

Exhibit D – Operational Statement

OPERATIONAL STATEMENT
RCCB Fresno Distribution Warehouse
Development Permit

2/14/2022

Project Description:

A Development Permit is being submitted by Rafik Albert of Lone Oak - Fresno, LLC and pertains to 14.78 acres of property located at 791 and 998 E. North Avenue, APNs: 329-09-016 and -017 and is zoned Heavy Industrial (IH) with a planned land use of Employment – Heavy Industrial (IH). The applicant is requesting authorization to: construct a 204,264 sq. ft. warehouse with ancillary office space, with a future expansion option of 40,300 sq. ft. of warehouse. The existing site consists of vacant land with no existing parking spaces. The proposed hours of operation are 24 hours a day, 7 days a week.

Other facts pertinent to this project are as follows:

Project Narrative:

The project is a 204,979 sq. ft. warehouse with ancillary office space. The building shell will include a 2-story office area to be constructed of concrete tilt-up panels, a panelized roof system, a clear height of 36' clear starting at the speed bay, 29 dock-high doors, a truck wash and truck maintenance shop attached to the warehouse space, and a small outdoor patio space. Also included are a truck yard, automobile parking areas, truck parking, and stormwater management areas. The building will be fully air conditioned, and will be used for Food and Beverage Industrial Storage Space. The yard will be fully secured with rolling gates and fences, with ingress and egress from both E. North Avenue and S. East Avenue. A potential future expansion area for the warehouse (40,300 sq. ft.) is located along its western side.

Parking will exceed City requirements, with 273 auto stalls provided (117 stalls required). 54 trailer stalls will be included. Auto stalls would be located along the north and east sides of the building, adjacent to E. North Avenue and S. East Avenue, and trailer stalls would be on the south side of the building.

The project site is currently vacant and unutilized. The proposed use is surrounded by similar industrial uses and will not conflict with local uses.

APPL. NO. P22-00565 EXHIBIT O DATE 05/13/2022
PLANNING REVIEW BY _____ DATE _____
TRAFFIC ENG. _____ DATE _____
APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT