

PLAN AMENDMENT AND REZONE FINDINGS

Findings Per Fresno Municipal Code Section 15-5812.	
<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. Approval of this Plan Amendment and Rezone would allow the Darling Rendering Facility to relocate its operations to an area not within the immediate proximity of 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.	

CONDITIONAL USE PERMIT FINDINGS

Findings per Fresno Municipal Code Section 15-5306	
a. <i>The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,</i>	
Finding a:	Conditional Use Permit Application No. P18-03583 for a rendering facility is permitted in the IH zone district and will comply with all applicable codes, including parking, landscaping, fences and walls, etc., given that the special conditions of project approval issued for the project are met with prior to the construction of the structures and development of the site.
b. <i>The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,</i>	
Finding b:	The proposed use is a heavy industrial development, which will conform to the Fresno General Plan planned land use designation of Heavy Industrial and is a permitted use within the IH zone district.
c. <i>The proposed use will not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,</i>	

Finding c:	A Draft Environmental Impact Report for the project has been prepared and identifies potential environmental impacts. The project is conditioned to comply with the Mitigation Monitoring and Reporting Program (MMRP) in order to mitigate these impacts. With additional conditions imposed, the Planning and Development Department has determined that the proposed project will not adversely impact the health, safety, or general welfare of the community, given the project complies with DEIR SCH No. 2018111043.
d. <i>The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,</i>	
Finding d:	The project site is bordered by the WWTP to the west, vacant land to the south, and agricultural land to the north and east of the subject property. The proposed project will be compatible with existing uses as well as potential future uses on adjacent parcels and in the vicinity.
e. <i>The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i>	
	The project location is on a site that is planned and zoned for the type, density, and intensity of the project being proposed. The project will comply with all requirements from partner agencies regarding access, emergency access, utilities and services required.

DEVELOPMENT AGREEMENT FINDINGS

Findings Per Fresno Municipal Code Section 15-6006-A	
<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.	