City of Fresno
Southeast Development Area (SEDA) Specific Plan Program EIR

Public Scoping Meeting
March 3, 2022
Welcome

• Translation services are available.

• ALL participants should join a language channel in order to listen to and communicate with all participants.

1. Select the Interpretation Globe at the bottom of your screen
2. Choose your preferred language
Using Zoom

• During public comment use the
• “Raise Hand” button
• or press *9 on your phone
City of Fresno SEDA Specific Plan

Scoping Meeting Agenda

• Introductions
• Project Overview
• Environmental Review Process
• Purpose of Meeting
• Public Comment
Introductions

• City of Fresno (Lead Agency)
  • Jennifer Clark, Director
  • Sophia Pagoulatos, Planning Manager
  • Shawn Monk, Planner

• FirstCarbon Solutions (Program EIR)
  • Glenn Lajoie, Project Director
  • Phil Ault, Project Manager
Project Location

- SEDA Specific Plan Area – 9,000 acres
- Predominant existing use is agriculture
Regional Location Map
Project Background

• 2006 – SEGA approved for incorporation into the City and began preparing a Specific plan
  • 2008 – SEGA Specific Plan put on hold
  • 2014 – Concepts from SEGA planning process incorporated into adopted Fresno General Plan
• 2020 – SEDA Specific Plan planning process initiated
  • 2021 – SEDA Specific Plan updated
  • 2022 – SEDA Specific Plan Program EIR initiated
Fresno SEDA Specific Plan (Proposed Project)

• Provide for increased density & accelerate housing production throughout the Plan Area

• Offer flexibility through a multimodal transportation network and diverse housing types and affordability levels

• Accommodates 45,000 homes and 37,000 jobs by 2050
Fresno SEDA Specific Plan Components

• Vibrant Mixed-Use Town Centers
• Diverse Residential Districts
• Innovative Employment Districts
• Transportation Choices
• Open Spaces, Agriculture, and Green Infrastructure
SEDA Aerial Map
SEDA Proposed Land Use Map
## SEDA Land Use Estimated Acreages

<table>
<thead>
<tr>
<th>Land Use Designation</th>
<th>Proposed Plan Acres</th>
<th>Percentages</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Mixed-Use Land Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Regional Center</td>
<td>310</td>
<td>3.5%</td>
</tr>
<tr>
<td>Community Center</td>
<td>290</td>
<td>3.3%</td>
</tr>
<tr>
<td>Neighborhood Center</td>
<td>520</td>
<td>5.9%</td>
</tr>
<tr>
<td><strong>Residential Land Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mixed Residential</td>
<td>1,090</td>
<td>12.4%</td>
</tr>
<tr>
<td>Neighborhood Residential</td>
<td>1,520</td>
<td>17.3%</td>
</tr>
<tr>
<td>Rural Residential</td>
<td>2,160</td>
<td>24.5%</td>
</tr>
<tr>
<td>Rural Cluster Residential</td>
<td>810</td>
<td>9.2%</td>
</tr>
<tr>
<td><strong>Employment Land Uses &amp; Other Land Uses</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Office Center</td>
<td>160</td>
<td>1.8%</td>
</tr>
<tr>
<td>Flexible Research &amp; Development</td>
<td>1,380</td>
<td>15.7%</td>
</tr>
<tr>
<td>Institutional</td>
<td>280</td>
<td>3.2%</td>
</tr>
<tr>
<td>Flood Control Basin</td>
<td>280</td>
<td>3.2%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td>8,799</td>
<td>100%</td>
</tr>
</tbody>
</table>
Environmental Review Process

• California Environmental Quality Act (CEQA) defines a Specific Plan as a “project”

• Purpose is to identify potential environmental impacts, and to avoid or mitigate those impacts, if feasible

• An Environmental Impact Report is the highest level of CEQA review and provides impartial evaluation of a project’s impacts

• City of Fresno is Lead Agency for CEQA
Environmental Review Timeline

• **Step 1:** Notice of Preparation, 30-day Comment Period (including Scoping Meeting), Comments due March 25, 2022

• **Step 2:** Release Draft Program EIR, 45-day Comment Period, Receive Comments, Public Hearing

• **Step 3:** Prepare Final Program EIR (Responses to Comments, Revisions to Draft Program EIR)

• **Step 4:** Public Hearing(s) to Certify Final Program EIR/Approve SEDA Specific Plan (Proposed Project)
Environmental Review Topics

- Aesthetics
- Agricultural and Forestry Services
- Air Quality
- Biological Resources
- Cultural/Tribal Cultural Resources
- Energy
- Geology and Soils
- Greenhouse Gas Emissions
- Hazards and Hazardous Materials
- Hydrology and Water Quality
- Land Use and Planning
- Mineral Resources
- Noise
- Population and Housing
- Public Services
- Recreation
- Transportation
- Utilities and Service Systems
- Wildfire
Scoping Meeting

• Purpose of the Scoping Meeting is to allow the public to provide comment on the “scope and content” of the Program EIR

• Speakers are encouraged to also provide written comments

• No decisions are being made about the Fresno SEDA Specific Plan at this meeting

• Public comments can address scope and content of Program EIR, environmental issues to be addresses, and the range of alternatives to be evaluated
SEDA Specific Plan Next Steps

• Outreach: Spring 2022
• EIR Analysis: Spring/Summer 2022
• Plan Implementation Discussions: Spring/Summer 2022
Public Comment

• The Notice of Preparation and the SEDA Specific Plan: www.fresno.gov/SEDA

• Written comments: include your name, affiliation, telephone number, and contact information

• Submit to the address below by 5:00 p.m., Friday, March 25, 2022:

  Jennifer Clark, Director, Planning and Development Department  
c/o Shawn Monk, Planner, Planning and Development Department  
2600 Fresno Street, Suite 3065  
Fresno, CA 93721  
Phone: 559.621.8166  
Emails: Shawn.Monk@fresno.gov; SEDA@fresno.gov