

Exhibit F

**FRESNO MUNICIPAL CODE FINDINGS
PLAN AMENDMENT-REZONE APPLICATION NO. P20-01665**

REZONE AND PLAN AMENDMENT APPLICATION FINDINGS

Section 15-5812 of the Fresno Municipal Code provides that the Planning Commission shall not recommend and the City Council shall not approve an application unless the proposed Plan Amendment meets the following criteria:

Findings per Fresno Municipal Code Section 15-5812	
<i>A. The change is consistent with the General Plan goals and policies, any operative plan, or adopted policy;</i>	
Finding A:	<p>The change in the planned land use from Neighborhood Mixed Use to Light Industrial provides consistency with the General Plan's following objectives and policies:</p> <ul style="list-style-type: none">• Objective ED-1 supports economic development by maintaining a strong working relationship with the business community and improving the business climate for current and future businesses.• Objective LU-1 promotes 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.• Objective LU-7 plans and supports industrial development to promote job growth.<ul style="list-style-type: none">○ Policy LU-7-b promotes business and industrial park sites that are of sufficient size, unified in design, and diversified in activity to attract a full range of business types needed for economic growth.○ Policy LU-7-c promotes industrial land use clusters to maximize the operational efficiency of similar activities. <p>The change in the planned land use from Neighborhood Mixed Use to Light Industrial would allow for the continuous operations of existing residential businesses and operations for new industrial businesses in the developed subject area.</p> <p>Although currently the Southwest Fresno Specific Plan (SWFSP) has specific policies that prohibit industrial uses, the proposed addendum to the SWFSP to allow for existing industrial uses to continue operating and for prospective industrial businesses to locate in this area may comply with the intent of the Vision for the SWFSP. Chapter 2 (Vision), Subsection B (Guiding Principles) of the SWFSP states the following:</p> <ul style="list-style-type: none">• Monitor and mitigate <u>negative impacts of industrial uses</u> from becoming a nuisance and hazard to residents.

	<ul style="list-style-type: none"> • Prohibit <u>new industrial development</u> in the Specific Plan Area through the adoption of proposed Specific Plan land use and zoning provisions and restrict the proximity of truck routes near residential areas to the maximum extent feasible. • Locate <u>new industrial development</u> away from Southwest Fresno residential neighborhoods. • Increase transparency and communication between government staff, government and elected officials, residents, and stakeholders regarding <u>proposed industrial uses</u> and/or improvements. <p>The subject area is developed with primarily industrial uses and buildings. The prohibition of industrial uses in the SWFSP area was clearly intended for new construction of industrial buildings and uses on vacant land.</p>
<p><i>B. 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</i></p>	
Finding B:	<p>The subject properties are located within the City of Fresno's General Plan Boundary and Sphere of Influence. Furthermore, the project site meets the General Plan goals and strategies for sequencing of development and growth. Therefore, for the reasons contained within the attached Addendum to PEIR (SCH No. 201731012) for the Southwest Fresno Specific Plan dated January 12, 2021 for the associated environmental assessment as well as within the Background/Project Analysis section contained within the Staff Report to the Planning Commission dated February 3, 2021, the project site is a logical expansion for purposes of orderly development within the General Plan boundary; and, will promote orderly land use development in pace with public facilities and services needed to serve development.</p>
<p><i>C. 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 General Plan, any applicable operative plan, or adopted policy; and to increase the inventory of land within a given zoning district to meet market demand.</i></p>	
Finding C:	<p>The proposed change in land use from Neighborhood Mixed Use to Light Industrial will help the City comply with goals and policies of the General Plan, including Objectives ED-1, LU-1, and LU-7, and Policies LU-7-b and LU-7-c as mentioned in Finding A.</p>

Based upon the plans and information submitted by the applicant, staff has determined that all of the findings above can be made.