

Welcome to a presentation by the
Greenfield Coalition on...



SouthEast Development Area (SEDA)



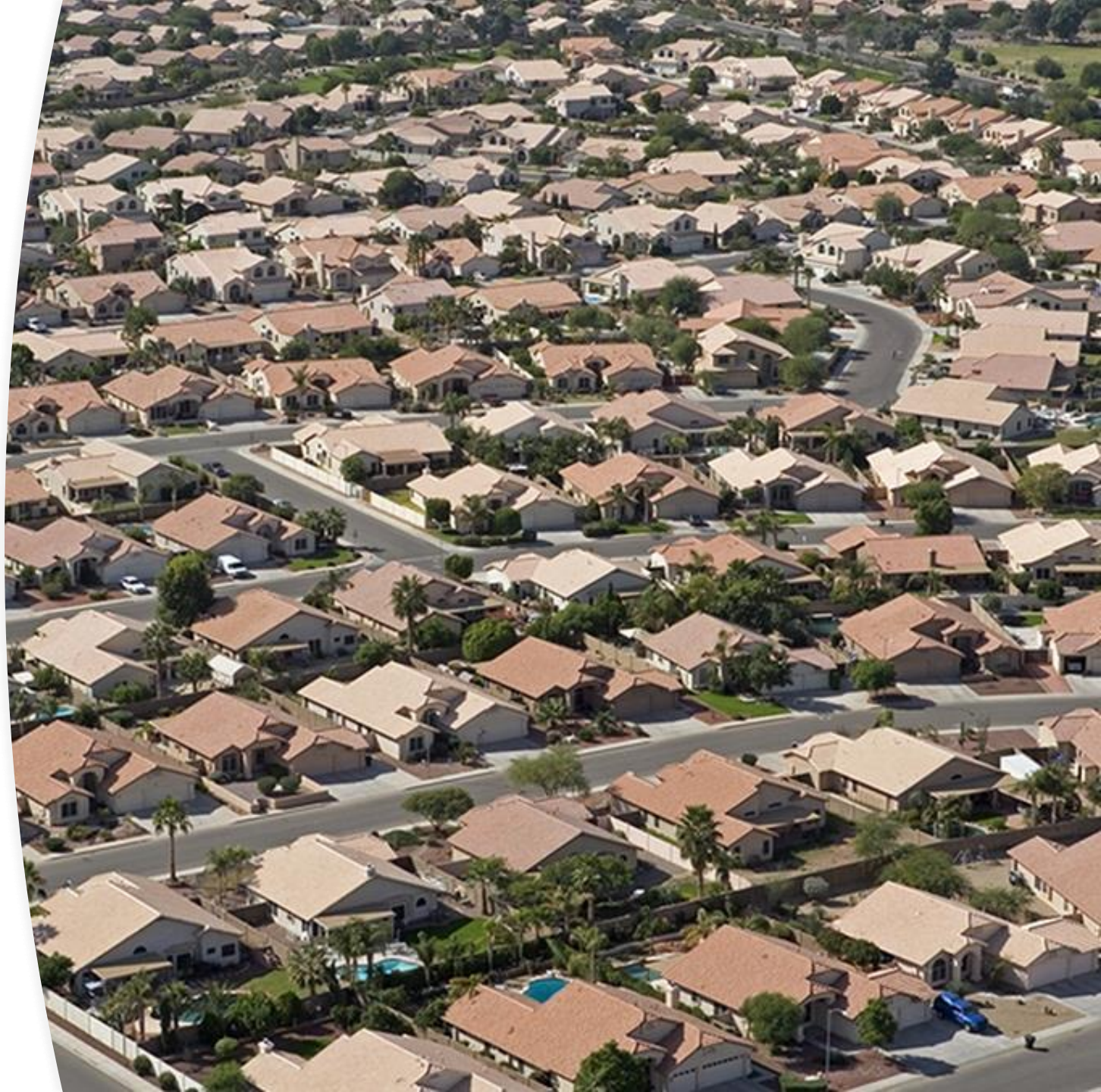


What is SEDA?

9,000 Acres of this...

