

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

TENTATIVE TRACT MAP FINDINGS

Section 15-3309 of the Fresno Municipal Code provides that the Review Authority (Planning Commission) for a tentative tract map may approve or conditionally approve a tentative tract map if it makes all of the following findings:

Findings per Fresno Municipal Code Section 15-3309	
A. <i>Consistency.</i> <i>The proposed subdivision, together with the provisions for its design and improvement, is consistent with the General Plan, any applicable operative plan, adopted policies or guidelines, and the Municipal Code; and,</i>	
Finding A:	<p>The subject property is located within the Fresno General Plan and the McLane Community Plan, and both plans designate the subject property for Medium Density Residential (5-12 dwelling units per acre) planned land uses. Tentative Tract Map 6400/UGM proposes a 72-lot single-family residential subdivision on 11.65 acres of property at a density of 6.18 dwelling units per acre.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:</p> <p><u>Goals</u></p> <ul style="list-style-type: none">• Goal 1: Increase opportunity, economic development, business, and job creation.• 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 15: Improve Fresno's visual image and enhance its form and function through urban design strategies and effective maintenance. <p>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.</p> <p><u>Objectives</u></p> <p>Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Objective LU-5 calls for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.</p>

	<p><u>Policies</u></p> <p>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.</p> <p>Policy LU-5-c promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy, or regulation of the City of Fresno.</p>
<p>B. <i>Passive and Natural Heating and Cooling.</i> <i>The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,</i></p>	
Finding B:	<p>The proposed subdivision has been designed with approximately 34 percent of the lots oriented facing north-south exposures, and takes advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.</p>
<p>C. <i>Availability of Water.</i> <i>Water will be available and sufficient to serve a proposed subdivision with more than 500 dwelling units in accordance with the Subdivision Map Act (Section 66473.7); and,</i></p>	
Finding C:	<p>The project consists of a proposed 72-lot single family residential subdivision/development; therefore, a water supply assessment is not required. Water facilities are available to provide service to the site subject to the conditions listed in the Public Utilities comments dated April 29, 2022.</p>
<p>D. <i>Infrastructure Capacity.</i> <i>There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,</i></p>	
Finding D:	<p>The project was reviewed by appropriate partner agencies and it was determined that there is sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision, subject to compliance with conditions of approval dated August 3, 2022.</p>
<p>E. <i>Compliance with Floodplain Regulations.</i> <i>The proposed subdivision is compliant with the City of Fresno Floodplain Management Ordinance and the State of California Code of Regulations Title 23, as well as any other applicable State or federal laws.</i></p>	
Finding E:	<p>The proposed project site is not located within a designated floodplain or floodway.</p>

PLANNED DEVELOPMENT FINDINGS

A Planned Development shall only be approved if all of the following findings are made:

Findings per Fresno Municipal Code Section 15-5905

A. The proposed development is consistent with the General Plan, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,

Finding A:

The subject property is located within the Fresno General Plan and the McLane Community Plan, and both plans designate the subject property for Medium Density Residential (5-12 dwelling units per acre) planned land uses. Tentative Tract Map 6400/UGM proposes a 72-lot single-family residential subdivision on 11.65 acres of property at a density of 6.18 dwelling units per acre.

The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:

Goals

- Goal 1: Increase opportunity, economic development, business, and job creation.
- 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 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 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-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.

	<p>Policy LU-5-c promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy, or regulation of the City of Fresno.</p>
<p><i>B. The subject site is physically suitable for the type and intensity of the land use being proposed; and,</i></p>	
Finding B:	<p>The Fresno General Plan and McLane community plan classify the subject property as Medium Density Residential (5-12 dwelling units per acre) and the project is proposing a density of 6.18 du/ac, which is consistent with the planned land use and zoning of the property. The proposed use is also consistent with the surrounding uses, which is vastly comprised of single-family residential uses developed at similar densities.</p>
<p><i>C. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and,</i></p>	
Finding C:	<p>The project will front onto East Clinton Avenue and is adjacent to North Armstrong Avenue, which are both collector streets. There are currently no FAX bus facilities serving the site, however with more development, this may increase the need for bus service. The project was routed to both the Fire Department and the Department of Public Utilities and has been appropriately conditioned to provide services to the project, as well as ensure there will be no negative impacts or a reduction of public services which would result in a detriment to public health, safety, or welfare.</p>
<p><i>D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and,</i></p>	
Finding D:	<p>Planning and Development Department staff have determined that the proposed use will not have a substantial adverse effect on surrounding land uses if developed in accordance with the various conditions and requirements established through the related vesting tentative tract map application review and planned development application review process.</p>
<p><i>E. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:</i></p> <ol style="list-style-type: none"> <i>1. Appropriateness of the use(s) at the proposed location.</i> <i>2. The mix of uses, housing types, and housing price levels.</i> <i>3. Provision of infrastructure improvements.</i> <i>4. Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.</i> <i>5. Connectivity to public trails, schools, etc.</i> <i>6. Compatibility of uses within the development area.</i> <i>7. Creativity in design and use of land.</i> <i>8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.</i> 	

9. Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.

Finding E:	<p>The subject property is planned and zoned for residential uses. The Project site is zone for residential use which is compatible with the proposed subdivision. Several models will be incorporated in the subdivision varying in price range and size. The subdivision will build new local roads to service the development along with a trail providing a walkable transit through the area. The proposed residential subdivision will be compatible with the general plan use and zoning of the subject property. The proposed subdivision is designed to provide an overall unique and aesthetically pleasing area for residents to live. The proposed home models are of high quality and designed to have a positive effect on the community's value and feel. The homes are designed in a manner to be high-energy efficient, which come with greater comfort and indoor health. The homes exhibit high quality craftsmanship and exterior aesthetics that improve the visual aspect of the community.</p>
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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.