

Exhibit K

STATE SUBDIVISION MAP ACT

The Subdivision Map Act (California Government Code Section 66410 et. seq.) requires that a proposed parcel map not be approved unless the map, together with its design and improvements is found to be consistent with the General Plan and any applicable specific plan (Finding No. 1 below).

State law further provides that the proposed parcel map be denied approval if any one of the Findings Nos. 2-5, below, is made in the negative. In addition, State law requires that a subdivision be found to provide for future passive and natural heating or cooling opportunities in the subdivision development (Finding No. 6 below).

1. The proposed parcel map, together with its design and improvements is consistent with the Fresno General Plan and the Bullard Community Plan which designate the site for low density residential planned land uses which is consistent with the proposed RS-3 zone district.
2. The site is physically suitable for the proposed development because of the flat terrain of the site and adequate access and drainage on and off the site. The Fresno Metropolitan Flood Control District will require that the drainage from the site be diverted to the existing Master Plan Facilities.
3. The proposed parcel map design and improvements are not likely to cause substantial and considerable damage to the natural environment, including fish, wildlife, or their habitat, because of the urbanized nature of the area in which the site is located.
4. The proposed parcel map design and improvements are not likely to cause serious public health and safety problems, because the conditions of approval have shown and will insure that the subdivision conforms with City health and safety standards.
5. The proposed parcel map design will not conflict with public easements within or through the site because conditions of approval will assure noninterference with any existing or proposed public easements.
6. The design of the subdivision provides, to the extent feasible, for future passive and natural heating or cooling opportunities in the subdivision, because of the orientation of the proposed lots.

Staff, based on its own analysis, has determined that the parcel map, subject to the recommended conditions of approval, otherwise complies with the design and property development standards of the Zoning Ordinance and local Parcel Map Ordinance and recommends the approval of the parcel map.