



City of Fresno Southeast Development Area Specific Plan Public Comment Summary

May 2022





Background

Can Fresno grow in ways that equitably expand our economy and housing stock while protecting public health? Can “greenfield” growth occur that pays its own way and does not negatively affect existing neighborhoods? Can we build communities where schools, shopping, and parks are within walking distance of every student, worker, and resident? Can we attract and keep highly educated workers and raise the collective potential of our diverse population?

The answer to all these questions is **YES**. The Southeast Development Area (“SEDA”) Specific Plan is our opportunity to design and implement a vision that achieves these goals and serves as an example for cities in the Central Valley and across California.

The City started the process of preparing a Specific Plan for the Southeast Growth Area (SEGA), but put it aside amidst the uncertainty of the recession in 2008. At that point, a draft specific plan had been created that included input from a robust public outreach process. The SEDA Specific Plan is the SEGA Specific Plan, but under a new name.

Since the beginning of 2020, Fresno has seen a dramatic increase in demand for all types of housing, putting a strain on local families looking to buy or rent in the area. As a part of the response to the current housing crisis, the City of Fresno is now finishing the SEDA Specific Plan and completing an Environmental Impact Report (EIR).

The SEDA planning process is identified in the City’s General Plan, and the planning process will ensure that new development occurs in a holistic manner with all components included.

Located to the southeast of the City, SEDA is an almost 9,000-acre project area with the potential to help the City address many pressing issues its residents are facing today. The plan proposes to go beyond “Business as Usual” offering an array of mixed-density community-serving uses while ensuring important principles like pre-planned and financed infrastructure, complete streets, and walkable neighborhoods are the standard.

The SEDA Specific Plan and related EIR process are expected to be completed by the end of 2022 and could realize full build out by 2050.

Public Workshops

The purpose of the SEDA public outreach meetings held in May 2022 are to:



Reintroduce the Southeast Growth Area (SEGA) Specific Plan as the Southeast Development Area (SEDA) Specific Plan



Refresh the public's knowledge about the work that has already occurred through public involvement in the SEGA process of 2008



Solicit public input and feedback about how the implementation and phasing of the Specific Plan occurs over time



Gather input from the public about their support or concerns with existing conditions of the 9,000-acre SEDA Plan Area



Gather concerns about how the SEDA Plan will impact those who live in the Plan Area now.



Affirm with the public whether the primary concerns have been acknowledged



Explain why the City of Fresno has a renewed focus in pursuing the EIR after nearly 15 years of project dormancy.

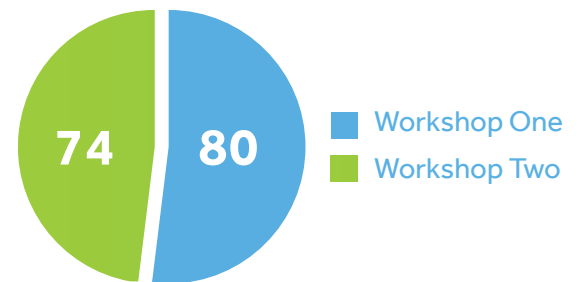


Educate the public about the next steps of the process and at what points additional public comment may be given.

Initial Findings from Workshops

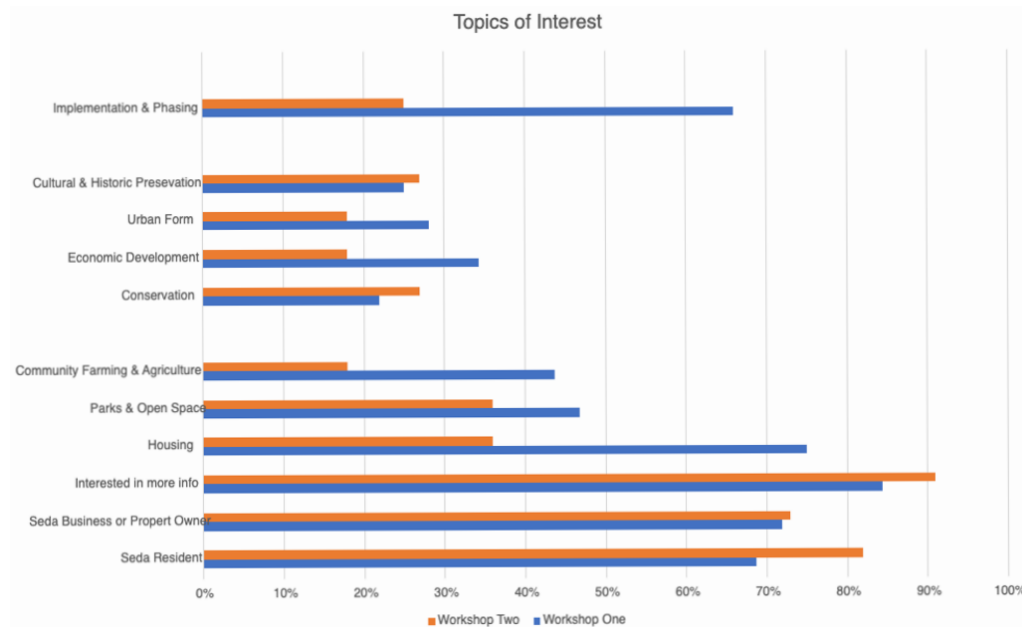
Workshops are a vital part of collecting the public's feedback and questions about the SEDA Specific Plan. The first workshop held at Simonian Farms on Tuesday, May 5, 2022, drew in a total of 80 registered attendees, while Workshop Two held at Sequoia Elementary School on Tuesday, May 17, 2022, drew in a total of 74 registered attendees.

