails to detail, outline, or provide any specificity or even address past comments of what is flexible research and development. They have been told by me specifically that I was informed that a data center would be developed within SEDA or South SEDA which is where our home is located. On July 21, 2026, I sent a Public Records request #R102483-072125 and #R102483-072126 asking the city if they or any of their representatives signed any nondisclosure agreements (NDAs) with private parties over data centers and data centers in SEDA. This is a basic yes or no question. I did not ask for any documentation. The reply I received on today's date, August 3, 2026, was they need an extension to August 17th. The City has now requested a second extension on this yes or no question. Conveniently, by extending the time, I will NOT get a response from the city before this planning commission hearing. A yes or no question that requires an extension, why? If it were a no and so ridiculous and far-fetched but moreover a lie, the city would've been

prepared to shut this down immediately; however, they asked for more time (extension to August 28). No response is a response. For the lack of transparency, the negative environmental, energy, and water impacts that come with data centers we oppose SEDA and more specifically South SEDA.

THIS WILL BE A HIGH SPEED RAIL DISASTER!! The city continues to move the goal post and has been unable to specify the numbers, where is the money coming from. First the developers will pay, now it's a separate fund, and homeowners have 5 years to hook up, the city will only use taxpayer money for South SEDA. Dyer's statement it will fund itself is an outright lie and deceitful.

This scatter-brained, haphazard, chaotic means of decision-making is why we have failed with the High Speed Rail, homelessness, roads, and schools. Look at the gamesmanship of the roads tax on the ballot. How many councilmembers did not show up. I'm sorry the taxpayers pay you to show up, whether you like it or not that's your job. We do not need more committees, more studies, more buildings, more technology. All that means is spend, spend; more money, more money.

The City's website, planning commission page states: it is your duty to provide feedback and direction to the City on a variety of issues. The boards have been created with decision-making authority. It is imperative, with the issues presented and that remain seen, and many questions that also remain, to date, unanswered, you vote no on SEDA, and no on South SEDA; its revised Specific Plan, EIR, annexation.

Taxpayer money is not a blank check to the city or mayor's developer friends. It's creating generational debt that will never be paid in full.

1) is there sufficient water and sewer capacity; 2) data center; 3) connecting to utilities; and 4) were the public's concerns taken into consideration. Fresno Bee article dated 8/12/26 asked Ms. Asadoorian if public concerns were addressed and she responded with "absolutely." Just because you had workshops with property owners and citizens does not mean concerns have been addressed and remedied so that is an outright lie. When in fact no they were not.

As stated at the beginning of my letter, Page 5 of the SEDA plan confirms that it has low groundwater supply, so what is the remedy for sewer and water capacity. **Public concerns not addressed.**

As to the data center issue in SEDA, what is flexible research and development, will a data center be developed, in South SEDA or SEDA; and the city has failed to respond. I have emailed the reporter who wrote the 8/12/26 article and asked why she failed to ask that question. It's been in my opposition letters but yet no one asks and the city fails to respond. **Public concerns not addressed.**

The revision also requires a community benefit fund to pay for connection to utilities and water. However, it's unclear where the money for the fund would come from. The plan indicates property owners will have five years to connect. Property owners do not have an additional set of funds for a monthly payment or any form of payment to connect. In addition, it was stated multiple times by property owners who went through similar situations in the area of Fowler and Temperance where the new high school is, and they showed up to these public workshops to complain about the issues they are encountering with their homes and the liens placed on their homes because of hookup. We live in a different economic world, some of these farms have more than one home, some sit far back from the road that it would cost hundreds of thousands; some retired living on a budget. **Public concerns not addressed.**

We are incorporating our past opposition statements and comments into this opposition letter. **For all these reasons and more, please render a no vote to SEDA, South SEDA and your opposition to the SEDA mega development.**

Let's put this to rest, behind us, and move forward with west Fresno (as promised); road repairs; upgrading our schools; and homelessness. There is no room for this once upon a dream.

