



## Concerns and Costs of the SEDA Project for Stakeholders



### Major Losses

- ✓ The potential loss of 9,000 acres of prime farmland
- ✓ The best farmland in the world eliminated and cannot be restored once covered in housing
- ✓ Food production loss due to fewer crops
- ✓ Loss of small farms including farms of Hmong farmers
- ✓ Water shortages

### Major Concerns

- ✓ Restrictions on wells
- ✓ Increase in population resulting in an overdraft of ground water
- ✓ Difficulty in meeting state mandates to maintain ground water level



## Cost to Residents

➤ Mandatory sewer hookup estimated at a minimum of \$50,000 per home	➤ Mandatory water hookup estimated at a minimum of \$50,000 per home	➤ Metered water for ag wells
➤ Corner lots require double expense because hookups with two directions involved	➤ If personal cash is unavailable, interest on a payment plan would be accrued and a lien would be placed against your property	➤ Mandated changing from well water to city water would result in the condemnation of your well at your expense
➤ Metered water usage	➤ Cost of filling wells and septic tanks as required by California State law	➤ School bonds to cover at least 16 additional schools in Sanger Unified and Clovis Unified
➤ Increase in taxes to pay for police protection due to increased crime	➤ Increase in taxes to cover fire department services	➤ Increase in taxes to pay for infrastructure
➤ Increase in taxes to pay for utilities	➤ Concern for the liability/safety/maintenance of trails	➤ Loss of property rights – Loss of hunting and shooting
➤ Loss of rural lifestyle	➤ Traffic increase	➤ Devaluation of property
➤ Loss of property through Eminent Domain for trails, green space, roads, etc.	➤ Livestock restrictions on both number and kind	➤ Farming forced out due to neighborhood complaints about spraying
➤ Changing from County ordinances to City ordinances	➤ Changing from Sheriff protection to Police protection	➤ Farming forced out due to neighborhood complaints about dust
➤ Uneven rate of road development causing potential traffic issues	➤ Fresno Planning Staff and Mayor pushing obsolete SEDA plans on residents and not listening to us	➤ No clear, transparent communications with City Planning Staff and Mayor
➤ No dialogue with city officials concerning accusations residents are promoting “myths”	➤ Residents receiving limited, vague, and/or conflicting answers from city officials	➤ Fifteen minute walking cities do not fit the American lifestyle
➤ Developers dictating our future	➤ Loss of wildlife habitat	➤ Changes in rural residential over time

## Cost to Fresno and Surrounding Areas

➤ Health Concerns	➤ Air pollution	➤ Noise pollution
➤ Air pollution increased – 500,000 tons of carbon admissions	➤ Light pollution	➤ Climate change -Higher temperatures with asphalt and homes
➤ Increase in crime	➤ Traffic increase	➤ Closure of approximately 12-16 schools in Fresno Unified
➤ Loss of flood irrigated crop land reducing ground water recharge		

## Cost to the City of Fresno

➤ Financially irresponsible	➤ Litigation Costs	➤ Needs in other areas of the city are unanswered
➤ <b>ESTIMATED TOTAL INFRASTRUCTURE COST OF 4.3 billion WITH A SHORTFALL OF AT LEAST 3.1 billion</b> to develop the SEDA project	➤ All specific area plans should be a priority (especially the West Area Neighborhood Plan) and may not have adequate funding to be implemented if SEDA is approved	➤ Infill and improvement of the inner city, including the Tower District, should be of utmost importance
➤ ,Vehicle Miles Traveled (VMT) is unrealistic to the SEDA plan and is an additional tax in disguise	➤ Urban sprawl that is not necessary	➤ Fresno becomes another Los Angeles



**Ways to Keep Up-to-Date  
And  
Communicate with Other Stakeholders**



- **Links:**
- <https://www.facebook.com/SoutheastPropertyOwners?mibextid=wwXlfr>
- K9P.com