

EXHIBIT J

CONDITIONAL USE PERMIT FINDINGS

| FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306 | |
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| <i>a. 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: | The proposed project is conditionally permitted in the IH (Heavy Industrial) zone district and complies with all applicable provisions of the Code. |
| <i>b. 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 development is consistent with the proposed Fresno General Plan, Roosevelt Community Plan, North Avenue Industrial Triangle Specific Plan, and the IH zone district. |
| <i>c. 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: | 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. The project proposes a design consistent with the character of the area. |
| <i>d. 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 proposed project is surrounded by industrial uses at this intersection. The use is compatible with the planned land use for the location and surrounding area, indicating that it will remain compatible for the foreseeable future. |
| <i>e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.</i> | |
| Finding e: | The proposed development is consistent with the allowable land use and intensity requirements per the underlying zone district. Adequate access, parking, utilities and services have been provided to serve the property and were reviewed for consistency with the requirements of the IH (Heavy Industrial) planned land use and zone district. |