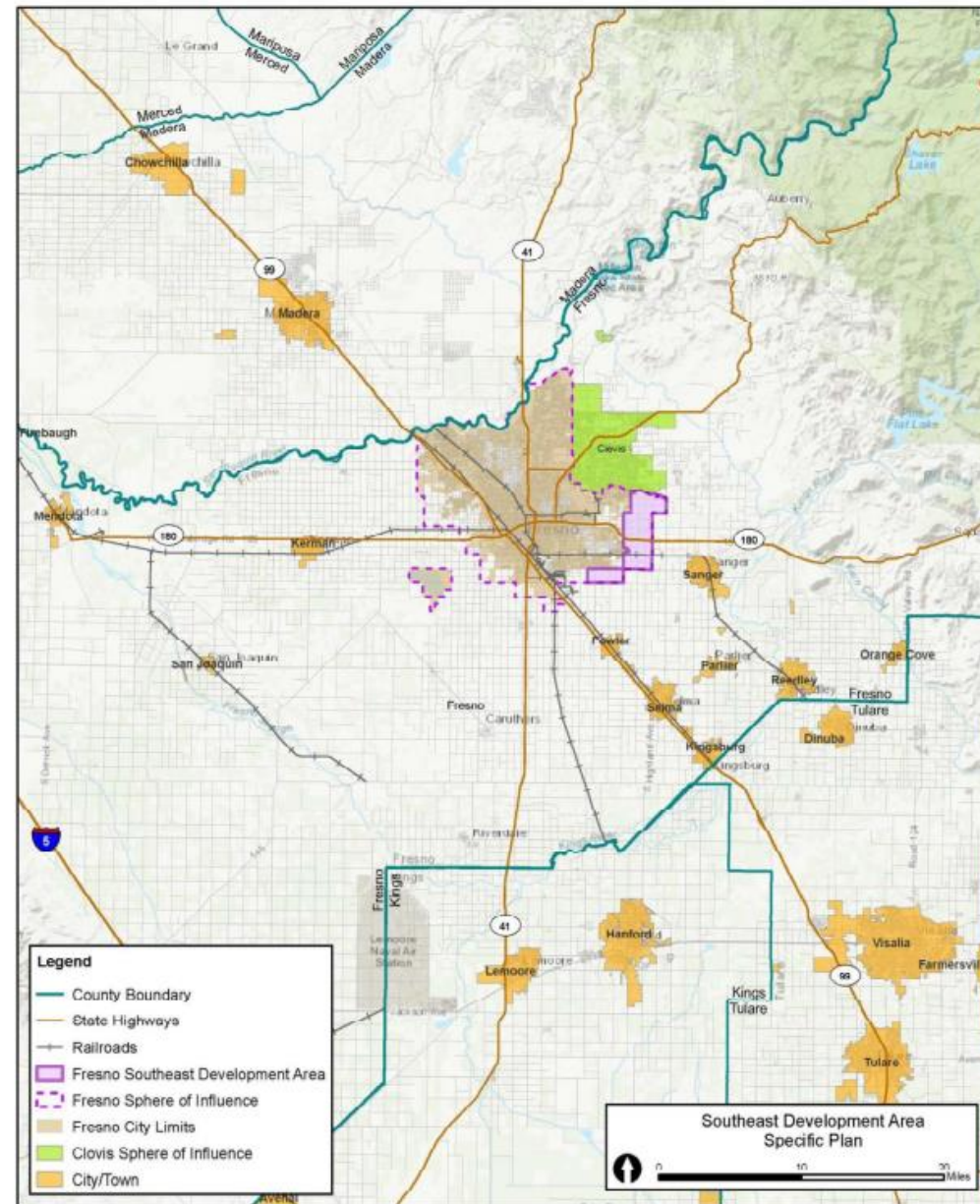
...Planned to become this

- SEDA would annex 9,000 acres East of Temperance Ave in the Clovis and Sanger Unified School Districts.
- When completed, 45,000 new homes will house 135,000 – 150,000 people... more people than Clovis currently has.
- Of SEDA's 45,000 planned new homes, relatively few will be multi-family and none are designated affordable to low-income families.



