

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS TENTATIVE TRACT MAP NO. 6440

TENTATIVE TRACT MAP FINDINGS

Section 15-3309(A) 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) | |
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| <p>1. Consistency. <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></p> | |
| Finding 1: | <p>The subject property is located within the Fresno General Plan and the recently adopted West Area Neighborhoods Specific Plan of which both plans designate the subject property for Medium Density Residential (5 – 12 dwelling units per acre (du/ac)) planned land uses. Tentative Tract Map No. 6440 proposes a 45-lot conventional single-unit residential subdivision on approximately 8.79 acres of property at a density of 5.12 du/ac.</p> <p>The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form:</p> <ul style="list-style-type: none">• 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.• Objective UF-1 emphasizes the opportunity for a diversity of districts, neighborhoods, and housing types.• Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.• Policy UF-1-d further 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.• Objective LU-5 of the General Plan calls for a diverse housing stock that will support balanced urban growth and make efficient use of resources and public facilities.• Policy LU-5-c promotes medium density residential uses to maximize efficient use of residential property through a wide range of densities. <p>Approximately 0.75 miles away northeast of the subject property is an established commercial use corridor along West Shaw Avenue providing employment and shopping opportunities for all new residents of the neighborhood. Also, there are two</p> |

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| | <p>(2) bus stops for FAX Routes 12 and 45 within approximately 0.25 miles of the project site. The project includes an approximately 0.44-acre open space area centrally located within the subdivision and connecting to the Class I pedestrian and bicycle trail.</p> <p>Therefore, it is staff's opinion that the proposed project, as designed, is consistent with respective General and the recently adopted West Area Neighborhoods Specific Plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p> |
| 2. | <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> |
| Finding 2: | The proposed subdivision has been designed with 100 percent of the lots oriented with east-west facing exposures and take advantage of passive heating or cooling opportunities to the extent feasible by the subdivision design. |
| 3. | <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> |
| Finding 3: | The project consists of a 45-lot residential subdivision; therefore, a water supply assessment is not required because the number of dwelling units will be fewer than 500. Nonetheless, water facilities are available to provide service to the site subject to the conditions listed in the Department of Public Utilities (DPU) memorandum for the Project. |
| 4. | <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> |
| Finding 4: | The project was reviewed by appropriate partner agencies including City of Fresno DPU and Fresno Metropolitan Flood Control District (FMFCD), and it was determined from the DPU and FMFCD memorandums 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 the conditions of approval. |
| 5. | <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> |
| Finding 5: | The proposed project site is not located within a designated floodplain or floodway, as confirmed by the FMFCD memorandum for the Project. |

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.