Exhibit A

Findings of Fact

Required findings, pursuant to Zoning Code Section 5.08.124.

Conditional Use Permit

1. The proposed location of the use is in accord with the objectives of the Zoning Code and the purposes of the IG district.

   The project site consists of two parcels zoned IG, Industrial General, proposed for expansion of an existing Heavy-Processing metal recycling facility. Heavy-Processing Recycling Facilities are conditionally permitted in the IG district. The proposed use—outdoor storage, sorting, circulation, and truck weighing of recyclable metals—is consistent with the intent of the IG district to accommodate heavy industrial activities that require large sites and separation from sensitive land uses. Approval of the Conditional Use Permit, together with the recommended conditions of approval, ensures the use will operate in a manner consistent with the Zoning Code and applicable development standards.

2. The proposed location of the use and the proposed conditions under which it would be operated or maintained will be consistent with the General Plan; will not be detrimental to the public health, safety or welfare of persons residing, or working in, or adjacent to, the neighborhood of such use; and will not be detrimental to properties or improvements in the vicinity, or to the general welfare of the City.

   The project is consistent with General Plan policies that encourage improved circulation, reduced conflicts between industrial traffic and public streets, and enhanced appearance of industrial corridors. Relocating outdoor scrap storage away from Doolittle Drive reduces the visibility of large scrap piles from public rights-of-way and improves the visual quality of one of the City's primary gateways. Reconfiguration of site operations and circulation reduces truck queuing and operational conflicts along Doolittle Drive, enhancing safety and traffic flow. Conditions of approval requiring landscaping installation and maintenance, fencing compliance, lighting review, and operational controls further ensure compatibility with surrounding industrial uses and protection of public health and safety.

3. The proposed use will comply with the provisions of the Zoning Code including any specific condition required for the proposed use in the district in which it is located.

The proposed expansion complies with the Zoning Code provisions applicable to Heavy-Processing Recycling Facilities in the IG zoning district, subject to approval of a Conditional Use Permit. The project does not propose new buildings, expanded processing capacity, or new product lines. Conditions of approval address operational controls, site design, airport compatibility, and future changes to ensure ongoing compliance with the Zoning Code and applicable regulations.

4. The proposed use will not create adverse impacts on traffic or create demands exceeding the capacity of public services and facilities, which cannot be mitigated.

   The Initial Study–Mitigated Negative Declaration concluded that the project would not result in significant transportation or public service impacts. The project would not increase the intensity of the use. It would allow for reorganization of existing operations to improve internal circulation and efficiency. The project is expected to reduce truck queuing and circulation conflicts along Doolittle Drive.