

Exhibit F

## FRESNO MUNICIPAL CODE FINDINGS

### 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 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.

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.

Policy UF-14-b promotes connection throughout neighborhoods with adjacent roadways and pathways of existing development.

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.

Policy LU-5-b promotes medium low density residential uses to preserve existing uses of that nature or provide a transition between low and medium density residential areas.

The proposed project provides for a medium low density subdivision with a varied lot width standard providing diversity from the standard development type in the nearby and adjacent area. Additionally, there is proposed connectivity to both existing single-family residential development to the east, via East Pine Avenue, and future single-family residential uses to the north, via a street stub.

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 takes advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.
<b>C. Availability of Water.</b> <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>	
Finding C:	The project consists of a 26-lot residential subdivision, therefore, a water supply assessment is not required because the number of dwelling units will be fewer than 500. Water facilities are available to provide service to the site subject to the conditions listed in the Department of Public Utilities comments dated October 28, 2024.
<b>D. Infrastructure Capacity.</b> <i>There exists sufficient infrastructure capacity for water, runoff, storm water, wastewater, and solid waste systems to serve the proposed subdivision; and,</i>	
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 memorandum dated October 28, 2024 and FMFCD memorandum dated October 31, 2024 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 the conditions of approval.
<b>E. Compliance with Floodplain Regulations.</b> <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 E:	The proposed project site is not located within a designated floodplain or floodway, as confirmed by the FMFCD memorandum dated October 31, 2024.