

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13726**

The Fresno City Planning Commission at its regular meeting on October 20, 2021 adopted the following resolution related to the proposed Development Agreement by and between the City of Fresno and Fagundes Bros. Dairy.

WHEREAS, Fagundes Bros. Dairy has approved entitlements, filed an application for a Development Agreement, and has prepared an addendum to Environmental Assessment Nos. T-6183/T-6184, R-05-43/T-5456, and R-05-45/T-5463/C-05-140 dated June 25, 2021 regarding the Oasis Master Plan Area covering ±125.03 acres of property on the east and west sides of South Valentine Avenue, north of West Madison Avenue; and,

WHEREAS, said entitlements include four vesting tentative tract maps, which have been analyzed in Environmental Assessment Nos. T-6183/T-6184, R-05-43/T-5456, and R-05-45/T-5463/C-05-140, and the Development Agreement has been included in the addendum to the aforementioned Environmental Assessments and will be considered by the City Council pursuant to Section 15-6006 of the Fresno Municipal Code; and,

WHEREAS, the proposed Oasis Master Plan Area is approved for 599 single-family residential homes that will include a ±2.00-acre neighborhood park; and,

WHEREAS, the project applicant has requested that a Development Agreement be prepared by and between the City of Fresno and Fagundes Bros. Dairy for the Oasis Master Plan Area as depicted on attached Exhibit A; and,

WHEREAS, pursuant to the provisions of Section 65864 et seq. of the Government Code, the City of Fresno is authorized to enter into a Development Agreement with any person having a legal or equitable interest in real property for the development of the property; and,

WHEREAS, Fagundes Bros. Dairy has such interest in the subject property and desires a Development Agreement by and between the City of Fresno and Fagundes Bros. Dairy; and,

WHEREAS, pursuant to the provisions of Section 65867 of the Government Code, the Planning Commission of the City of Fresno held a public hearing on the 20th day of October, 2021, to consider the proposed Development Agreement by and between the City of Fresno and Fagundes Bros. Dairy, during which the Fresno City Planning Commission invited testimony both in support and in opposition with respect to the proposed Development; and,

WHEREAS, the Planning and Development Department staff recommended approval of the proposed Development Agreement; and,

