

Exhibit X

**FRESNO CITY PLANNING COMMISSION
RESOLUTION NO. 13747**

The Fresno City Planning Commission, at its regular meeting on June 1, 2022, adopted the following resolution relating to Plan Amendment-Rezone Application No. P20-01665.

WHEREAS, Plan Amendment-Rezone Application No. P20-01665 has been filed with the City of Fresno by Steve Brock of SDG Fresno 570 LLC and pertains to approximately 92.50 acres of property bounded by East Vine Avenue to the north, South Elm Avenue to the west, East Chester/Samson Avenue alignment to the south, and Highway 41 to the east; and,

WHEREAS, Plan Amendment Application No. P20-01665 proposes to amend the Fresno General Plan and the Southwest Fresno Specific Plan to change the planned land use designation for the subject property from Neighborhood Mixed-Use to Employment – Light Industrial; and, the change to Policy LU-8.1 of the Southwest Fresno Specific to add the following underlined text: Plan and zone employment areas in Southwest Fresno for non-industrial businesses. All previously designated Light Industrial, Heavy Industrial, Business Park, and Regional Business Park land uses should be planned and zoned for Office except for the 92-acre area bounded by Vine Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and East Chester/East Samson Avenue (alignment) on the south, in order to allow the continuation of legally established and non-polluting uses established and operating as of February 18, 2021; and,

WHEREAS, Rezone Application No. P20-01665 proposes to rezone the subject properties from the NMX (*Neighborhood Mixed-Use*) zone district to the IL (*Employment – Light Industrial*) zone district; and,

WHEREAS, on June 1, 2022, the Fresno City Planning Commission conducted a public hearing to review Plan Amendment-Rezone Application No. P20-01665, considered the associated Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan dated January 12, 2021, received public testimony and considered the Planning and Development Department's report recommending approval of the proposed Plan Amendment and Environmental Assessment; and,

WHEREAS, the Fresno City Planning Commission has reviewed the environmental assessment prepared for Plan Amendment-Rezone Application No. P20-01665, and is satisfied that the appropriate measures of development will adequately reduce or alleviate any potential adverse impacts either generated from the proposal, or impacting the proposal from an off-site source, and hereby concurs with the issuance of an Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan; and,

WHEREAS, the Planning Commission reviewed the Plan Amendment-Rezone Application No. P20-01665 in accordance with the land use policies of the Fresno General Plan and the Southwest Fresno Specific Plan.

NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of Fresno, based upon the testimony and information presented at the hearing and upon review and consideration of the environmental documentation provided, as follows:

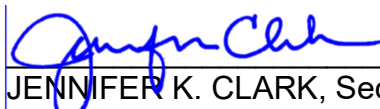
1. The Commission finds in accordance with its own independent judgment that Plan Amendment-Rezone Application No. P20-01665 would not require major revisions to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan due to new or substantially increased significant environmental effects. The analysis contained in the Environmental Checklist confirms that the project's proposed minor modifications are within the scope of the Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan and will have no new or more severe significant effects and no new mitigation measures are required. Therefore, it has been determined based upon the evidence in the record that the project will not have a significant impact on the environment and that the filing of an addendum is appropriate in accordance with CEQA Guidelines Section 15162. Accordingly, the Commission recommends the Council adopt the Addendum to Final Program EIR (SCH No. 2017031012) for the Southwest Fresno Specific Plan dated January 12, 2021.

BE IT FURTHER RESOLVED that the Fresno City Planning Commission hereby recommends to the City Council that Plan Amendment-Rezone Application No. P20-01665, which proposes to amend the Fresno General Plan and Southwest Fresno Specific Plan, as depicted by the attached Exhibit "A" and described within staff report to the Planning Commission dated June 1, 2022, be approved.

The foregoing Resolution was adopted by the Fresno City Planning Commission upon a motion by Commissioner Wagner, seconded by Commissioner Diaz.

