

**Regular Council Meeting  
12/2/2021**

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CITY OF FRESNO  
CITY CLERK'S OFFICE

**FRESNO CITY COUNCIL**



**Information Packet**

**ITEM(S)**

**File ID 21-810, 10:00 A.M. #1**

HEARING regarding a proposed Development Agreement by and between the City of Fresno and Fagundes Bros. Dairy, relating to the development of the Oasis Master Plan Area, which consists of a total of 599 single-family residential homes as a component of Vesting Tentative Tract Map Nos. 5456, 5463, 6183, and 6184 (Council District 3) – Planning and Development Department.

**Contents of Supplement:**

PowerPoint Presentation

**Item(s)**

**Supplemental Information:**

Any agenda related public documents received and distributed to a majority of the City Council after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the City Council meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

**Americans with Disabilities Act (ADA):**

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

# CONSIDERATION OF

A PROPOSED DEVELOPMENT AGREEMENT BY  
AND BETWEEN THE CITY OF FRESNO AND FAGUNDES  
BROS. DAIRY

AND

THE RELATED ENVIRONMENTAL FINDING FOR ADDENDUM  
TO ENVIRONMENTAL ASSESSMENT NOS. T-6183/T-6184, R-  
05-43/T-5456, AND R-05-45/T-5463/C-05-140