Workshop Attendance



A public comment card was offered at both workshops. This comment card allows the public to express their interest for specific topics, ask questions, and most importantly, provide their own feedback towards the SEDA Specific Plan. So far, 28% of workshop attendees submitted a comment card.

75% percent of those who submitted a comment card indicated they are residents within the SEDA area. 72% percent who submitted a comment card indicated owning either a business and/or property with the SEDA area. Of all submitted comment cards, approximately 55% provided written questions or comments.



Comment cards were not the only way public attendees could provide feedback. At each workshop, attendees offered feedback on presented topics within the SEDA Specific Plan. So far, over 200 additional questions and comments have been collected from both workshop events. Please be sure to complete the online survey by Sunday, June 12 2022 at 11:59pm, along with providing your own questions and comments at this workshop too!

What We Heard

Workshop attendees offered a variety of opinions about the Specific Plan. Many were concerned with how implementation would impact those who already live there. There was also a contingent of workshop attendees who expressed their opposition to the Specific Plan. Their desire is for the Plan Area to remain in its current state. It was stated by several attendees that such disagreement with the plan has existed from its inception in 2006. The City of Fresno has decided to hold an additional listening session to catalogue the views of those who are completely opposed to the SEDA Specific Plan. See “Next Steps” for details.



Land Use, Housing, and Parks

Much of the concern over development, land use, housing, and parks were centered around how the Specific Plan would change the existing quality of life in the Plan Area. Some of those concerns are noted below:

- Not everyone wants development
- Concern about rural-to-urban transition
- Not everyone wants to remain rural
- Concern over industrial concentration
- Concern of landscape changing from country to city
 - Concern over country landscape becoming suburban or urban landscape
 - Concern over potential loss of wildlife
 - Concern over potential loss of tight-knit community feel
 - Concern over loss of farmland



Water, Sewer and Storm Drainage

Much of the concerns related to water, sewer, and related infrastructure had to do with water quality, whether there is enough water, how the City of Fresno will obtain the water, sewage facility locations, and whether existing residents and businesses would be forced to tie into the City's water and sewer lines. Some of those concerns are noted below:

- Concern over future groundwater levels
- Concern over where the water will come from
- Concern over future water contamination
- Concern over whether existing residents and businesses would need to tap into City water
- Concern over being forced to tap into City water and being forced to pay for it.
- Concern over flood zones and storm water runoff
- Concern over adding a sewage plant and where it would be located



Transportation & Trails

For transportation, concerns were mainly about the congestion and completeness of the roads in the Plan Area. Regarding trails, much of the concerns voiced were related to canal bank trails and impacts to adjacent properties. Some of those concerns are noted below:



Transportation

Roads

- Roads should be completely developed at once instead of over time
- Many existing roads are currently in disrepair or not fully built
 - Temperance
 - Jenson
 - DeWolf
- Concern over current traffic congestion (current & future)
 - Temperance
 - Jenson
 - Church
 - DeWolf
 - Kings Canyon
 - McKinley
 - Fancher



Trails

- Trails ought to be designed for pedestrian and bike safety
 - Trails ought to be designed with privacy and security in mind for adjacent property owners
 - Canal-adjacent property lines often go to center of canals.
 - Concern over property rights.
 - Concern about encampments along trails
 - Several people voiced not wanting trails at all
-



Implementation, Phasing, and Annexation

Much of the concerns related to implementation, phasing, and annexation had to do with whether County of Fresno residents have a say in the process of being annexed into the City of Fresno. Other concerns included prioritizing infill development before annexing new territory, and whether the current phasing plan should be changed.

- City should require a higher percentage of infill development completed before annexing further
- Some residents do not want to be annexed ever
- Concern over annexation process, whether individual residents will have a say
- Consider phasing west to east
- Trails phased in as more density occurs

Give more input!

Take our SEDA Specific Plan Survey until Sunday June 19, 2022 at 11:59pm.



Next Steps

City next steps

SEDA Opposition Listening Session - June 14, 2022 from 6-8 pm
Sequoia Elementary School, 1820 S Armstrong Ave, Fresno, CA 93727
Register here: tinyurl.com/SEDAListingSession

EIR comment period

Planning Commission Public Hearing

City Council Public Hearing

Implementation – 2023+

Contact Us

For more information, please contact

Email:

Sophia.Pagoulatos@fresno.gov

Drew.Wilson@fresno.gov

Shawn.Monk@fresno.gov

Scan here to take our Survey

Available until Sunday June 19,
2022 at 11:59pm.



City of
FRESNO 