Thank you.

Respectfully,

David, Natalie & Elijah Ortiz

PAST OPPOSITION RESUBMITTED BELOW

Please accept this letter as our continued opposition to the City of Fresno's SEDA development specific plan, annexation, proposed land use and the alternate maps thereto, which is an item that was set to go before the City Council December 4, 2025 but was recently moved to December 18, 2025. We also oppose both Alternatives 2 and 3 that were recommended by the Planning Commission. We also requested that in light of the impact, opposition and size of this development, that this item be held in the evening (at 6 p.m.) instead of morning so that all voices can be heard before a vote is rendered. You in turn moved the item to 4:30 p.m.

PLEASE BE AWARE that Based on the original map created by the City for SEDA, our home is located within Research and Development. As stated on Page 11 of your specific plan, no homes are allowed. As of the writing of this letter and the alternative map provided by the City, our home is now in Neighborhood Residential which remains the trojan horse: South SEDA. A reminder that what you are deciding is whether or homes will be subject to eminent domain by the City of Fresno in order to move forward with SEDA development. Please take this decision seriously. I have no plans to move, this is it! We cannot just relocate and start over financially, most people cannot. Most families located within SEDA are retired and living on a budget, retirement, social security. To relocate, even to connect to utilities as this development and plan requires is a financial burden and is impossible with limited income or no income when the land you are taking belongs to farmers whose livelihood depend on what they grow. Most are generational farmers, not corporate farmers like your builder/developer friends (Assemi etc.). You take our property - you take our small farm, you take our livelihood and ability to make ends meet.

Neighborhood Residential Page 11: surround neighborhood town centers, retailers, employment and other services. We will have 5 years to hook up, at our expense. During these public meetings held by the City you had property owners from other developments that occurred in the City, stating that they couldn't afford to hook up to the city and the City placed a lien on their house. Yet when we asked the city failed to respond.

Ask the city what happens to the farms between 2 and 6 acres? I'm over 2, it will be subdivided. Does that mean eminent domain, or I'm forced to sell?

Our specific property/land sits next to what is known as the Briggs Canal. Water in the Briggs comes from the Kings River. This water is what irrigates properties for the food that you and I eat and serves a greater purpose. It is serviced and maintained by Fresno Irrigation District (FID). The FID's web page, under About Us, states as follows: The FID is a leader in California water, serving over 200,000 acres of prime agricultural farmland ... Farmland sitting next to or that abuts a water structure such as ours is rare in Fresno County and not easily attainable. With our property adjacent to Briggs, it is irrecoverable and we would suffer a great loss. Destroying prime ag land, 9,000 acres, for what you call affordable housing would impact the food supply not just locally but within the State, the world. I've included in my email pictures of the farm workers who were out this past week to pick the tangerines grown. The loss to the farmers, property owners, as well as the job loss to these workers who rely on farms would be major. Therefore, we oppose the redevelopment and conversion of prime farmland to serve a purpose for SEDA such as Flexible Research and Development, which by the City's definition means no residential uses will not be allowed. The housing you propose in the name of affordable would thus lower the pricing for those forced to sell. That would therefore leave eminent domain which the City has stated would not be used; and it was stated by Sophia at the Planning Commission meeting in November 2025 that eminent domain would not be used; however, if I am not leaving my home how would you remove my family whom resides in that home when your plan specifically states on Page 11 bottom corner, no houses allowed? Please answer that. Similar to the high speed rail there is no other recourse but for the city to use eminent domain. Most families within SEDA are retired, seniors and longtime generational farmers, this property is not a brand new toy as stated in the FresnoLand news article and it is extremely disrespect and insulting for you or anyone of your builders/developers to speak in said fashion. Your moral and ethical standard of how you view your constituents is clouded by greed. My previous letter to you all asked for an explanation of what "Flexible Research and Development" would entail to please explain with specificity what occurs to the property/land/farm. To date, you have failed to do so. **HOWEVER, IT IS IMPORTANT TO NOTE THAT I WAS INFORMED AT THE PLANNING COMMISSION MEETING ON NOVEMBER 16, 2025 THAT A DATA CENTER WILL BE DEVELOPED IN THE FLEXIBLE RESEARCH & DEVELOPMENT.** Please explain with specificity to the public, community, and constituents you represent what a data center is and then proceed to explain the amount of water and energy that is used to prevent overheating/cooling ranging from hundreds of thousands to millions of gallons of water per day. Furthermore, a data center depending on size can use hundreds of kilowatts to hundreds of mega watts. This impacts not only those within SEDA but it affects the people of Fresno County, our rates, water, power grid, and taxes. It is not sustainable and you must explain this to the people, before approving SEDA. Why did FID purchase land near DeWolf and Jensen/Butler for a water basin, since SEDA is not for the farmers then please confirm that this basin is only for the mere fact to aid the data center you plan to develop within SEDA. **THIS IS IMPORTANT AND MUST BE ADDRESSED DURING THE 12/18 MEETING, IN AN OPEN FORUM AND SHARED WITH THE PUBLIC.**