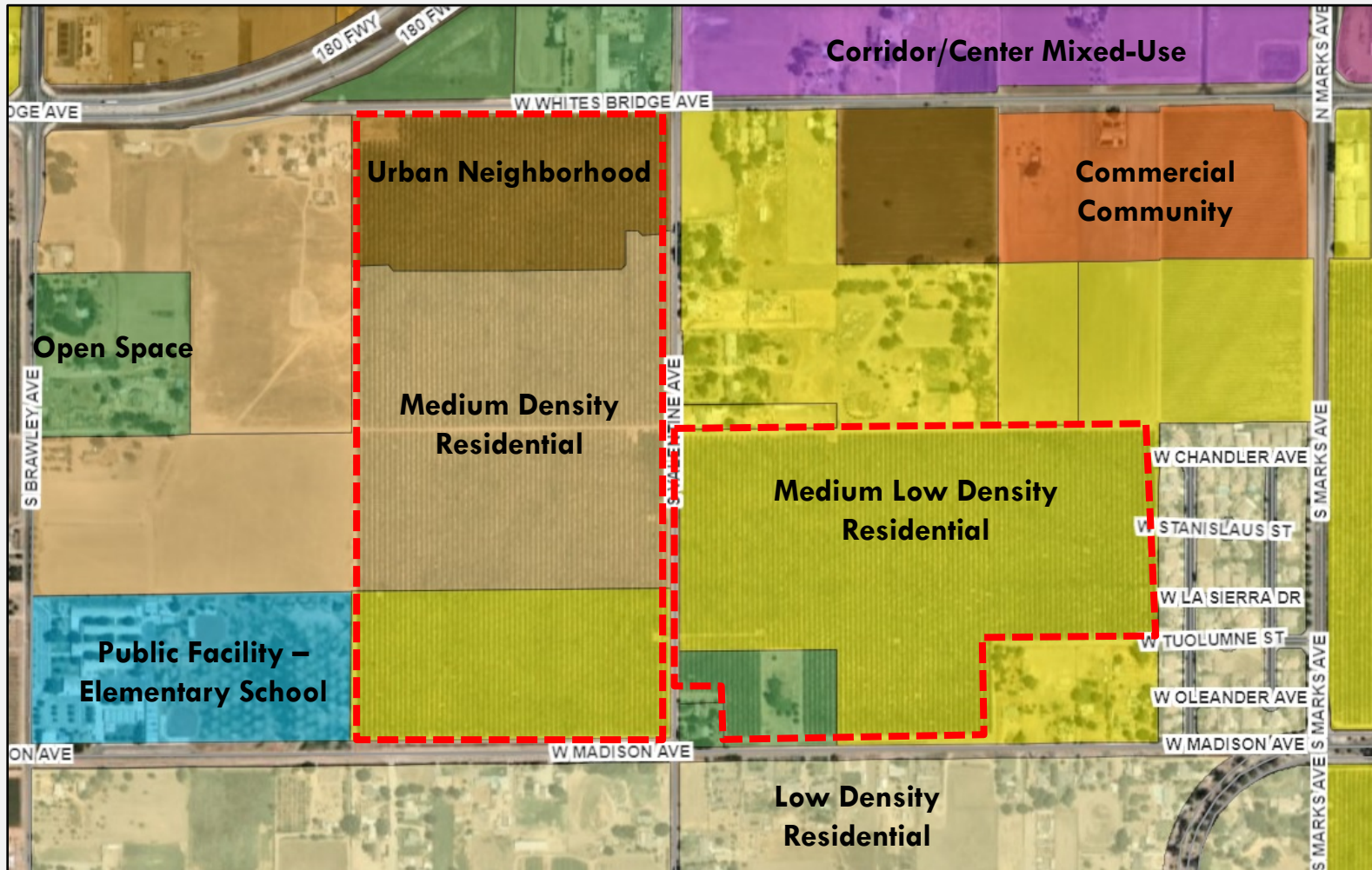


PRESENTATION BY: ROB HOLT, PLANNER III

ID 21-810

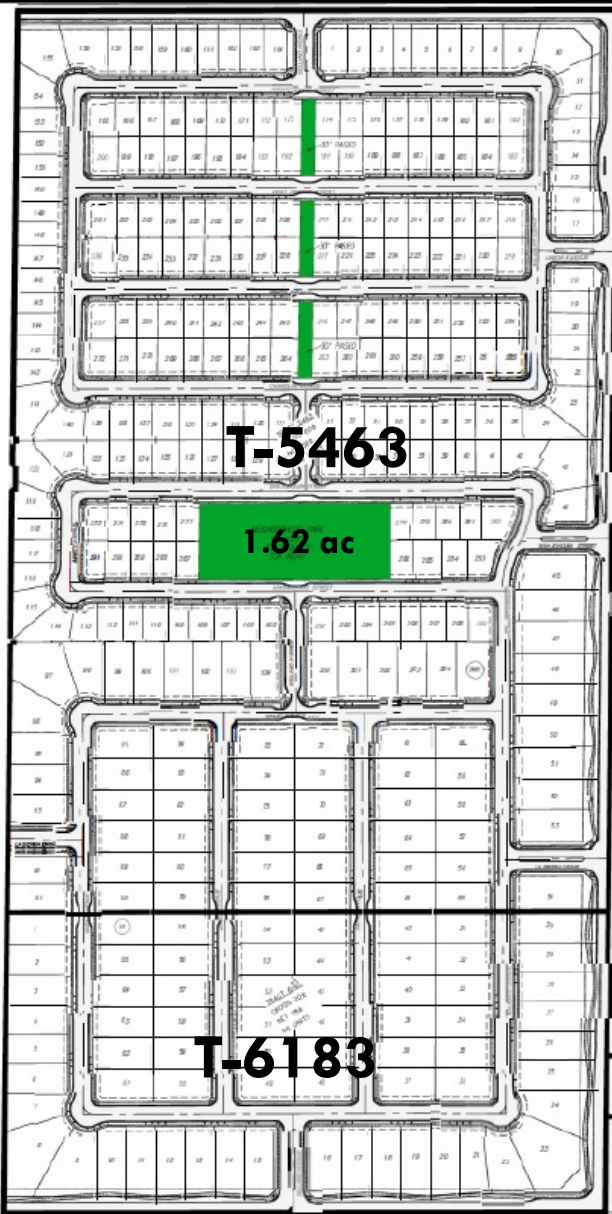
CITY COUNCIL HEARING | DECEMBER 2, 2021

# PLANNED LAND USE MAP





# OASIS MASTER PLAN AREA



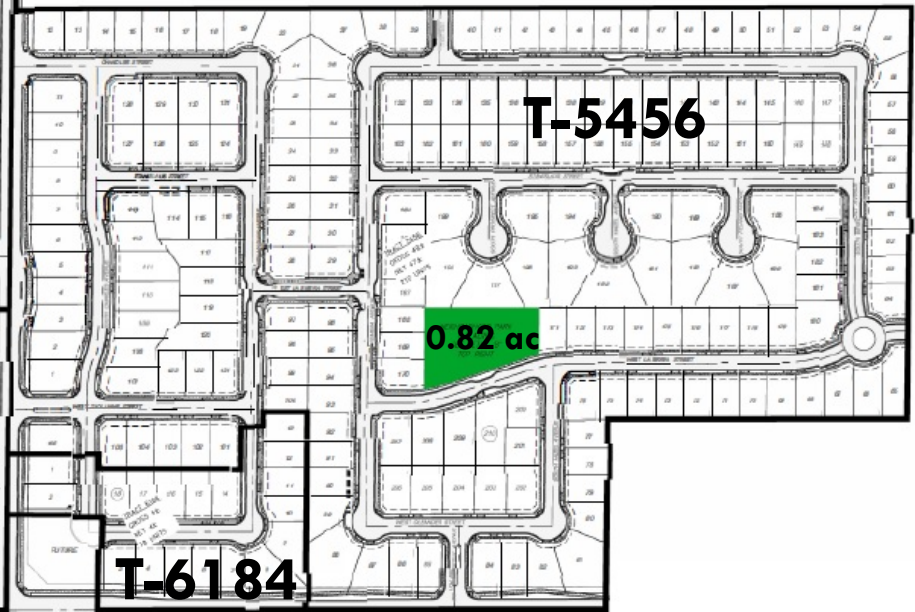
**T-5456:** CC Approved on 01/10/06

**T-5463:** CC Approved on 04/25/06

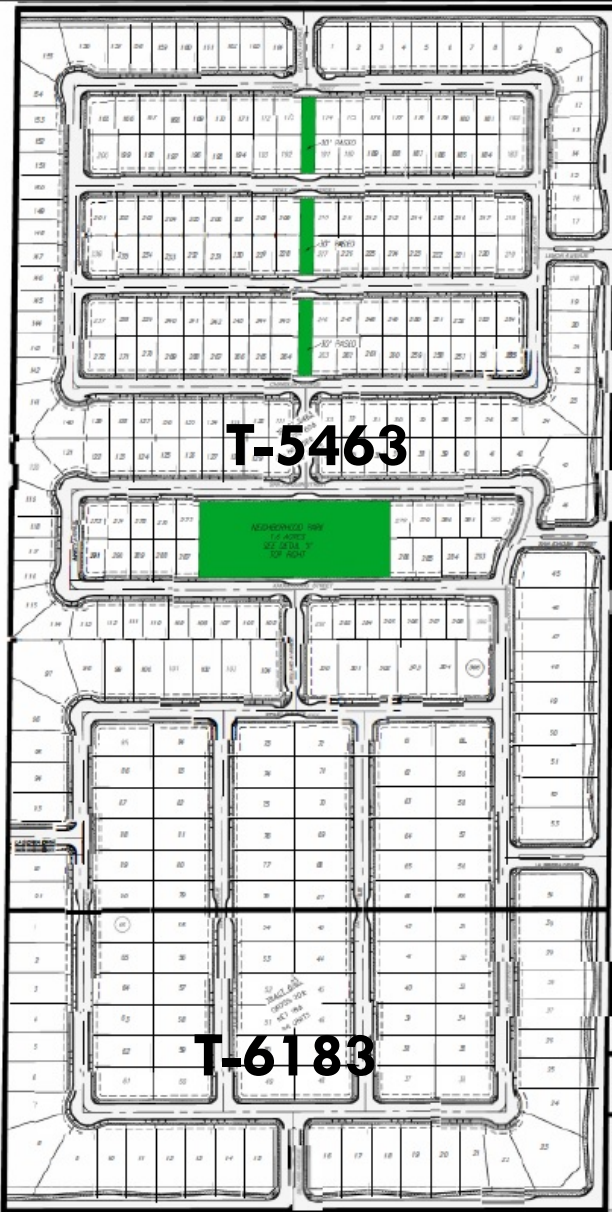
**T-6183 & T-6184:** PC Approved on 10/07/20

T-5456 & T-5463 amended on 09/18/20 that realigned street stubs to connect to T-6183 & T-6184

599 single-family residential parcels



# OASIS MASTER PLAN AREA



**T-5463**

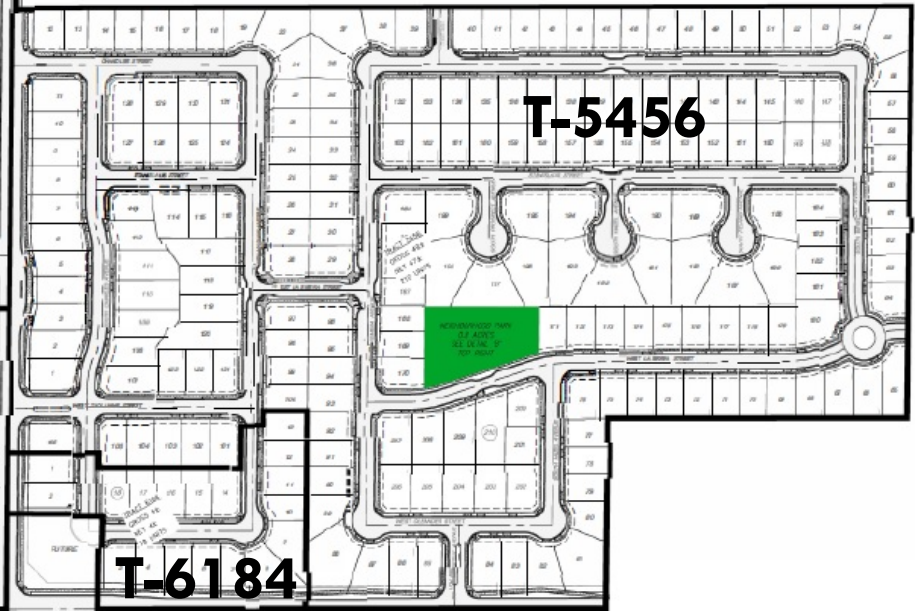
**T-6183**

## DEVELOPMENT AGREEMENT

10-year term (2 optional 2-year extensions)

Allows for tentative map extension, filing and recordation of Final Maps for T-5456 & T-5463

Provides for payment of contemporary impact fees (and annual adjustment based upon construction cost index); including payment of water capacity fee for all maps.



**T-5456**

**T-6184**



# OASIS MASTER PLAN AREA

## DEVELOPMENT AGREEMENT

Provides for dedication and improvement of one minimum 2-acre Neighborhood Park (vs. two smaller individual Pocket Parks); and, provides for associated park fee credits (Quimby and Park Facility Impact Fees).

Provides surety and timing for completion of “Exactions” required to be performed by developer (as identified within conditions of approval); including public and off-site improvements beneficial to the City; provisions for eligible reimbursements; and, provision of additional public amenity which would not otherwise have been required (i.e. Neighborhood Park).

