

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS

Vesting Tentative Tract Map No. 6378

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 tentative map. There have been no changes to the provisions of the General Plan or any operative plan, development plan, or original approval of Vesting Tentative Tract Map No. 6378/UGM 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 density residential uses, which allows a density of 5-12 dwelling units per acre (du/ac); the subject tract map approved 75 lots at a density of 4.92 du/ac. Pursuant to Section 15-303-A of the FMC, fractional numbers of one-half (0.5) or greater shall be rounded up to the next whole number; accordingly, the density of 4.92 du/ac may be rounded up to 5.0 du/ac, and therefore the map in conformance with the General Plan.
<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 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-5/UGM/cz (<i>Single-Family Residential, Medium Density Residential/Urban Growth Management/conditions of zoning</i>) and has not changed since the original approval of the map. Development of the subject property shall comply with all development standards of the respective RS-5/UGM/cz zone district as noted within the original conditions of approval for the project dated March 2, 2022.
<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:	The area surrounding the subject property is actively being developed with single-unit residential lots to the north and a 1.9-acre park to the east. Subdivisions to the south and west of the subject property have been approved by Planning Commission, however are still undeveloped. The overall Parc West development proposing up to 844 single-unit lots was approved by the City Council in 2021, and development of the subject property has been occurring in compliance with the overall project approval. 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.
<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>	
Finding D:	<p>The City's current development impact fee and capacity charges have been adopted and are designed to ensure that the City's 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. Public streets and utilities are available to serve the project.</p> <p>The requirement to pay contemporary development impact fee and capacity charge obligations will contribute to 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. The 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>