A bird's eye
view

REGIONAL CONTEXT

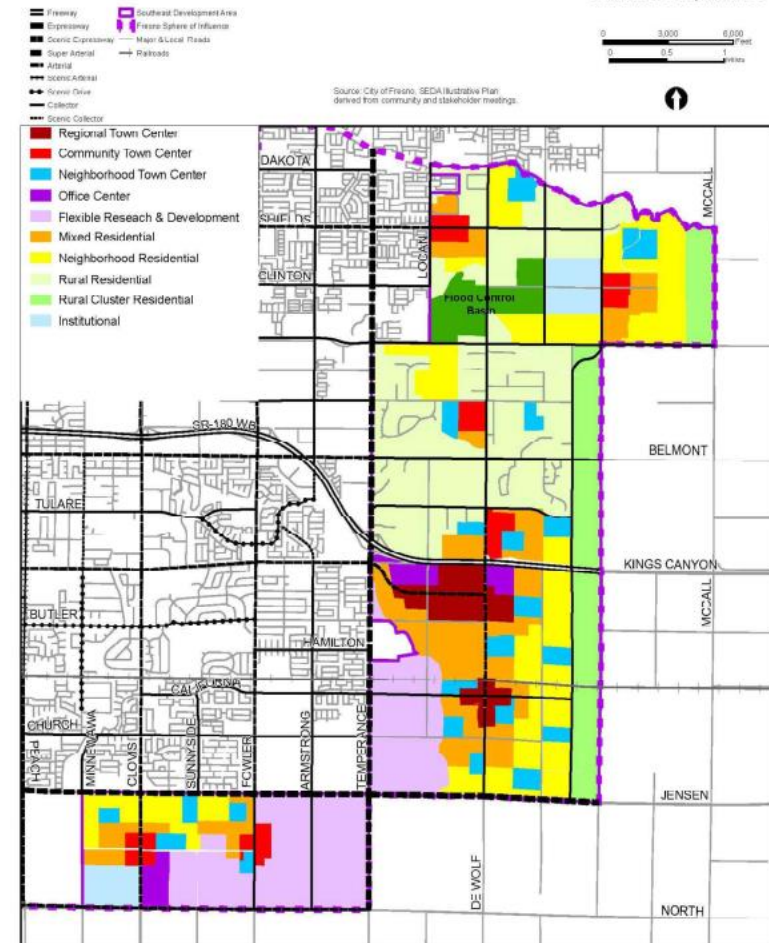


Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community, 2016 Census Designated Places.

Map 2.2 Regional Context

Closer up

SEDA PROPOSED LAND USE MAP



Map 2.5 SEDA Proposed Land Use

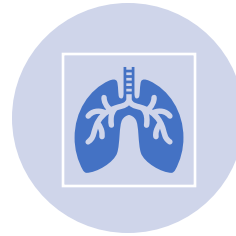
Is SEDA a good idea?

- Environmental Impacts
 - Air
 - Water
 - Health
- Infrastructure costs - \$1 to \$4 BILLION
 - Streets/sidewalks/parks
 - Utilities
 - Schools
- Who Benefits?
- Who Pays?
- **What Can I Do?**

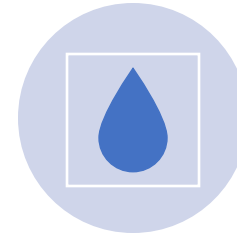


Environmental Impacts

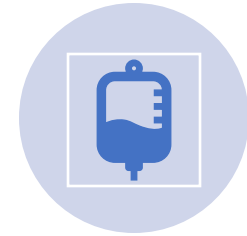
- The Environmental Impact Report does not tell us what this development would do to the surrounding areas.
- The EIR does not require mitigation



AIR
POLLUTION



WATER



HEALTH

The Environment: Air

- Without SEDA, Fresno's Air Pollution will **decrease** by over half a million tons of CO₂ per year by 2035.
 - WITH SEDA, Fresno's Air Pollution will **increase** by over half a million tons of CO₂ per year by 2035.
-