The City's project and plan area consists of Prime Farmland. We own over 2 acres of farmland in the proposed SEDA plan area. We house two tractors, chickens, apricot trees, as well as house pets on our land. We fostered for the county animal shelter due to the land we have. We work our land like most, if not all of the residents in this project area. Removing farmers who grow their own food; and/or who commercially feed this Community, County and State is reckless and negligent so that the City can expand. The City's proposed land use map reflects for our parcel "Flexible Research & Development." You want to take irrecoverable prime farmland for Flexible Research & Development when you can place Flexible Research & Development in the vacant Orchard Supply building (vacant for more than 5 years). Does that

mean a lab such as that most recently found in Reedley, CA will go here; a Data Center? What does "Mixed Residential" mean on the City's map? I specifically asked if that meant low income housing, please explain. Again, there are so many other vacant buildings within the City of Fresno that would allow you to do this that we do not need to remove, redevelop and destroy Prime Farmland or Farmland in general. Currently, you have housing approved in the northwest area of town, housing was just approved in Clovis, CA. These areas encompass Fresno County as a whole. Where is the City getting all this money? In addition, you have a lawsuit due to the problem with the water contamination but yet your director at the planning commission meeting said the water is robust, its not robust if it is contaminated or unusable.

Mixed residential as an alternative installs medium and high density housing and additional dwelling units. Jennifer Clark stated during the planning commission meeting that our water systems are robust. As you know, once that water is gone meters, watering days, and other forms of monitoring will take place due to a drought. You are draining the well knowingly and instead of preserving if she is correct, you want to drain the well thus creating a deficit. Our parents taught us to save up for a rainy day, the City is doing the complete opposite by implementing SEDA.

In addition, at the Planning Commission's meeting they are submitting alternates with recommendations, we the public have not been afforded the opportunity to voice our opinions until now on the alternate maps and recommendations as public comment was closed. We have every right to opine on the newly received recommendations; it's not even posted on your website.

We have been told on numerous occasions that we would not be required to hook up to City services (water, sewage). We believe that to be incorrect. Director Jennifer at the Planning Commission confirmed now that there will be a 4 year loan plan to finance the \$100,000 (at a minimum) in order to convert water and sewer. Now the City is a banker, financing homeowners making more money off payments, interest etc. Bonds etc. are all taxpayer money. We were told that the City would not require us to; if not the City then who? If I am the only house that does not hook up, will I be forced to hook up? What will the cost be? Is there the potential for placement of a lien on my home due to the cost of these services? Please also confirm with past projects in this area or within the City (i.e. the area in and around north Jensen and Fowler to Kings Canyon etc.) how that land development was handled and if the landowners that were pre-existing were required to hook up to City of Fresno services (water/ sewage). If so, what were the services, what was the process, the cost, who was responsible to pay those charges or for those services; how many complaints did you receive from the landowners verbal and in writing, what was the remedy of said complaints; and if any of these homes resulted in liens being placed on landowners property/homes. Please also provide on current and past projects when property owners choose to stay and not sell, the city is therefore developed around their property, how many wells have gone dry due to the new development? Does this map become the zoning map for this area? Will the zoning for my area change? Questions never answered.

