Exhibit H

FRESNO MUNICIPAL CODE FINDINGS
ANNEXATION APPLICATION NO. P23-02268
PRE-ZONE APPLICATION NO. P23-02269
VESTING TENTATIVE TRACT MAP NO. 6432
PLANNED DEVELOPMENT PERMIT APPLICATION NO. P23-03234

ANNEXATION APPLICATION FINDINGS

Section 15-6104 of the Fresno Municipal Code provides that Annexations shall not be approved unless the proposed annexation meets all of the following criteria:

Findings per Fresno Municipal Code (FMC) Section 15-6104	
A. ***Concept Plan.*** *If land proposed for annexation is required to create a Concept Plan per Section 15-6102, the Concept Plan must be created and adopted prior to annexation.*	
Finding A:	Pursuant to FMC Section 15-6102.B.2.a, this proposed project is not required to create a Concept Plan because there is no more undeveloped land within the Concept Plan Area with a residential land use designation. The portion of the Annexation area which is not part of Vesting Tentative Tract Map No. 6432 is already developed with a single-family residence.
B. Plan Consistency. The proposed annexation and parcel configuration 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, Concept Plan, and any applicable operative plan; and	
Finding B:	The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form: **Goal 13:** Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. **Objective LU-1:** Establish a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment. **Policy LU-1-e** calls for adopting implementing policies and requirements that achieve annexations to the City that conform to the General Plan land use designations and open space and park system, and are revenue neutral and cover all costs for public infrastructure, public facilities, and public services on an ongoing basis consistent with the requirements of ED-5-b. **Policy ED-5-b** requires new residential and commercial development that requires annexation to the City to pay its fair and proportional share of needed community improvements through impact fees, assessment districts, and other mechanisms.

	Approve new residential and commercial development projects that require annexation to the City only after making findings that all of the following conditions are met: • No City revenue will be used to replace or provide developer funding that has or would have been committed to any mitigation project; • The development project will fully fund public facilities and infrastructure as necessary to mitigate any impacts arising from the new development; • The development project will pay for public facilities and infrastructure improvements in proportion to the development's neighborhood and citywide impacts; and, • The development will fully fund ongoing public facility and infrastructure maintenance and public service costs. Policy PU-3-h calls for developing annexation strategies to include the appropriate rights-of-way and easements necessary to provide cost effective emergency services. Vesting Tentative Tract Map No. 6432 (T-6432) is required to pay its fair share and proportional share of needed community improvements through impact fees, assessment districts, and other mechanisms, including annexing into Community Facilities District (CFD) No. 18 providing for Fire and Police services. CFD No. 18 applies to projects that have a proposed single-family or multi-family development on property that has been annexed into the City after October 20, 2022. Furthermore, required connections to City sewer and water will require the property owner to connect and pay all costs associated with those connections, and not requiring the City to pay for the cost of those connections. Conditions of approval and mitigation measures assure the annexation area remains revenue neutral and will cover all costs for public infrastructure, public facilities, and public services on an ongoing basis consistent with the requirements of Fresno General Plan Policy ED-5-b. The developer for T-6432 will be required to pay applicable fees and develop the land according to the requirements for T-6432. Therefore, (1) No City revenue will be used to replace or provide developer funding that has or would have been committed to any mitigation project; (2) T-6432 will fully fund public facilities and infrastructure as necessary to mitigate any impacts; (3) T-6432 will pay for public facilities and infrastructure improvements in proportion to the development's neighborhood and citywide impacts; and, (4) T-6432 will fully fund ongoing public facility and infrastructure maintenance and public service costs. The proposed pre-zone will pre-zone approximately 4.18 acres of the property from the Fresno County RA-NB (*Single Family Residential Agricultural/Neighborhood Beautification*) zone district to the City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district and approximately 4.80 acres of the property from the Fresno County AL20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district, consistent with the current planned land use designations (Medium Density Residential) of the Fresno General Plan and Roosevelt Community Plan. The proposed project is located within the area of influence under the Fresno County Airport Land Use Compatibility Plan (ALUCP). The project is in Traffic Pattern Zone 6.