Air Pollution



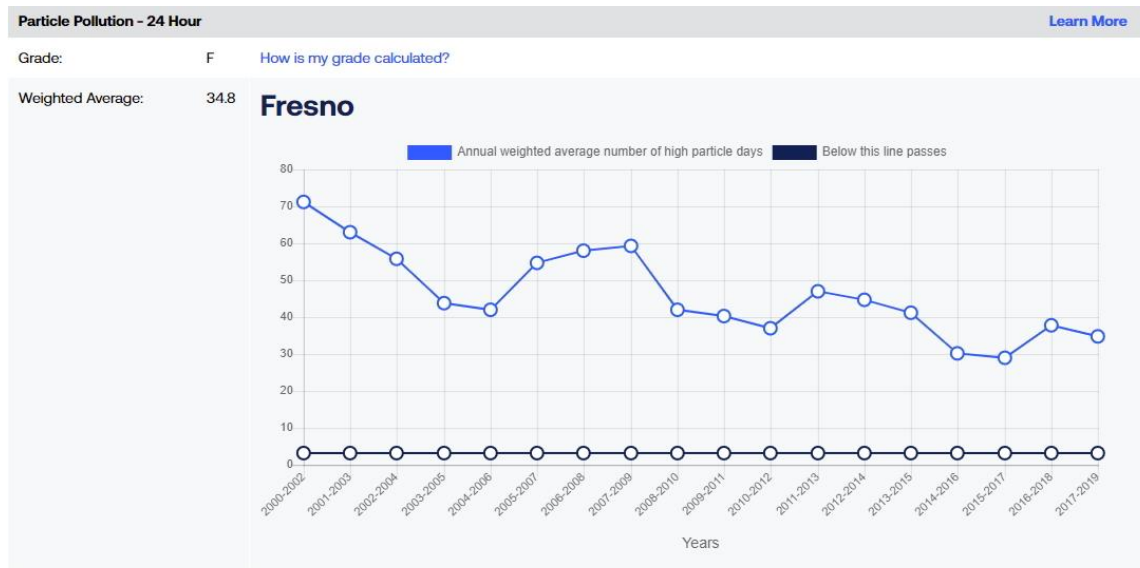
Assuming an average commute of 36.8 miles a day (the average distance from SEDA area to Riverpark or City Hall), that means 2.8 million pounds of CO₂ would be added to our atmosphere **every day**.

The Environment: Air

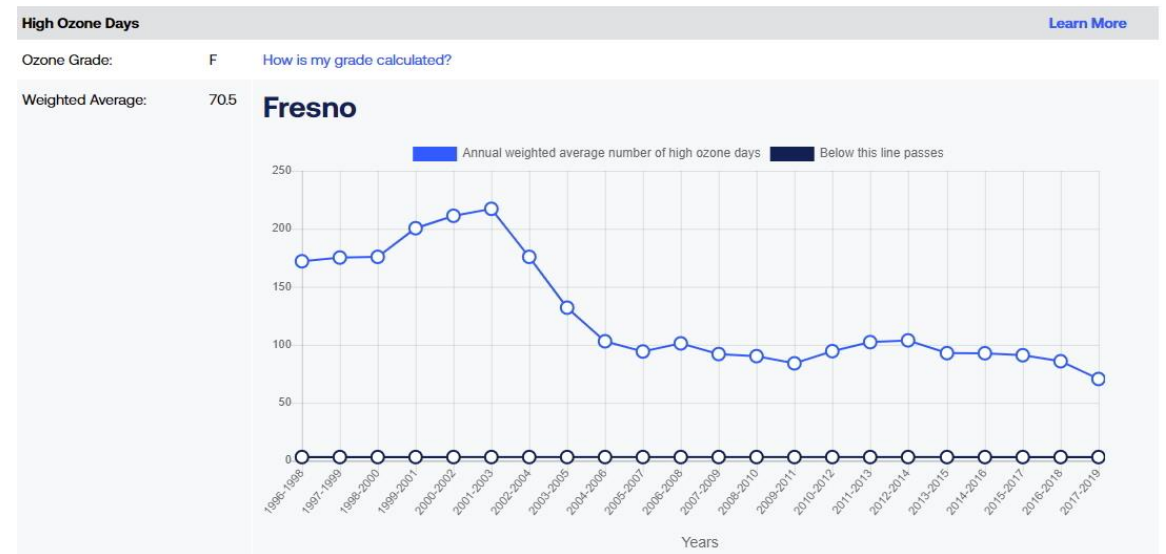
Top 3. Worst.

