

Exhibit F

FRESNO MUNICIPAL CODE FINDINGS
Vesting Tentative Tract Map No. 6172/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 tentative map. There have been no changes to the provisions of the General Plan, any operative plan, development plan, or original approval of Vesting Tentative Tract Map No. 6172/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 urban neighborhood residential planned land uses, which allows 16-30 dwelling units per acre; the subject tract map proposes a one-lot map for condominium purposes. The approved development under Development Permit Application No. P20-00756 proposes 16.7 dwelling units per acre and the map is still in conformance with the Urban Neighborhood Residential planned land use designation.
<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 RM-2/UGM (<i>Multi-Family Residential, Urban Neighborhood/Urban Growth Management</i>) and was zoned RM-2 upon the original approval of the map. Development of the subject property shall comply with all development standards of the respective RM-2/UGM zone district as noted within the original conditions of approval for the project dated December 2, 2020.
<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:	Vesting Tentative Tract Map No. 6172/UGM was approved on December 2, 2020 as a vesting tentative map. Vesting tentative maps may allow for the application of development impact fees at the time a vesting tentative map is accepted, pursuant to Government Code Section 66498.1. The area surrounding the subject property is predominantly developed with

	<p>commercial development to the north and west, and single-family residential uses to the east. The vast majority of said development existed when Vesting Tentative Tract Map No. 6172/UGM was originally approved by the Fresno City Planning Commission on December 2, 2020. 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.</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>	
<p>Finding D:</p>	<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 development impact fees 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 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> <p>The surrounding area is already developed and the approval of Development Permit Nos. D-17-030 and P20-00756 conditioned the project to have adequate services available, and the impact fees associated with the development will mitigate any anticipated effect on these resources.</p>