

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

VESTING TENTATIVE TRACT MAP NO. 6248

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)	
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>	
Finding 1:	The subject property is located within the Fresno General Plan and the Woodward Park Community Plan which both plans designate the subject property for Medium Low Density Residential (3.5-6 dwelling units per acre (du/ac)) planned land uses. Vesting Tentative Tract Map No. 6248 proposes a 93-lot conventional single-unit residential subdivision on approximately 26.33 acres at a density of 3.53 du/ac. The project is consistent with the following Fresno General Plan goals, objectives, and policies related to land use and the urban form: Goal 7: Provide for a diversity of districts, neighborhoods, housing types, residential densities, job opportunities, recreation, open space, and educational venues that appeal to a broad range of people throughout the city. Objective UF-1: Emphasize the opportunity for a diversity of districts, neighborhoods, and housing types. Objective LU-2: Plan for infill development that includes a range of housing types, building forms, and land uses to meet the needs of both current and future residents. Policy UF-1-f Use Complete Neighborhood design concepts and development standards to achieve the development of Complete Neighborhoods and the residential density targets of the General Plan. Policy LU-2-a Promotes development of vacant, underdeveloped, and re-developable land within City limits where urban services are available by considering the establishment and implementation of supportive regulations and programs. 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 project supports the above-mentioned policies in that the density and intensity of the proposed development conform to the applicable Medium Low Density Residential land use designation of the Fresno General Plan and RS-4 zone district development standards including lot size, width, and depth. Complete Neighborhoods refer to neighborhoods that provide a variety of housing options, grocery stores and

	other commercial services, quality public schools, public open spaces and recreational facilities, active transportation options and civic amenities. An important element of a Complete Neighborhood is that it is built at a walkable and bikeable human scale, and meets the needs of people of all ages and abilities. The proposed project is part of the larger Copper River Ranch Development, which is made up of a variety of housing, commercial development, and access to transit. 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.
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>	
Finding 2:	The proposed subdivision has been designed with approximately 76 percent of the lots oriented with north-south facing exposures and, therefore, takes advantage of passive heating and cooling opportunities to the extent feasible by the subdivision design.
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>	
Finding 3:	The project consists of a 93-lot residential subdivision, therefore, a water supply assessment is not required because the number of dwelling units will be fewer than 500. Nonetheless, water facilities are available to provide service to the site subject to the conditions listed in the Department of Public Utilities memorandum dated October 15, 2025.
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>	
Finding 4:	The project was reviewed by appropriate partner agencies including the 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 dated October 15 and September 30, 2025, 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 dated December 3, 2025.
5. <i>Compliance with Floodplain Regulations.</i> <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:	According to the Fresno Metropolitan Flood Control District (FMFCD) memorandum dated September 30, 2025, the subject property is located within a 100-year flood prone area as designated on the latest Flood Insurance Rate Maps available to the District, necessitating appropriate floodplain management action. As a result; All development shall be properly flood-proofed below the calculated water surface elevation of the 100-year flood event; All development and/or permanent improvement activity which, if located within the primary floodway, may unduly impede, retard, or change the direction of flow of water either, by itself, or by the catching or collecting of other debris or is placed where the flow of water could carry such obstruction downstream to the damage or detriment of either life or property, will not be permitted; and, Development proposed to be constructed in a manner which would cause displacement of any and all floodwaters from that portion of the flood plain to be developed will not be permitted.
------------	--

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.