	Zone 6 has no limit on the dwelling units per acre and requires review for structures over 100 feet tall. The proposed peak height of the project is conditioned to be no taller than 35 feet (maximum height requirement of the RS-5 zone district). Therefore, the proposed project is compatible and in compliance with the Fresno County ALUCP. 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. Subject to compliance with the conditions of approval, the proposed project may be found consistent with all applicable local ordinances, regulations, policies and standards.
C. Revenue Neutrality. *1. Public Services, Facilities, and Utilities. Adequate public services, facilities, and utilities meeting City standards are available to the lands proposed for annexation or will be provided within a specific period of time, with financial guarantees and performance requirements, to ensure this will occur.* *2. Fair and Proportional Payments. Projects requiring annexation will not negatively impact City finances.* *a. No City revenue will be used to replace or provide developer funding that has or would have been committed to any mitigation project.* *b. The development project will fully fund public facilities and infrastructure as necessary to mitigate any impacts arising from the new development.* *c. The development project will pay for public facilities and infrastructure improvements in proportion to the development's neighborhood and citywide impacts.* *d. The development will fund its proportionate share of public facility infrastructure, maintenance and public service costs according to the City Council approved Development Impact Fee Schedule and through a uniform application of community facilities district fees.*	
Finding C:	Vesting Tentative Tract Map No. 6432 (T-6432) is required to pay its fair and proportional share of needed community improvements through impact fees, assessment districts, and other mechanisms, including Community Facilities District (CFD) No. 18 providing for Fire and Police services. CFD No. 18 applies to projects that have a proposed single-family or multi-family development on property that has been annexed after October 20, 2022, and would apply to T-6432. Furthermore, required connections to City sewer and water will require the property owner to connect and pay all costs associated with those connections, and not requiring the City to pay for the cost of those connections. Conditions of approval and mitigation measures will assure the annexation area remains revenue neutral and will cover all costs for public infrastructure, public facilities, and public services on an ongoing basis consistent with the requirements of Fresno General Plan Policy ED-5-b. Therefore, (1) No City revenue will be used to replace or provide developer funding that has or would have been committed to any mitigation project; (2) T-6432 will fully fund public facilities and

	infrastructure as necessary to mitigate any impacts; (3) T-6432 will pay for public facilities and infrastructure improvements in proportion the development's neighborhood and citywide impacts; and, (4) T-6432 will fully fund ongoing public facility and infrastructure maintenance and public service costs.
D. Disadvantaged Unincorporated Communities. The City will partner with the community, if there is wide support for annexation, to coordinate terms to initiate and support the annexation process.	
Finding D:	Although the project is identified within Disadvantaged Unincorporated Community 15b, pursuant to Figure LU-3: Disadvantaged Unincorporated Communities of the Fresno General Plan, the initiation of the annexation process comes from the applicant submitting an application for a proposed project on property located within Fresno County, but also within the City's Sphere of Influence. Additionally, the applicant surveyed the entirety of the surrounding disadvantaged unincorporated community, and, as a result of the survey, it was determined that the majority of the community will not be annexed. However, the City has discussed the matter with the Fresno County Local Agency Formation Commission (LAFCo) and is proposing annexation of the parcel directly to the south of the property to be developed under T-6432 in order to maintain logical boundaries for the City.
E. LAFCO Approval. The annexation shall be approved by the Local Agency Formation Commission (LAFCO) of Fresno.	
Finding E:	The proposed Pre-zone Application No. P23-02269 has been filed to facilitate annexation of approximately 9.46 acres of land within the subject property boundary to the City of Fresno as well as detachment from the Kings River Conservation District and the Fresno County Fire Protection District in accordance with Annexation Application No. P23-02268 . The combination of these actions comprises the proposed Tulare-Peach No. 3b Reorganization and ultimately fall under the jurisdiction of the Fresno Local Area Formation Commission (LAFCO). An affirmative action by the Fresno City Council regarding Annexation Application No. P23-02268 will authorize the filing of an application with LAFCO to initiate proceedings for the consideration of the proposed Tulare-Peach No. 3b Reorganization . Staff from the Planning and Development Department met with representatives from the Fresno County Local Agency Formation Commission (LAFCo) and Fresno County Public Works and Planning Department (County). Both LAFCo and the County recommended annexation of the entirety of the subject property, full South Peach Avenue rights-of-way along the project, and the adjacent property to the south, to the current location of City limits adjacent to the property to the north and south.

