Exhibit I

FRESNO MUNICIPAL CODE FINDINGS

VESTING 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. ***Consistency.*** *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,*	
Finding A:	For the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background/Project Analysis section of the Staff Report to the Planning Commission dated June 6, 2018, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan and West Area Community Plan. Subject to compliance with the conditions of approval and mitigation measures attached hereto, the proposed project may be found consistent with all applicable local ordinances, regulations, policies and standards.
B. ***Passive and Natural Heating and Cooling.*** *The proposed subdivision provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,*	
Finding B:	The proposed subdivision has been designed with approximately 70% of the lots oriented in a north-south direction. The conventional sizing of lots will allow structures to be oriented and constructed in a manner which will be able to take advantage of shade and/or prevailing breezes in order to take advantage of natural heating and cooling opportunities.
C. ***Availability of Water.*** *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,*	
Finding C:	The project consists of a proposed 163-lot conventional 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 memoranda dated April 27, 2018.
D. ***Infrastructure Capacity.*** *There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,*	
Finding D:	The project was routed to the appropriate 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.
E. ***Compliance with Floodplain Regulations.*** *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.*	
Finding E:	The proposed project site is not located within a designated floodplain or floodway.

FINDINGS CRITERIA FOR REZONES AND PLAN AMENDMENTS

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend and the City Council shall not approve an application unless the proposed Rezone or Plan Amendment meets the following criteria:

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5812

A. *The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy; and,*

Finding A:	For the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background/Project Analysis section of the Staff Report to the Planning Commission dated June 6, 2018, the proposed project is found to be consistent with all applicable goals, objectives and policies of the Fresno General Plan and West Area Community Plan. Subject to compliance with future conditions of approval for development and implementation of identified project specific mitigation, the proposed project may be found consistent with all applicable local ordinances, regulations, policies and standards.

B. *The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner and to promote and protect the public health, safety, peace, comfort, and general welfare; and,*

Finding B:	The site is located within an area that has been significantly developed with rural and urban single family residences. The subject property remains vacant and has been vacant for approximately 20 years. The Complete Neighborhoods concept will enable Fresnans to live in communities with convenient services, employment, and recreation within walking distance.

C. *The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.*

Finding C:	For the reasons contained within the attached initial study for the associated environmental assessment as well as within the Background/Project Analysis section of the Staff Report to the Planning Commission dated June 6, 2018, the proposed project achieves the balance of land uses desired by the City of Fresno through planning and implementation of the Complete Neighborhoods concept and strategy for development by affording connectivity, design compatibility, providing missing uses such as recreation, enhanced landscaping and maintenance of public right-of-way areas.

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