

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

Vesting Tentative Tract Map No. 5756

EXTENSIONS OF TIME FINDINGS

Section 15-3316 of the Fresno Municipal Code provides that the granting of an extension of time to the initial time limit of a tentative map may occur only after the Review Authority finds that:

Findings per Fresno Municipal Code Section 15-3316-C-2	
<i>A. There have been no changes to the provisions of the General Plan or any operative plan, or development plan that would cause the map to no longer be in conformity with the General Plan, operative plan, or development plan;</i>	
Finding A:	The proposed project is a request for a discretionary extension of time to the expiration date for an approved tentative map. There have been no changes to the provisions of the General Plan or any operative plan, or development plan that would cause the map to no longer be in conformity with the General Plan, operative plan, or development plan. The subject property is planned for medium density residential planned land uses, which allows 5-12 dwelling units per acre; the subject tract map proposes 5.30 dwelling units per acre.
<i>B. There have been no changes to the provisions of this Development Code that would cause the map to no longer be in conformity with this Development Code;</i>	
Finding B:	The proposed project is a request for a discretionary extension of time to the expiration date for an approved tentative map. There have been no changes to the provisions of this Development Code that would cause the map to no longer be in conformity with this Development Code. The subject property is zoned RS-5/UGM (Residential Single-Family, Medium Density/Urban Growth Management) and RR-NB (Rural Residential). Development of the subject property shall comply with all development standards of the respective RS-5/UGM zone district as noted within the original conditions of approval for the project dated January 16, 2008.
<i>C. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project; and</i>	

Finding C:	<p>Vesting Tentative Tract Map No. 5756 was approved on January 16, 2008, as a vesting tentative map. Vesting tentative maps may allow for the application of development impact fees at the time a vesting tentative map is accepted, pursuant to Section 66498.1 of the Government Code. However, City originally accepted Vesting Tentative Tract Map No. 5756, with the exception that the developer shall pay contemporary development fees and charges as necessary, to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services, and infrastructure as necessary to support growth.</p> <p>The area surrounding the subject property is predominantly surrounded by rural residential properties to the North, East, and West and with single-family residential to the south. The vast majority of said development existed when Vesting Tentative Tract Map No. 5756 was originally approved by the Fresno City Planning Commission on January 16, 2008, exempting the single-family residential to the south. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project.</p> <p>The requirement to pay contemporary development impact fee and capacity charge obligations will contribute to achieving the City of Fresno's goals for fiscal sustainability and revenue neutrality and to cover costs for public infrastructure, public facilities, and public services expansions and connections resultant from substantial new growth in the area over the life of the project and future projects. The finding above can only be confirmed if the project is subject to and required to pay all current and contemporary impact fees and capacity charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services, and infrastructure as necessary to support growth.</p>
<p><i>D. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is no longer sufficient remaining capacity to serve the project.</i></p>	

Finding D:	<p>The City's current development impact fee and capacity charges have been adopted and are designed to ensure that the City ongoing tax and/or rate payers are not required to subsidize the costs of facilities benefitting new development and that all parties pay a proportionate share of costs for public systems, infrastructure, and assets.</p> <p>Public streets and utilities are available to serve the project. The area surrounding the subject property is predominantly surrounded by rural residential properties to the North, East, West and with single-family residential to the south. The vast majority of said development existed when Vesting Tentative Tract Map No. 5756 was originally approved by the Fresno City Planning Commission on January 16, 2008, exempting the single-family residential to the south. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is no longer sufficient remaining capacity to serve the project.</p> <p>The requirement to pay contemporary development impact fee and capacity charge obligations will contribute to achieving the City of Fresno's goals for fiscal sustainability and revenue neutrality and to cover costs for public infrastructure, public facilities, and public services expansions and connections resultant from substantial new growth in the area over the life of the project and future projects. The finding above can only be confirmed if the project is subject to and required to pay all current and contemporary impact fees and capacity charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services, and infrastructure as necessary to support growth.</p>
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