

# **OPERATIONAL STATEMENT** D-16-109

September 30, 2016

Caglia – Fresno is being submitted by Ken Vang of Precision Civil Engineering on behalf of Richard Caglia and pertains to 110.81 acres of property located at 3503 S. Cedar Ave. consisting of five existing parcels identified as APN: 330-021-02, 09, 30, 55 and 57. The existing project site is planned for Heavy Industrial land use of and is requesting authorization to: develop up to seven buildings for industrial purposes. The proposed development will consist of: a heavy industrial park with up to seven reinforced concrete buildings.

The 2035 General Plan identifies the project site as heavy industrial usage. The proposed project conforms to the 2035 General Plan. The project site currently is vacant open space and has three single family residential dwellings. The project is anticipated to generate 839 AM peak hour and 873 PM peak hour, and 6,260 average daily vehicle trips.

The proposed hours of operation are anticipated to be 24 hours a day seven days a week. Other facts pertinent to this project are as follows: a total of 1842 auto parking stalls, 359 dock – high doors, and 38 grade – level doors. The proposed buildings ranges from 124,200 SF to 1,000,000 SF, with a total of 2,069,820 SF.