

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

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)	
<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>	
<p>Finding 1:</p>	<p>The subject property is located within the Fresno General Plan and the West Area Community Plan, and both plans designate the subject property for Medium Density Residential (5-12 dwelling units per acre) planned land uses. Tentative Tract Map 6192/UGM proposes an 128-lot single-family residential subdivision on 15.82 acres of property at a density of 8.09 dwelling units per acre. This is also consistent with the requirements of the subject property’s zone district, <i>Single-Family Residential, Medium Density (RS-5)</i>.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:</p> <p><u>Goals</u></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. • Goal 9: Promote a city of healthy communities and improve quality of life in established neighborhoods. <p>The proposed single-family residential subdivision would provide additional housing resulting in the potential population increase that could lead to an increase in opportunity. This private development provides for a diverse housing type compared to other single-family development in close vicinity that utilize public streets, providing additional security and attractiveness.</p> <p>Objective UF-1 Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.</p> <p>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</p>

	<p>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.</p> <p>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.</p> <p>Policy LU-5-c Promote medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Policy LU-5-h supports housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.</p> <p>Policy D-4-e promotes innovative lot designs and patterns to enhance community livability in residential neighborhoods through new zoning provisions, with flexible development standards.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
<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></p>	
<p>Finding 2:</p>	<p>The proposed subdivision has been designed with approximately 83 percent of the lots oriented facing north-south exposures and takes advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.</p>
<p>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></p>	
<p>Finding 3:</p>	<p>The project consists of a proposed 128-lot single family residential subdivision/development which is less than the minimum 500 dwelling-unit threshold, 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 memorandum dated February 2, 2024. Thus, this finding can be met because the dwelling units is smaller than the minimum and the water services available can serve the development.</p>
<p>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></p>	
<p>Finding 4:</p>	<p>The project was reviewed by the Fresno Metropolitan Flood Control District (FMFCD) and the City of Fresno Department of Public Utilities (DPU) and pursuant to the requirements of the FMFCD memorandum dated July 5, 2024 and the DPU memorandum dated February 2, 2024, it was determined that there is sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste</p>

	systems to serve the proposed subdivision.
5. 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>	
Finding 5:	The proposed project site is not located within a designated floodplain or floodway pursuant to the FMFCD memorandum dated July 5, 2024, and thus is not subject to Floodplain Regulations.

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.

PLANNED DEVELOPMENT FINDINGS

A Planned Development shall only be approved if all of the following findings are made:

Findings per Fresno Municipal Code Section 15-5905	
<i>A. The proposed development is consistent with the General Plan, the Fresno County Airport Land Use Compatibility Plan (as may be amended) adopted by the Fresno County Airport Land Use Commission pursuant to California Public Utilities Code Sections 21670-21679.5, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,</i>	
Finding A:	<p>The subject property is located within the Fresno General Plan and the West Area Community Plan, and both plans designate the subject property for Medium Density Residential (5-12 dwelling units per acre) planned land uses. Tentative Tract Map 6192/UGM proposes an 128-lot single-family residential subdivision on 15.82 acres of property at a density of 8.09 dwelling units per acre.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives and policies related to residential land use and the urban form:</p> <p><u>Goals</u></p> <ul style="list-style-type: none"> • 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. • Promote a city of healthy communities and improve quality of life in established neighborhoods. <p>The proposed single-family residential subdivision would provide additional housing resulting in the potential population increase that could lead to an increase in opportunity. This private development provides for a diverse housing type compared to other single-family development in close vicinity that utilize public streets, providing</p>

	<p>additional security and attractiveness.</p> <p>Objective UF-1 Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types.</p> <p>Policy UF-1-a supports development projects that provide Fresno with a diversity of urban and suburban neighborhood opportunities.</p> <p>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.</p> <p>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.</p> <p>Policy LU-5-c Promote medium density residential uses to maximize efficient use of residential property through a wide range of densities.</p> <p>Policy LU-5-h supports housing that offers residents a range of amenities, including public and private open space, landscaping, and recreation facilities with direct access to commercial services, public transit, and community gathering spaces.</p> <p>Policy D-4-e promotes innovative lot designs and patterns to enhance community livability in residential neighborhoods through new zoning provisions, with flexible development standards.</p> <p>Therefore, it is staff's opinion that the proposed project is consistent with respective general and community plan objectives and policies and will not conflict with any applicable land use plan, policy or regulation of the City of Fresno.</p>
<p><i>B. The subject site is physically suitable for the type and intensity of the land use being proposed; and,</i></p>	
<p>Finding B:</p>	<p>The Fresno General Plan and West Area Community Plan classify the subject property as Medium Density Residential (5-12 dwelling units per acre) and the project is proposing a density of 8.09 du/ac, which is consistent with the planned land use and zoning of the property. The proposed use is also consistent with the surrounding uses, which is vastly comprised of single-family residential uses developed at similar densities.</p>
<p><i>C. Adequate transportation facilities, utilities, and public services exist or will be provided, in accord with the conditions of PD approval, to serve the proposed development; and the approval of the proposed development will not result in a reduction of public services so as to be a detriment to public health, safety, or welfare; and,</i></p>	

Finding C:	The project will front onto West Dayton Avenue, which is a local street. There are currently no FAX bus facilities serving the site, however with more development, this may increase the need for bus service. It should be noted that the closest FAX bus facility is approximately .5 miles from the subdivision entrance at the intersection of West Dayton and North Brawley Avenues. The project was routed to both the Fire Department and the Department of Public Utilities and has been appropriately conditioned to provide services to the project, as well as ensure there will be no negative impacts or a reduction of public services which would result in a detriment to public health, safety or welfare.
<i>D. The proposed development will not have a substantial adverse effect on surrounding land uses and will be compatible with the existing and planned land use character of the surrounding area; and,</i>	
Finding D:	Planning and Development Department staff have determined that the proposed use will not have a substantial adverse effect on surrounding land residential uses if developed in accordance with the various conditions and requirements established through the related vesting tentative tract map application review and planned development application review process. The proposed use is also consistent with the surrounding uses, which is vastly comprised of single-family residential uses developed at similar densities.
<i>E. The proposed development is demonstratively superior to the development that could occur under the standards applicable to the underlying base district, and will achieve superior community design, environmental preservation, and/or substantial public benefit. In making this determination, the following factors should be considered:</i>	
<ol style="list-style-type: none"> 1. <i>Appropriateness of the use(s) at the proposed location.</i> 2. <i>The mix of uses, housing types, and housing price levels.</i> 3. <i>Provision of infrastructure improvements.</i> 4. <i>Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.</i> 5. <i>Connectivity to public trails, schools, etc.</i> 6. <i>Compatibility of uses within the development area.</i> 7. <i>Creativity in design and use of land.</i> 8. <i>Quality of design, and adequacy of light and air to the interior spaces of the buildings.</i> 9. <i>Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.</i> 	
Finding E:	The subject property is planned and zoned for single-family residential uses. The planned development gives the prospective home buyers the option of purchasing a mainstream type of home with less annual expense on yard maintenance and water consumption. Private gated entrances provide for additional security for the homebuyer and create a more varied mixed of residential uses for the immediate area. All required infrastructure improvements will be constructed by the project applicant. Overall, the project positively contributes to the enhancement of the neighborhood character and to the built and natural environment providing for

	additional private single-family residential development options for the neighborhood.
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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.