



Legislation Details (With Text)

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**Title:** Enter into an Exclusive Negotiating Agreement with Fagundes Brothers, LLC, to develop the terms of a Development Agreement for the 'Oasis,' a master planned residential development.

**Sponsors:** Oliver L. Baines III

**Indexes:**

**Code sections:**

**Attachments:** 1. Fagundes ENA

Date	Ver.	Action By	Action	Result
12/13/2018	1	City Council	approved as amended	Pass

**REPORT TO THE CITY COUNCIL**

**December 13, 2018**

**FROM:** OLIVER L. BAINES III, Councilmember, District 3

**BY:** JENNIFER CLARK, Director  
Development and Resource Management Department

**SUBJECT**

Enter into an Exclusive Negotiating Agreement with Fagundes Brothers, LLC, to develop the terms of a Development Agreement for the 'Oasis,' a master planned residential development.

**RECOMMENDATION**

Staff recommends approval.

**EXECUTIVE SUMMARY**

The ENA proposed would allow time for the developers of the "Oasis" a master planned development located within the boundaries of South Brawley, South Marks, West Madison and West Whites Bridge Avenues, to negotiate a Development Agreement with the City of Fresno. The terms will be developed during the 90-day timeframe to be brought back to the Planning Commission and City Council for approval with the associated environmental assessment and tract maps.

**BACKGROUND**

Beginning in 2017, the owners and developers of property located within the boundaries of South Brawley, South Marks, West Madison and West Whites Bridge Avenues, began discussing opportunities for a new master planned development with multiple phases to be developed. This new development would be the first master planned development adjacent to the recently adopted Southwest Fresno Specific Plan area. One of the unique features of the development will be the use of recycled water to enhance landscape buffers and greenspace to create an “Oasis”.

The ENA proposed would allow time for the developers of the “Oasis” a master planned development located within the boundaries of South Brawley, South Marks, West Madison and West Whites Bridge Avenues, to negotiate a Development Agreement with the City of Fresno. The terms will be developed during the 90-day timeframe to be brought back to the Planning Commission and City Council for approval with the associated environmental assessment and tract maps.

It is anticipated that the development would occur in phases to be defined in the Development Agreement and would require extensive infrastructure investment by the property owner.

### **ENVIRONMENTAL FINDINGS**

This is not a project for the purpose of CEQA Guidelines Section 15378.

### **LOCAL PREFERENCE**

N/A - No procurement being considered.

### **FISCAL IMPACT**

N/A

Attachment:

Exhibit A: Fagundes ENA