

Exhibit M – Additional Comments Received

From: Mark Krubsack <mark.krubsack@gmail.com>
Sent: Tuesday, March 19, 2024 10:23 AM
To: Maria Spera
Cc: Thomas Veatch; Dirk Poeschel; District2
Subject: Re: Neighborhood Meeting Notice for Sangha Carriers - Barstow Truck Parking
Attachments: [Re Neighborhood Meeting Notice for Sangha Carriers - Barstow Truck Parking.pdf](#)

External Email: Use caution with links and attachments

To: Thomas Veatch, Mike Karbassi, Maria Spera, Dirk Poeschel

This proposed project at first glance appears to be a rehash of the September 2023 project, which at that time I opposed (see below). I still oppose said project. This seems to be a second bite at the apple.

This proposed truck repair shop, hand truck wash, and truck parking facility simply does not fit in with the aesthetics of the neighborhood. Directly across the street from proposed project sits Island Waterpark. This is a family-friendly entertainment facility. Further down the road are developments of single-family residences (mine included).

If this project is allowed, upon turning off of Shaw Ave onto Island Waterpark Drive/Barstow one would see an eye-sore commercial facility replete with semi-truck tractors in various states of disrepair, cleanliness, and parked for who knows how long, directly across from the family-friendly Island Waterpark. What a terrible visual entrance into a community of well-kept homes.

It would constitute a noise menace. The sounds of air tools such as, air impact drivers, air grinders, as well as the engine noise of the tractors, etc. would further local noise. However well the facility may be enclosed and sound-deadened, there will be sound leakage. As it is, I currently can hear all sorts of traffic on Hwy 99. This facility would further the noise pollution.

In the past, I sold real estate as a licensed California real estate salesperson (Number 01988845), now retired. A key tenet in real estate is "location, location, location." Our homes are located in a desirable area and have benefited from economic conditions to increase in value. Many of us have significant equity in our homes. The proposed project would in essence be the proverbial "turd in a punch bowl" and have a negative affect on our homes value. This would unfavorably effect future sales prices and loan values.

I can think of many other uses for this plot of land. Uses such as a city park for children, an entertainment facility with miniature golf, batting cages, etc. similar to that of Blackbeards, or a small business complex, to name a few. The proposed project just is not harmonious with the milieu of the neighborhood.

I have contacted my Fresno City councilman, Mike Karbassi, to convey my sentiments regarding this proposed project to his office.

I am firmly opposed to allowing the said proposed project to proceed forward. I would like the City to quash it and put it to final rest.

I will be unable to attend this evenings ZOOM meeting. I am requesting a URL to obtain a saved copy of the recorded ZOOM meeting.

Thank you.

--Mark Krubsack, 5449 N Cresta Ave, Fresno 93723. 559-960-5609 cell.

On 3/15/2024 4:35 PM, Maria Spera wrote:

Dear Neighbor:

Our firm has been retained by Mr. Indy Sangha, owner of Sangha Carriers, who proposes to operate an enclosed truck repair shop, hand truck wash, and truck parking facility at 6018 W. Barstow Ave., in the City of Fresno.

We are aware of concerns some neighbors have expressed regarding the proposed project. Our revised project addresses those concerns. My client and I would like to invite you to an informational meeting to discuss the *Sangha Carriers, Barstow Truck Parking* and to answer any questions you may have about the project.

The neighborhood meeting will be held via Zoom on **Tuesday, March 19th at 6:00pm** and can be accessed at <https://tinyurl.com/2n9wu6n4> or by scanning the QR Code provided on the attached letter. Please note that a physical letter was mailed out to neighbors within a 1,000 foot radius of the project site on March 4th.

My client and I look forward to seeing you at the meeting. If you have any questions regarding this project, please feel free to contact me.

Respectfully,

Maria Spera | Associate Planner
Land Development Services, Inc.
923 Van Ness Ave., Suite 200
Fresno, Ca. 93721
Phone: 559-445-0374 ext. 2
maria@dplds.com

----- Forwarded Message -----

Subject:Appeal of Permit Application No P21-01833 & related Environmental Assessment
Date:Wed, 13 Sep 2023 11:20:53 -0700
From:Mark Krubsack <mark.krubsack@gmail.com>
To:PublicCommentsPlanning@fresno.gov
CC:thomas.veatch@fresno.gov

Regarding the proposed 5,400-sq ft truck repair service center and office (truck center) located at the northeast corner of West Barstow and North Contessa Avenues.

My wife and I reside at 5449 N Cresta Ave, one intersection north of Contessa Avenue, and have a direct interest in this issue.

We would much rather prefer the parcel of property in question be used for office and/or industrial buildings in place of the truck center. The entire area surrounding the proposed truck center includes Island Waterpark and single family residences. The proposed truck center would stick out like a sore thumb and drastically impact our property values in a negative way. I cannot recall seeing a similar truck center bordering on a predominately residential area. Even with the significant screening as described in Finding A, the noise of the diesel tractors would still be heard in the neighborhood. As it is now, we can readily hear the traffic on Hwy 99. Additionally, the heavy semi tractors will cause additional wear and tear of the road. Even without the truck center, the current roads are being damaged by the heavy tractors, causing the asphalt pavement to crack and crumble.

We believe the truck center is a bad fit for the neighborhood and desire that the application be denied.

--Mark Krubsack, 559-960-5609