

**FRESNO MUNICIPAL CODE FINDINGS
DEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF FRESNO AND
FAGUNDES BROS. DAIRY (OASIS MASTER PLAN AREA)**

DEVELOPMENT AGREEMENT FINDINGS

Section 15-6006 of the Fresno Municipal Code provides that the City Council shall not approve a proposed Development Agreement unless it finds the following:

Findings per Fresno Municipal Code Section 15-6006	
<p>1. <i>That its provisions are consistent with the General Plan, the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5, and any applicable operative plan. This requirement may be satisfied by a finding that the provisions of a proposed Development Agreement are consistent with proposed General Plan or applicable operative plan provisions to be adopted concurrently with the approval of the proposed Development Agreement; and,</i></p>	
<p>Finding 1:</p>	<p>The proposed Development Agreement’s provisions to allow for the overall construction of 599 single-family residential homes after the final recordation of four maps is consistent with the goals, objectives and policies of the Fresno General Plan, as stated below:</p> <p><u>Goals</u></p> <ul style="list-style-type: none"> • Goal 3: Emphasize conservation, successful adaptation to climate and changing resource conditions, and performance effectiveness in the use of energy, water, land, buildings, natural resources, and fiscal resources required for the long-term sustainability of Fresno. • Goal 7: Provide for a diversity of districts, neighborhoods, housing types (including affordable housing), residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the City. • Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. • Goal 11: Emphasize and plan for all modes of travel on local and major streets in Fresno. • Goal 12: Resolve existing public infrastructure and service deficiencies, make full use of existing infrastructure, and invest in improvements to increase competitiveness and promote economic growth. • Goal 15: Improve Fresno’s visual image and enhance its form and function

through urban design strategies and effective maintenance.

These goals contribute to the establishment of a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.

Objectives

- Objective UF-1: Emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.
- Objective UF-14: Emphasizes an urban form that facilitates multi-modal connectivity.
- Objective LU-5: Calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

Policies

- Policy UF-1-a: Supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.
- Policy UF-1-d: Emphasizes provisions for a diversity and variation of building types, densities, and scale of development in order to reinforce the identity of individual neighborhoods, foster a variety of market-based options for living and working to suit a large range of income levels, and further affordable housing opportunities throughout the City.
- Policy LU-5-c: Promotes medium density residential uses to maximize the efficient use of residential property through a wide range of densities.
- Policy LU-5-h: Supports housing that offers residents a variety of amenities including public and private open space, landscaping, with direct access to public transit and community gathering spaces.

The subject property is not located within the Fresno County Airport Land Use Compatibility Plan.

Therefore, it is staff's opinion that the proposed Development Agreement is consistent with the provisions of the Fresno General Plan.

2. The proposed Development Agreement will provide substantial public benefit.

Finding 2:

The proposed Development Agreement will provide substantial public benefit by (1) providing an additional neighborhood park and roadway landscaping; (2) providing infrastructure improvements; and, (3) meeting the goals of the Fresno General Plan to create "Complete Neighborhoods" that will reduce vehicle trips and serve all segments of the City and will provide jobs and economic development.

Based upon the plans and information submitted by the applicant and the recommended conditions of project approval, staff has determined that all of the findings above can be made.