VOTING: Ayes - Wagner, Diaz, Hardie (vice chair)
 Noes - Fuentes, Vang (chair)
 Not Voting - None
 Absent - Bray, Criner

DATED: June 1, 2022



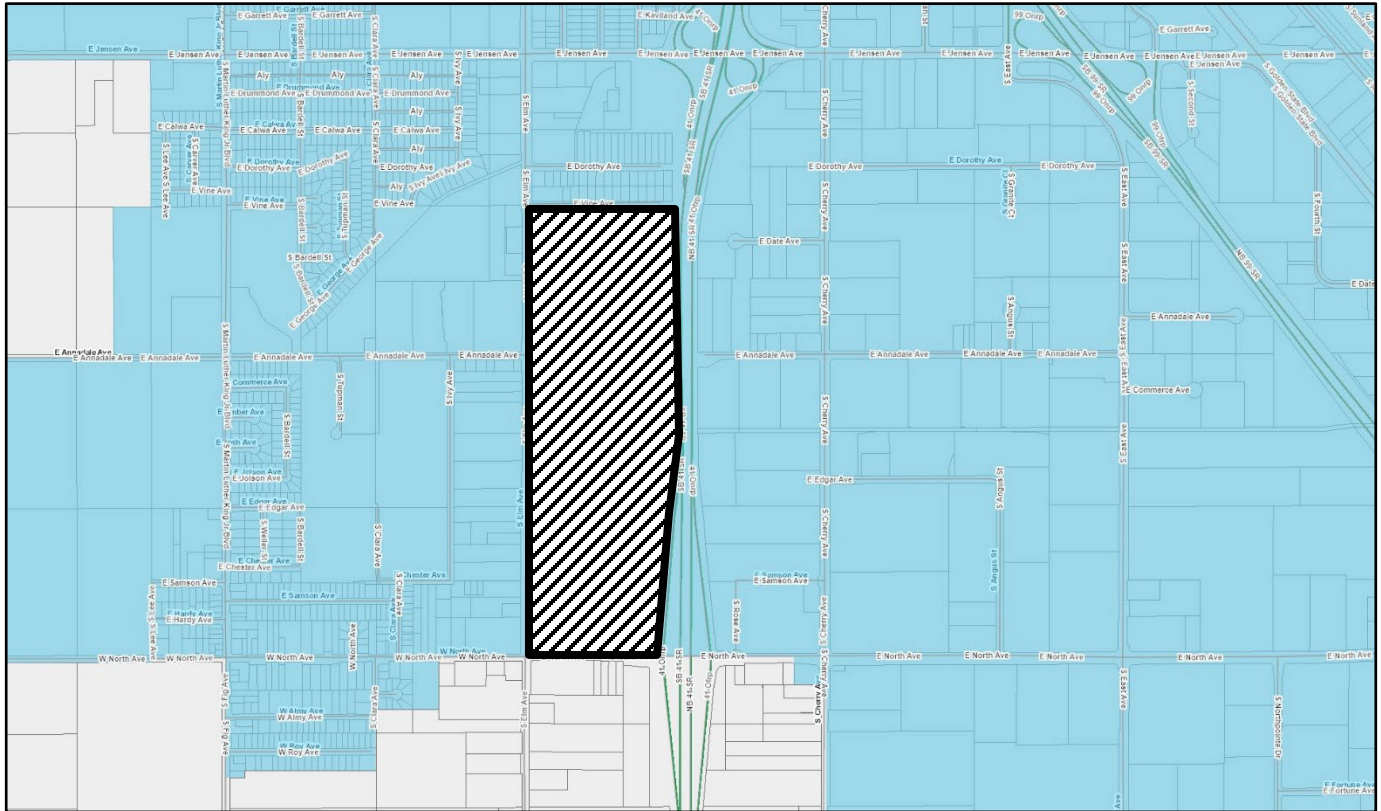
JENNIFER K. CLARK, Secretary
Fresno City Planning Commission

Resolution No. 13747
Plan Amendment-Rezone Application No. P20-01665
Filed by Steven Brock of SDG Fresno 570 LLC
Action: Recommend Approval to the City Council

Planning Commission Resolution No. 13747
Plan Amendment-Rezone Application No. P20-01665
June 1, 2022
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Attachment: Exhibit A

Exhibit A



Plan Amendment-Rezone Application No. P20-01665

APNs: 328-240-32, -47, -49, -50

328-290-25, -28, -29

328-211-43, -44, -45, -46, -47, -48, -49, -50



 City Limits

 Proposes to amend the Fresno General Plan and Southwest Fresno Specific Plan from the Neighborhood Mixed-Use planned land use designation to the Employment – Light Industrial planned land use designation; and, the change to Policy LU-8.1 of the Southwest Fresno Specific to add the following underlined text: Plan and zone employment areas in Southwest Fresno for non-industrial businesses. All previously designated Light Industrial, Heavy Industrial, Business Park, and Regional Business Park land uses should be planned and zoned for Office except for the 92-acre area bounded by Vine Avenue on the north, State Route 41 on the east, Elm Avenue on the west, and East Chester/East Samson Avenue (alignment) on the south, in order to allow the continuation of legally established and non-polluting uses established and operating as of February 18, 2021.