

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS VESTING TENTATIVE TRACT MAP NO. 6341

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	
<p><i>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,</i></p>	
<p>Finding A:</p>	<p>The subject property is located within the Fresno General Plan which designates the subject property for Medium Density Residential (5-12 dwelling units per acre) planned land uses. Vesting Tentative Tract Map No. 6341 proposes a 19-lot conventional single-family residential subdivision on approximately 2.68 acres at a density of 7.09 dwelling units per acre.</p> <p>The project is consistent with the following Fresno General Plan goals, objectives, and policies related to residential land use and the urban form:</p> <p><u>Goals</u></p> <ul style="list-style-type: none"> • Goal 7: Provide for a diversity of districts, neighborhoods, housing types, residential densities, job opportunities, recreation, open space, and education that appeal to a broad range of people throughout the city. • Goal 8: Develop complete neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance. <p>This goal contributes to the establishment of a comprehensive citywide land use planning strategy to meet economic development objectives, achieve efficient and equitable use of resources and infrastructure, and create an attractive living environment in accordance with Objective LU-1 of the Fresno General Plan.</p> <p><u>Objectives</u></p> <ul style="list-style-type: none"> • 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. • Objective LU-5: Plan for a diverse housing stock that will support balanced urban growth, and make efficient use of resources and public facilities.

	<p><u>Policies</u></p> <ul style="list-style-type: none"> • Policy UF-1-f promotes diversity and variations of building types, densities, and scales of development to reinforce the identity of individual neighborhoods, and further affordable housing opportunities. • Policy LU-2-a promotes infill development in areas where urban services are available. • Policy LU-5-c promotes the development of medium density residential uses to maximize efficient use of residential property through a wide range of densities. • Policy LU-5-h supports housing that offers residents a variety of amenities including public and private open space, landscaping, with direct access to public transit and community gathering spaces. <p>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.</p> <p>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.</p>
<p><i>B. 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></p>	
<p>Finding B:</p>	<p>As proposed, to the extent feasible, the proposed subdivision will provide for future passive or natural heating or cooling opportunities by maximizing 100 percent of westerly-easterly facing lots.</p>
<p><i>C. 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></p>	
<p>Finding C:</p>	<p>The project consists of a 19-lot residential subdivision/development. Therefore, a water supply assessment is not required. The Department of Public Utilities, Water Division has reviewed the proposed project and has determined that compliance with the City's requirements and/or restrictions for water service will provide an adequate, reliable, and sustainable water supply for the project's urban domestic and public safety consumptive purposes.</p>
<p><i>D. 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></p>	
<p>Finding D:</p>	<p>The project was reviewed by appropriate partner agencies and it was determined 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 August 2, 2023.</p>

E. Compliance with Floodplain Regulations. *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.*

Finding E:	The proposed project site is not located within a designated floodplain or floodway.
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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.