PRE-ZONE APPLICATION FINDINGS

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission and City Council shall not approve an application unless the proposed Pre-zone 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;	
Finding A:	The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form: • **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 13:** Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. • **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** 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. • **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. • **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. The proposed project provides for a diverse housing type in that the subdivision is a private development allowing for a smaller home build. This fosters a variety of market-based options for living in this area to suit a large range of income levels. The project promotes medium density residential uses that provide a transition for future medium density residential uses to the south from other low density residential uses from the west. The proposed subdivision includes smaller lots for a varied product that promotes innovative lot designs and patterns that enhance community livability in residential neighborhoods with flexible development standards. The proposed project includes an approximately 4,709 square-foot open space area along the eastern subdivision boundary. The open space area is located within the private subdivision.

	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.
B. The change is consistent with the purpose of the Development Code to promote 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 project site is located within an area which has primarily developed rural residential properties. The subject property is a logical location for further residential expansion, as the subject site is served with public facilities and services needed to provide for increased housing opportunities and is currently planned for single-family residential uses in the Fresno General Plan.
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:	Approval of Annexation Application No. P23-02268 , Pre-zone Application No. P23-02269, Vesting Tentative Tract Map No. 6432 (T-6432), and Planned Development Permit Application No. P23-03234 would help contribute to fulfilling the housing needs of the region and increase the inventory of land within the RS-5 zone district to meet market demand, as well as to achieve the balance of land uses desired by the City by pre-zoning the property to match its land use designation within the General Plan Furthermore, T-6432, once developed, will contribute to the housing inventory for the City.

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:	The subject property is located within the Fresno General Plan and the Roosevelt Community Plan of which both plans designate the subject property for Medium Density Residential (5-12 dwelling units per acre (du/ac)) planned land uses. Vesting Tentative Tract Map No. 6432 proposes a 44-lot single-family residential subdivision on approximately 3.97 acres at a density of 11.08 du/ac. The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form: • **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 13:** Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. • **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** 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. • **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. • **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. The proposed project provides for a diverse housing type in that the subdivision is a private development allowing for a smaller home build. This fosters a variety of market-based options for living in this area to suit a large range of income levels. The project promotes medium density residential uses that provide a transition for future medium density residential uses to the south from other low density residential uses from the west. The proposed subdivision includes smaller lots for a varied product that promotes innovative lot designs and patterns that enhance community livability in residential neighborhoods with flexible development standards. The proposed project includes an approximately 4,709 square-foot open space area along the eastern subdivision boundary. 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.
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 77 percent of the lots are oriented with north-south facing exposures and take advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.
*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 44-lot residential subdivision; therefore, a water supply assessment is not required because the number of dwelling units will be fewer than 500. Water facilities will be provided by the Bakman Water District, which will ensure water will be available and sufficient to serve the proposed subdivision.
*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 reviewed by appropriate partner agencies including City of Fresno Department of Public Utilities (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 conditions of approval.
*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:	According to the Fresno Metropolitan Flood Control District (FMFCD), the subject site is not located within a 100-year flood prone area as designated on the latest Flood Insurance Rate Maps. Permanent drainage service is available to support the proposed project. However, the district's existing Master Plan drainage system is engineered to accommodate medium-low density residential development. As such, the current storm drainage infrastructure lacks the capacity to serve the proposed higher-density residential land use. To address this discrepancy, the developer will be required to mitigate the increased runoff generated by the higher-density development. Mitigation measures must ensure that post-development runoff rates do not exceed those anticipated under a medium-low density residential scenario, consistent with the design parameters of the Master Plan system.

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	
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 21670-21679.6, any applicable operative plan, and adopted policies, including the density and intensity limitations that apply; and,	
Finding A:	The project is consistent with the following Fresno General Plan goals and objectives related to land use and the urban form: • **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 13:** Emphasize the City as a role model for good growth management planning, efficient processing and permit streamlining, effective urban development policies, environmental quality, and a strong economy. Work collaboratively with other jurisdictions and institutions to further these values throughout the region. • **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** 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 the efficient use of residential property through a wide range of densities. • **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. • **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. The proposed project provides for a diverse housing type in that the subdivision is a private development allowing for a smaller home build. This fosters a variety of market-based options for living in this area to suit a large range of income levels. The project promotes medium density residential uses that provide a transition for future medium density residential uses to the south from other low density residential uses from the west. The proposed subdivision includes smaller lots for a varied product