- For years, Fresno-Madera has been one of the three worst regions in the state for air pollution.
- Even with improvements, our averages are still **more than 10 times worse** than healthy levels.
- SEDA would be a massive backward step.

Particulate pollution (2000-2021)



Ozone (2000-2021)




The Environment: Water

- From the City of Fresno SEDA Plan: *Fresno has a low groundwater supply, and must compete for limited surface water supplies.*
- From the SEDA EIR:
 - *climate change will result in a “reduction in the quality and supply of water from the Sierra snowpack”*
 - *by 2050, such impacts in the Fresno area will reduce average water supply from snowpack to two-thirds historical levels,*
 - *“If emissions reductions do not occur, water from snowpack could fall to less than one-third of historical levels by 2100.”*
- From the SEDA Plan:
 - *“Water infrastructure planning tasks” will happen **after** SEDA is adopted.*
 - *City taxpayers will pay the costs—not developers.*



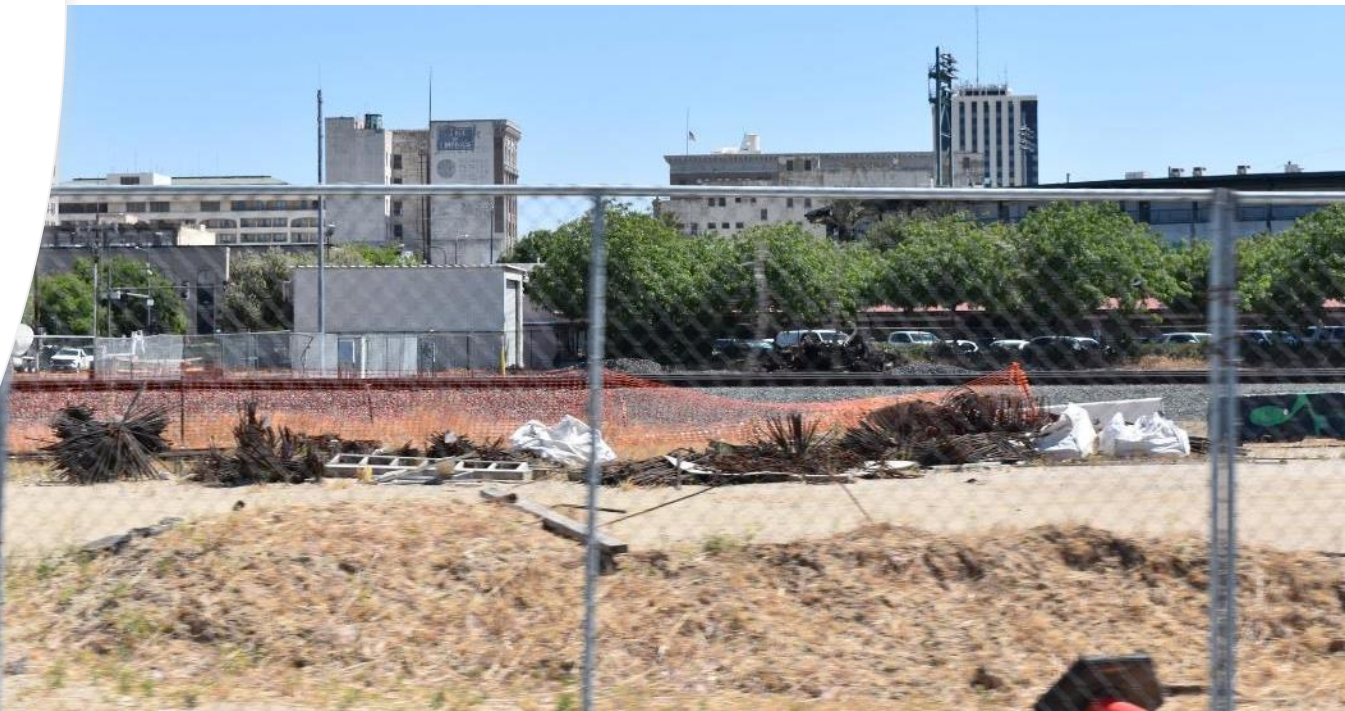
The Environment: Health

- 
- SEDA's "new town" will increase illness and death associated with air pollution.
 - But **we don't know how much**
 - The SEDA plan claims all its 150,000 residents will live, work, shop, and play **nowhere else** in the region. This is not possible.
 - The EIR includes no Health Impact Analysis

Pediatric Asthma:	14,243
Adult Asthma:	64,336
COPD:	31,839
Lung Cancer:	381
Cardiovascular Disease:	42,872

