

Exhibit G

FRESNO MUNICIPAL CODE FINDINGS
Vesting Tentative Tract Map No. 5434/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:

Findings per Fresno Municipal Code Section 15-3316-C-2	
<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. 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 subject property is planned for medium-low density residential planned land uses which allows 3.5-6 dwelling units per acre; the subject tract map proposes 4.85 dwelling units per acre.
<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. 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 subject property is zoned RS-4/UGM (Residential Single Family, Medium Low Density Residential/Urban Growth Management). Development of the subject property shall comply with all development standards of the respective RS-4/UGM zone district as noted within the original conditions of approval for the project dated August 17, 2017.
<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>Vesting Tentative Tract Map No. 5434 was accepted for processing on March 14, 2006, though the project did not go before the Planning Commission/City Council until 2017 for recommendation. However, since the project was accepted for processing on March 14, 2006, the Development Impact Fees current in 2006 were applied to the project pursuant to Section 66498.1 of the Government Code.</p> <p>The subject property remains planned and zoned for residential uses. The surrounding area of the subject property has been building out over time and those development projects have been conditioned accordingly. This surrounding development does not affect how the policies of the General Plan or other standards of the Development Code apply to the project. The subject project must comply with the original conditions of approval as contained in Planning Commission Resolution No. 13470. Vesting Tentative Tract Map No. 5434 was approved by the City Council in 2017, pursuant to the requirements of the current general plan and Development Code.</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 surrounding area of the subject property has been building out over time and those development projects have been conditioned accordingly. The subject project must comply with the original conditions of approval as contained in Planning Commission Resolution No. 13470 which includes requirements related to community resources, including roads, schools, sewage treatment or disposal facilities, or water supply. The subject project will be required to make improvements along the frontage of the property as well as improvements to adjacent streets. The project will be required to pay all applicable school fees which will go towards building new schools. The existing and/or proposed sewage treatment or disposal facilities are capable of providing service to the project as required in the conditions of approval. The Southeast Fresno Surface Water Treatment Plant is now online and will provide water for this project. It is noted that the City will be developing a new fire station on Armstrong south of Clinton which will provide service to this project. Finally, the City is developing property on Tulare and Argyle for a new police station that will serve this development.</p>