

Exhibit C - Operational Statement

APPL. NO. P23-00702	EXHIBIT O-1	DATE 03/05/2024
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		



February 9, 2023

PROJECT DESCRIPTION and OPERATIONS STATEMENT
PROPOSED Dental and General Office Buildings
Fresno, California

1. Proposed Facilities:
Three separate, single story buildings and associated parking area.
2. The Property Data is as follows:
 - Located on Willow Avenue south of Nees Avenue in Fresno, California.
 - APN #404-072-12-S
 - Address: 7819 N. Willow Avenue, Fresno, California.
 - Zoning: CC
 - Land Use: proposed Office use – currently vacant land
 - Community Plan area: unknown
 - Specific Plan: unknown
3. The Product:
The proposed buildings include one for Pediatric Dental Offices, and two for general office services.
4. Operational Time Limits:
The Proposed Facilities hours of operation for the Dental Office Building will be Monday through Friday from 8:00am to 5:00pm (9 hours per day)). The hours for the other office buildings are expected to be similar to this.
5. Special activities and/or events:
There are no special activities or events planned for this facility.
6. Employees and Staff:
The expected number of staff for the pediatric dental office will be approximately 45 employees. The other office buildings are 'shell' buildings at this point, so the staff is unknown.
7. Materials, equipment, and supplies:
No materials, equipment or supplies above that which is normally used in typical medical office, surgery suite, or residential health facility are anticipated.
8. Service and Delivery Vehicles:
Deliveries shall be brought to the facility in small trucks and vehicles under 2-tons in size. Solid waste collection is on site.
9. The Structure:
All buildings will be standard frame construction. The new exterior finishes will be stucco, storefront glazing, and stone veneer accent areas.

10. Environmental impact – Sound:

The proposed Facility will not generate any noise above what would be normal for its proposed use and deemed to be no more obnoxious than that generated by surrounding properties.

11. Environmental impact – HAZMAT:

The proposed dental and general office facilities will not generate any Hazardous materials. Standard waste materials will be disposed in standard City approved waste and recycle containers. Any bio-waste products will be held within the building, and regularly received and processed by a disposal service company.

It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,

Ian Robertson

Ian Robertson, Agent

APPL. NO. P23-00702 EXHIBIT O-2 DATE 03/05/2024

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT



APPL. NO. P23-00449	EXHIBIT O	DATE 08/22/2022
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

August 22, 2022

Cal KiDDS Willow and Nees Development
Operational Statement

Site Details:

Project Address – 7819 & 7835 N. Willow Ave

APN – 404-481-19S & 404-481-20S

Site Size – 3.5 Acres

Zone District – RR – Rural Residential

Current Use - Residential

Proposed Use – Medical and Professional Office

Community Plan – Woodward Park

Project Description:

The proposed project consists of the new development of two 11,160sf and one 11,780sf single-story medical and professional office facilities located West of Willow Avenue and South of Nees Avenue. Current zoning of the site is rural residential. Rezone of the site to the CC Zone district designation is expected as well as annexation into the City.

Planned tenant mix will potentially offer medical, dental and other healthcare related uses in addition to professional office uses. The proposed project is designed to include 166 onsite standard and ADA parking stalls.

Typical times of operation will likely take place during normal business hours/days. Future mix of tenants will determine daily employee count as well as customer/patient visits.