

## Exhibit G

**FRESNO MUNICIPAL CODE FINDINGS**  
**Vesting Tentative Tract Map No. 6131/UGM**

**EXTENSIONS OF TIME FINDINGS**

Section 15-3316 of the Fresno Municipal Code provides that the granting of an extension of time to the initial time limit of a tentative map may occur only after the Review Authority finds that:

<b>Findings per Fresno Municipal Code Section 15-3316-C-2</b>	
<i>A. There have been no changes to the provisions of the General Plan or any operative plan, or development plan that would cause the map to no longer be in conformity with the General Plan, operative plan, or development plan;</i>	
Finding A:	The proposed project is a request for a discretionary extension of time to the expiration date for an approved vested tentative map. Subsequent phase(s) of Vesting Tentative Tract Map No. 6131/UGM will be in substantial conformance with Vesting Tentative Tract Map No. 6131/UGM approved by the Planning Commission on October 5, 2016. There have been no changes to the provisions of the General Plan or any operative plan, or development plan that would cause the map to no longer be in conformity with the General Plan, operative plan, or development plan. The only changes which will occur relate to the conditioning the project to be subject to current rates for contemporary development fees and charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services and infrastructure as necessary to support growth.
<i>B. There have been no changes to the provisions of this Development Code that would cause the map to no longer be in conformity with this Development Code;</i>	
Finding B:	The proposed project is a request for a discretionary extension of time to the expiration date for an approved vested tentative map. Subsequent phase(s) of Vesting Tentative Tract Map No. 6131/UGM will be in substantial conformance with Vesting Tentative Tract Map No. 6131/UGM approved by the Planning Commission on October 5, 2016. There have been no changes to the provisions of this Development Code that would cause the map to no longer be in conformity with this Development Code. The only changes which will occur relate to the conditioning the project to be subject to current rates for contemporary development fees and charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services and infrastructure as necessary to support growth.
<i>C. There have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project; and</i>	

Finding C:	<p>The area surrounding the subject property is predominantly developed with single-family residential houses, rural residences, a school and a church. The vast majority of said development existed when Vesting Tentative Tract Map No. 6131/UGM was originally approved by the Fresno City Planning Commission on October 5, 2016. In conclusion, there have been no changes in the character of the site or its surroundings that affect how the policies of the General Plan or other standards of this Development Code apply to the project. As noted the project is subject to current rates for contemporary development fees and charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services and infrastructure as necessary to support growth.</p>
<p><i>D. There have been no changes to the capacities of community resources, including roads, schools, sewage treatment or disposal facilities, or water supply, so that there is no longer sufficient remaining capacity to serve the project.</i></p>	
Finding D:	<p>The City's current development impact fee and capacity charges have been adopted and are designed to ensure that the City ongoing tax and/or rate payers are not required to subsidize the costs of facilities benefitting new development and that all parties pay a proportionate share of costs for public systems, infrastructure and assets.</p> <p>The extension of vested rights and the requirement to pay contemporary development impact fee and capacity charge obligations will contribute to the achieving the City of Fresno's goals for fiscal sustainability and revenue neutrality and to cover costs for public infrastructure, public facilities, and public services expansions and connections resultant from substantial new growth in the area over the life of the project and future projects. This finding above can only be confirmed if the project is subject to and required to pay all current and contemporary impact fees and capacity charges, as necessary to achieve a fiscal sustainability balance through recuperation of costs for the expansion of the public facilities, services and infrastructure as necessary to support growth.</p>