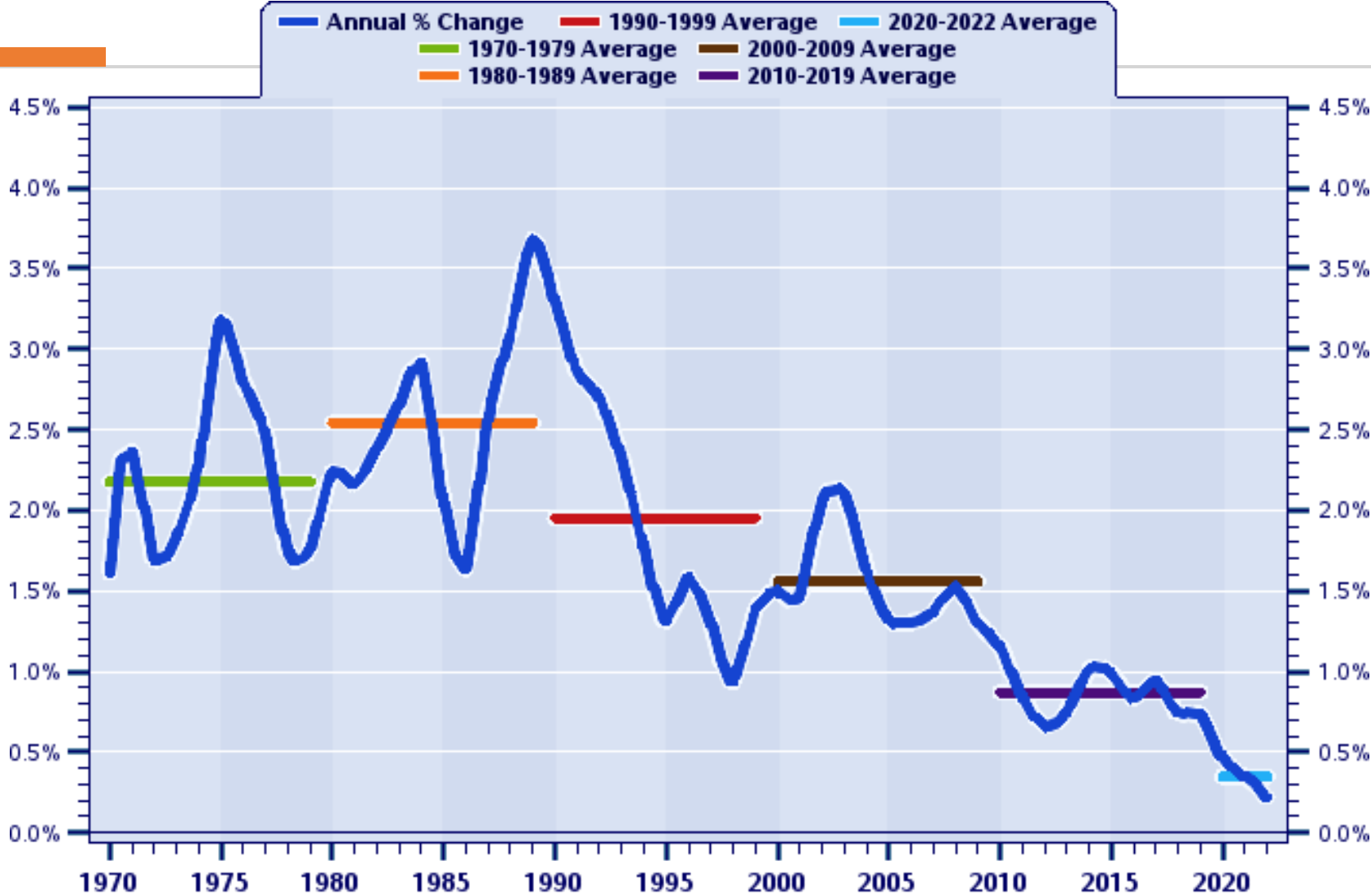
Costs & Population

- The Greenfield Coalition's recent study shows a correlation between suburban sprawl (like SEDA) and urban decay.
- As Bob Nelson, the former Superintendent of Fresno Unified School District, has said: "If you expand the city massively to the southeast, it's going to leave behind gaping holes in the current existing infrastructure, which is already stretched to capacity...not a responsible way to grow the city."
- The size of that gaping hole? Extending infrastructure for SEDA is estimated to cost the City \$1 to \$4 billion.



SEDA Plan vs. Updated Population Growth

Fresno
County
Population:
Annual
Percent
Change and
Decade
Averages
Over 1970-
2022



Infrastructure

\$1 to \$4 ***billion*** (est.)

No infrastructure **budget**

No infrastructure **finance plan**

No **fiscal impact analysis**

So who pays?

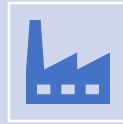
SEDA's tax revenues will never even **cover** its infrastructure costs—let alone backfill to improve legacy neighborhoods



Water



Streets



Utilities



Schools

Wait, \$ Billions?? Yep.

And we don't have it and won't get it...

- Half of tax revenues from annexation of SEDA go to the County—under the new tax-sharing agreement, City must approve SEDA by December of 2025 or the ratio reverts to 40/60 in favor of the County.
- This means that the City bears all of the cost and risk and only reaps 51% of any revenue
- **But**—SEDA does not bring in new money to pay for itself: Fresno County is hardly growing; demand for SEDA essentially does not exist.
- The Plan does not reveal who will pay—only that those decisions will be made AFTER the plan passes.

Existing Potential Housing in the City of Fresno

Fresno has enough vacant