	that promotes innovative lot designs and patterns that enhance community livability in residential neighborhoods with flexible development standards. The proposed project includes an approximately 4,709 square-foot open space area along the eastern subdivision boundary. 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.
B. The subject site is physically suitable for the type and intensity of the land use being proposed; and,	
Finding B:	The Fresno General Plan and Roosevelt Community Plan classify the subject property as Medium Density Residential (5 to 12 dwelling units per acre (du/ac)) and the project is proposing a density of 44 units on 3.97 acres, or approximately 11.08 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.
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,	
Finding C:	The project will front onto South Peach Avenue, which is ana scenic arterial street. Pursuant to the Fire Department and the Department of Public Utilities memorandums, the project has been appropriately conditioned to provide services to the prospective residents, 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.
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,	
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 tentative tract map application review and planned development application review process. Additionally, the existing and planned land use of the surrounding area consists primarily of single-family residential uses, which is consistent with the residential single-family, medium density use proposed under this Project.
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: *1. Appropriateness of the use(s) at the proposed location.* *2. The mix of uses, housing types, and housing price levels.*	

3. *Provision of infrastructure improvements.*
4. *Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.*
5. *Connectivity to public trails, schools, etc.*
6. *Compatibility of uses within the development area.*
7. *Creativity in design and use of land.*
8. *Quality of design, and adequacy of light and air to the interior spaces of the buildings.*
9. *Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.*

Finding E:	***1. Appropriateness of the use(s) at the proposed location.*** The subject property is currently zoned and designated for single-family residential uses. The project proposes a pre-zone to facilitate development consistent with the existing land use designation. Specifically, approximately 4.18 acres will be pre-zoned from the Fresno County RA-NB (*Single-Family Residential Agricultural/Neighborhood Beautification*) zone district to City of Fresno RS-5 (*Single-Family Residential, Medium Density*) zone district, and approximately 4.80 acres will be pre-zoned from the Fresno County AL-20 (*Limited Agricultural*) zone district to the City of Fresno RS-5/ANX (*Single-Family Residential, Medium Density/Annexed Rural Residential Transitional Overlay*) zone district. These changes align with the Medium Density Residential designation of both the Fresno General Plan and the Roosevelt Community Plan, increase the allowable residential density on the site. However, no changes to the type of development (i.e., residential) are proposed, which makes the project appropriate for the proposed location ***2. The mix of uses, housing types, and housing price levels.*** The proposed subdivision will be privately maintained and feature smaller lots, offering a more affordable housing option by design. This mainstream small-lot format reduces overall maintenance costs and provides an alternative to traditional larger-lot developments. ***3. Provision of infrastructure improvements.*** The subject property is in proximity to existing sewer mains. The project would include connection to the City's public utilities (sewer only) and infrastructure improvements, such as the construction of curb, gutter, sidewalks, roadways, streetlights, etc. Water utilities and infrastructure will be provided by the Bakman Water District. ***4. Provision of open space. For example, a greater amount of open space than would otherwise be provided under the strict application of this code.*** The project includes an approximately 4,709 square-foot open space area, exceeding code requirements, as no open space is otherwise mandated, pursuant to FMC Section 12-4.705(a)(i). This provision represents a voluntary enhancement beyond the minimum standards established by the applicable code. ***5. Connectivity to public trails, schools, etc.*** The project offers direct connectivity to public sidewalk along the eastern boundary of the subdivision. This facility links with existing pedestrian infrastructure, providing safe and convenient access to nearby public schools,

	including Easterby Elementary School to the north. ***6. Compatibility of uses within the development area.*** The proposed project is appropriate for the site because of the planned land use designation (Medium Density Residential) and because it is an infill lot primed for single-family residential development compatible with the surrounding area primarily developed with single-family residential uses. Additionally, the subject property is adjacent to an existing single-family residential subdivision to the south. ***7. Creativity in design and use of land.*** The proposed project provides creativity in both design and land use by incorporating private areas with smaller, compact lots. This approach promotes efficient land utilization while offering a distinctive residential layout that supports affordability and low-maintenance living. ***8. Quality of design, and adequacy of light and air to the interior spaces of the buildings.*** Although the subdivision has revised setback modifications, it is not proposed with a 0-foot side yard setback, thus providing room on the lot to allow for adequate light and air into the interior spaces of the buildings, especially considering the maximum height of the buildings are restricted to 35 feet, pursuant to Fresno Municipal Code (FMC) Table 15-903-2. ***9. Overall contribution to the enhancement of neighborhood character and to the built and natural environment of Fresno in the long term.*** Overall, the project contributes positively to the enhancement of neighborhood character and both the built and natural environments. By incorporating private streets and offering a range of single-family residential development options, the project supports a diverse and thoughtfully designed community fabric.

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.