

EXHIBIT O

FRESNO MUNICIPAL CODE FINDINGS

CONDITIONAL USE PERMIT APPLICATION FINDINGS

FINDINGS PER FRESNO MUNICIPAL CODE SECTION 15-5306

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,

Finding a: The proposed use, as a wireless communication facility, is a permitted use throughout the City when proposed in compliance with the Fresno Municipal Code and City of Fresno Policies and Procedures Issue No. 33 – Wireless Telecommunication Facilities. The conditions of approval would bring this project into compliance.

b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,

Finding b: The proposed use, pending compliance with Conditions of Approval, has been found to be consistent with the Fresno General Plan, McLane Community Plan, the Airport Land Use Compatibility Plan.

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,

Finding c: The proposed use, pending compliance for the wireless communication facility Conditions of Approval, follows all regulations of the Policies and Procedures Issue No. 33 which establishes procedures to promote quality and consistency in approval of communication facilities. The proposed project proposes a mono-pine tower, which will screen the tower and antennas and equipment screened by a wall from the view of neighboring properties.

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,

Finding d: The design, location, size, and operating characteristic of the proposed activity, pending compliance with Conditions of Approval, are compatible with the existing land uses in the area which is mainly uses for commercial and residential.

e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Finding e: The type, density, and intensity of the proposal are suitable for the site. The wireless communication facility is comprised of a 540 square-foot lease space in a parking area outside of a personal storage facility consisting of 4.4 acres. The lease area is adequately served by emergency access, utilities and services.