land for housing within
the city limits to
accommodate nearly
three times the
population for SEDA.



Roads, Streets, Curbs, Sidewalks, Water— Infrastructure!!



- With billions going to SEDA, when would our existing streets see improvements?
- Bikeways?
- Street trees?
- Street lighting?
- Public transit?
- Storm water systems?
- ETC???

A close-up photograph of a person's hand holding a fan of US dollar bills, with several bills visible. Below the hand, there is a large pile of casino chips in various colors (red, black, green, blue, white) on a green felt surface. The image is slightly blurred, emphasizing the money and chips.

So... Who Benefits?

- Real estate developers will benefit.
- Not labor: building SEDA will require only low-skilled, low-paid workers
- Not taxpayers: SEDA will cost the City billions that it will never recoup
- Not existing neighborhoods: SEDA will result in lower property values and empty storefronts
- Unless...

We Act.

- Tell everyone you know about how bad SEDA will be if we don't demand change.
- SEND A PUBLIC RECORDS ACT TO FIND OUT WHAT YOUR NEIGHBORHOOD NEEDS AND HOW MUCH IT WILL COST**
- Gather a group together for us to present this information to.
- JOIN US to show up *by the thousands* to the Public Hearings, likely late spring/early summer of this year



References and Links

- <https://www.lung.org/research/sota/city-rankings/states/california/fresno>
- <https://www.fool.com/the-ascent/research/car-ownership-statistics/>
- <https://www.fresnobee.com/opinion/readers-opinion/article253982208.html>
- <https://www.fresno.gov/wp-content/uploads/2023/07/Draft-SEDA-Environmental-Impact-Report.pdf>
- <https://storymaps.arcgis.com/stories/eb1233cfb60048df8a02ba8b83998da7>
- <https://www.greenfieldcoalition.org/>