

Exhibit 11:  
Findings

<b>Findings Per Fresno Municipal Code Section 15-5812.</b>	
<i>Finding A:</i>	The change is consistent with the General Plan (GP) goals and policies, any operative plan, or adopted policy; and,
a. As outlined in “Land Use Plans and Policies” discussion above, the application is consistent with the Fresno General Plan goals, objectives, and policies.	
<i>Finding B:</i>	The change is consistent with the purpose of the Development Code to promote the growth of the city in an orderly and sustainable manner, and to promote and protect the public health, safety, peace, comfort, and general welfare; and,
b. The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare. By allowing for the Plan Amendment and Rezoning, the Darling Rendering Facility would be able to relocate its operations to an area not within the immediate proximity to residential neighborhoods.	
<i>Finding C:</i>	The change is necessary to achieve the balance of land uses desired by the City and to provide sites for needed housing or employment-generating uses, consistent with the GP, any applicable operative plan, or adopted policy, and to increase the inventory of land within a zoning district to meet market demand.
c. The change in land use will achieve a balance of land uses desired by the City to provide needed housing, consistent with Fresno General Plan. This project would allow for the relocation of the Darling Rendering Facility to a site further from residential uses and would allow for future non-industrial related uses at the existing Darling Facility site within the southwest area of the City of Fresno, which would assist with the market demand for residential development in that area.	

<b>Findings Per Fresno Municipal Code Section 15-6006</b>	
<i>Finding A:</i>	The provisions of the Agreement are consistent with the General Plan and any applicable operative plan; and,
a. The proposed project is consistent with the purpose of the Development Code to promote growth in an orderly and sustainable manner, support infill development, and to promote and protect the public health, safety, peace, comfort, and general welfare. By allowing for the Agreement, the Darling Rendering Facility would be able to relocate its operations to an area not within the immediate proximity to residential neighborhoods.	
<i>Finding B:</i>	The proposed Development Agreement will provide substantial public benefit.
b. The proposed project provides a substantial public benefit by relocating a heavy industrial use currently in close proximity to dense residential uses to an area away from residential uses. This will provide a cleaner and healthier environment to residential uses adjacent to and surrounding the existing rendering facility.	