Property owners were also told by the City representatives that eminent domain is not allowed or can or will not be used on property owners and their land located on the Land Use Map for this project, please confirm if this is an accurate statement? When I spoke to Jennifer Clark at the last in-person Drop In meeting she stated that should one homeowner decide not to sell or annex, they (property owner) will not be forced to annex; however, later she stated that they (City) cannot have one house one way while the rest of the area is annexed. Please clarify this statement by Ms. Clark. How will her stated change occur if one home cannot be different from the rest? Please explain who will impose and force the annexation of the land/property owners unwilling and opposing to said annexation? Please explain the process and the

impacts to the landowners as well as the changes to zoning affecting the homeowner who did not willingly annex their land. Will I still be able to farm with all these houses around me?

If you can watch the planning commission meeting, I recommend you do so. City Staff and “hired” expert to mitigate were unprepared and lacked any proof/evidence of their statements. We were told that we must bring up concerns at Planning Commission otherwise we only have recourse on what we bring up. We had two minutes at the planning commission meeting. That’s pretty crooked in that you made changes after public comment and yet we were unable to speak to that.

You have vacant land and buildings all throughout the City of Fresno and other cities within Fresno County and your plan is to destroy the Prime farmland of the SEPO (Fresno Southeast Property Owners). Destroy our farmland to build more homes, which thus creates more traffic, more congestion, more land and air pollution, more crime, and homelessness. With the Briggs Canal, if that waterway remains, with the increase in population and homelessness, our canals will turn into bathing facilities and used as restrooms. Please ask your homeless task force if that is a possibility that the homeless population uses waterways as bathing facilities and toilets? If this water is intended to feed the community, is it possible for fecal matter, urine and other forms of illness to be in said water. Furthermore, take a drive around the City of Fresno, look at their canals and waterways, you currently have homelessness on your canal banks, tents, littered with trash (e.g. McKinley and Chestnut; in front of the Social Services building Phillip and Kings Canyon, the canal located east of Clovis Avenue--north of Kings Canyon by Orchard Supply). The City is unable to handle the demands of the current crisis and you want to spread it out. Your intent is to make a 15 minute city. We have seen the destruction of Paradise, Maui, when you began to impact the rural areas which are not intended to be within the city limits. We have water issues, we were just in a drought and there is no guarantee that we will be blessed with rain in the future. How will you control air pollution? Where will you get water from? How will you get the needed money to build the infrastructure for this plan? The City of Fresno needs a boundary, do not grow it out here destroying the aesthetic rural southeast farmland.

Commissioner Bray kept trying to convince us that this was a good plan and she was right, it’s a good plan for the builders and developers. The City of Fresno is making them (e.g. builders/ developers) rich at the expense of the people, the taxpayers who pay your over \$100k salary as reported in the Statement of Economic Interest posted on the city website; but I guess you don’t lose sleep over this because at least the Mayor’s travel expenses were paid for by the Embassy of Qatar for his trip in November of last year; those expenses were paid for by the Embassy and the form states official business so the taxpayers pay your salary. Understand that it’s this type of secrets, things done in the night, we see videos from the City on everything else how about videos on everything, don’t pick and choose what you will share. I saw or heard nothing about a business trip to Qatar. How does this help the City of Fresno? Share all the work-related travel you do including the controversial. One thing a Trump presidency has done is it made the people fed up and disgusted with their government and the lack of transparency and accountability—on both sides, yes you too!

