

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS TENTATIVE PARCEL MAP NO. 2023-13

TENTATIVE PARCEL 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	
<p>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></p>	
<p>Finding A:</p>	<p>The subject property is located within the Fresno General Plan which designates the subject property for Neighborhood Mixed-Use (Min. 12 dwelling units per acre) planned land uses. Tentative Parcel Map No. 2023-13 proposes to subdivide the current parcel into two parcels. Proposed Parcel A is 1.53 gross acres and Parcel B is 1.54 gross acres at a density of 12 dwelling units per acre.</p> <p>The Fresno General Plan provides goals, objectives, and policies to guide development. As proposed, the project will be consistent with the following Fresno General Plan goals:</p> <ul style="list-style-type: none"> • Make full use of existing infrastructure, and investment in improvements to increase competitiveness and promote economic growth. <p>The following are applicable objectives and policies from the Urban Form, Land Use & Design, and Economic Development elements of the Fresno General Plan:</p> <ul style="list-style-type: none"> • Objective ED-1: Support economic development by maintaining a strong working relationship with the business community and improving the business climate for current and future businesses. <p>The project supports the above-mentioned goal and policy in that the subdivision of the property into two lots allows for the investment in improvements and makes full use of both properties.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and goals 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 Tentative Map provides, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision; and,</i></p>	
<p>Finding B:</p>	<p>This finding is subject only to Tentative Tract Maps; thus the Tentative Parcel Map is not required to make this finding.</p>

<p>C. Availability of Water. <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>	
<p>Finding C:</p>	<p>The project consists of three existing office buildings. Therefore, a water supply assessment is not required. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that compliance with the City's requirements and/or restrictions for water service will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.</p>
<p>D. Infrastructure Capacity. <i>There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,</i></p>	
<p>Finding D:</p>	<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 July 3, 2024.</p>
<p>E. Compliance with Floodplain Regulations. <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>	
<p>Finding E:</p>	<p>The proposed project site is not located within a designated floodplain or floodway.</p>

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.