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**Planning and Development Department**  
**Jennifer Clark, AICP, Director**

**TO:** Fresno County Airport Land Use Commission

**FROM:** Sophia Pagoulatos, Planning Manager, Planning and Development Department

**DATE:** July 24, 2023

**RE: SEDA Specific Plan & EIR:** The City of Fresno (Applicant) is preparing the Southeast Development Area Specific Plan and associated Environmental Impact Report. The Specific Plan Area is located in the southeast area of Fresno's Sphere of Influence and covers approximately 9,000 acres. It is bounded on the west by Minnewawa, Temperance and Locan Avenues, on the east by McCall, Highland and Temperance Avenues, on the north by the Gould Canal, and on the south by North and Jensen Avenues.

The Southeast Development Area Specific Plan is being planned in order to create more housing supply at all income levels within complete, walkable communities in a fiscally sustainable, environmentally sound, climate-friendly and equitable manner. The Plan intends to accommodate between 40,000 and 45,000 dwelling units of varying types, sizes, densities and affordability levels in addition to 30,000 to 37,000 jobs.

The Specific Plan proposes the following densities based on the land use types included in the Plan:

- Regional Town Center: 30-100 units/acre
- Community Town Center: 25-80 units/acre
- Neighborhood Town Center: 15-40 units/acre
- Mixed Residential: 8-60 units/acre
- Neighborhood Residential: 6-30 units/acre
- Rural Residential: 0.1-0.5 units/acre
- Rural Cluster Residential: 0.1-0.5 units/acre

The goal of the SEDA Plan is to set a clear vision for how the Southeast Development Area will develop over time. Part of achieving this vision is to define where mixed-use, residential neighborhoods, and employment areas will be located and the types of travel options, transit and roadway infrastructure that will serve and connect these areas. Concurrent with the adoption of the draft Specific Plan, certification of the associated Environmental Impact Report will also occur.

The full SEDA Draft Specific Plan and DEIR are available in the following link:

[www.fresno.gov/seda](http://www.fresno.gov/seda)














**Applicant:** City of Fresno

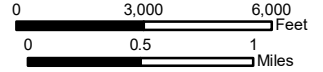
**Attachments:** Proposed SEDA Land Use Map

**Instructions:** Provide comments at upcoming Committee Meeting.

# PROPOSED SEDA MAJOR STREET CIRCULATION WITH PROPOSED LAND USE

Southeast Development Area

-  Freeway
-  Expressway
-  Scenic Expressway
-  Super Arterial
-  Arterial
-  Scenic Arterial
-  Scenic Drive
-  Collector
-  Scenic Collector
-  Southeast Development Area
-  Fresno Sphere of Influence
-  Major & Local Roads
-  Railroads



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