While you try to say you are creating jobs, you are in turn putting hundreds if not thousands out of work from the farmers to the farm workers who pick; those who may not have degrees to get a similar paying job. After labor day, one way to know the season is changing in our area to fall/winter is we see all the workers picking the grapes and putting them down to dry, or work on the oranges and mandarins to prepare for the next step in the process as the cold weather begins to set in. Cars are all parked and lined up and the people are out and about working the land. This isn’t a game your decision on this affects so many lives you do not know or see; real people not just your developer/builder friends. Where shall they move when the work is gone in this area?

Sophia at the Planning Commission brought up that this began in 1958 (before I was born). In 1958 we didn’t have seatbelts either so yes things change we evolve. SEDA may have been a great idea in 1958. But I don’t think in 1958 those who initiated this plan could foresee that

today we would be struggling with substance abuse, mental health, homelessness, overfilled animal shelters, lack of money for food, and yes even housing. But there is housing, there are buildings the problem is the price is set so high no one can afford them. Back in the 90s a 1300 sq. Ft. starter home was at most \$125k now you can't find that. Want to make a change, move to change the building processes and fees, then push your builder/developer friends to lower the price on their homes. Before SEDA and after SEDA, if every person in Fresno County raised their hand to get help (whether for substance abuse, mental health, or housing) there are no beds, no vacancy. You can't even afford or figure out how to keep the current doors open, you've got shelters closing. How does a shelter close if we have a housing problem? We need to also rely on churches, poverello, pantries not kicking people off their land to build boxes/apartments. The problem is not the land, and lack of homes, the problem is you are allowing developers to charge hundreds of thousands to people who are not making your salaries. If you are looking for low income housing, you have Downtown, you have the West Area, you have vacant buildings all within the City limits; this community and the people do not need SEDA, the builders/developers do that's who you are helping. Quit spending money you don't have. You don't have it and we don't have it to throw away and buy another house because SEDA is taking our land/home. We are in our 50s, 60s, 70s, 80s, we can't just start over. If this type of development continues, the lack of farmland to our community as well as the substantial loss of prime farmland is irrecoverable and factor in good farmland with irrigation resources such as ours, it is irrecoverable. Therefore, we strongly oppose the EIR and the SEDA development and ask that you reject all in order to protect and preserve our homes and land.

Southeast Property Owner residents assert the following concerns:

Major Loss: Best farmland in the world eliminated, never to be restored when replaced with housing, crop reduction, loss of food production possibly resulting in National Security risk; loss of small farms including but not limited to Hmong Farmers; water shortages.

Major Concern: Increased population resulting in overdraft of ground water; difficulty meeting state mandates to maintain ground water level; restrictions with wells.

Cost to residents: Major cost absorbed by residents not the city or developers; mandatory sewer hookup beginning at \$50k depending on how far back homes sit; payment plans resulting in liens placed on property; cost of condemning wells/septic tanks as required by California State law; school bonds covering a minimum of K-12 schools in Sanger alone; increase in taxes to cover increase of police protection due to increased crime along with the fire department; increase in taxes to pay for infrastructure; increase taxes to pay for utilities, devaluation of property, loss of property rights (hunting and shooting), loss of rural lifestyle loss of property for trails, loss of property through eminent domain (trails, homes, road construction), farming forced out due to complaints of spraying etc.; traffic increase, livestock restrictions (my neighbor has cows); changes from rural residential zoning, county ordinances to city ordinances; change from sheriff protection to city; developers are dictating our future. Cost to Fresno: Health concerns, reduced air quality, air pollution increase, noise and light pollution, climate change, increase in crime, litigation costs, increase in utilities and tax to pay for this. Their communities lacking the attention, upgrades and other needs/attention it deserves due to the financial burden of SEDA.

The City of Fresno needs a boundary, do not grow it out here destroying the aesthetic rural southeast farmland. Developers/builders should not determine what is good for us southeast property owners, the property owners should. SEDA is only good for builder/developers not the city, county, or resident property owners.

The vote should be the will of the people especially those directly affected and we the people say no to SEDA, please vote NO TO SEDA!