

March 23, 2017, changes to Economic Expansion Act:

1. **The phrase “as amended March 23, 2017” shall be added after the date of adoption on the cover page.**
2. **Section 1(g) shall be added to Article V as follows:**

**G. Additional Project Type for New Residential Developments located in Infill Opportunity Zones.** Recognizing the benefits of newly built residential developments in Infill Opportunity Zones, such developments may pay a fifty percent reduction in water capacity fees so long as the following criteria are satisfied:

- The development project is located entirely within an Infill Opportunity Zone, as established by the Fresno General Plan;
- The development project is either newly constructed residential development or newly renovated residential development; and
- Necessary water transmission infrastructure is already in place.

Applications for the fee reduction shall be submitted to the City Manager, at or before the time of building permit approval. Applications for fee reduction shall not be submitted until after approval of all discretionary planning entitlements, except that applications for fee reductions can be submitted concurrently with applications for design review.

The City Manager shall approve the application upon a determination the Applicant meets the criteria set forth above. Any decision of the City Manager under this Article may be appealed de novo to the City Council by the aggrieved person (appellant), by filing a written request with the City Clerk stating the grounds for appeal and signed by appellant, within fifteen (15) days of the date of service of the decision of the City Manager. After public hearing, the Council shall have the authority to confirm, modify, or overrule the decision of the City Manager and the decision of Council shall be final. For purposes of this article, service of the decision shall be the date said decision, if written, is mailed to the appellant. If no appeal is timely taken to the Council, the decision of the City Manager shall become final.

3. **The second bullet of Section 2(A) of Article V shall be amended to read as follows:**
  - **Mixed Use projects**, which:
    - Are located within one-half mile of the Blackstone Bus Rapid Transit corridor south of ~~Shaw~~ **[Herndon]** Avenue and within one-half mile of the Ventura-Kings Canyon Bus Rapid Transit corridor;
    - Are zoned Mixed Use;
    - Include residential uses; and