

Planning Commission

April 2, 2024



Information Packet

ITEMS

File ID 24-437

Consideration of an appeal related to Development Permit Application No. P21-01833, which proposes to establish and construct a truck parking facility with approximately 374 parking stalls, a 5,400 square-foot Truck Repair Service Center with office, a 5,400 square-foot Truck Wash facility, and associated infrastructure and circulation improvements on the approximately 18.87-acre project site located on the northeast corner of West Barstow and North Contessa Avenues (*Council District 2*).

Contents of Supplement:

Supplemental Exhibit N – Additional Comments Received After Agenda Posted

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the Commission after the Agenda Packet is printed are included in Supplemental Packets. Supplemental Packets are produced as needed. The Supplemental Packet is available for public inspection in the City Clerk's Office, 2600 Fresno Street, during normal business hours (main location pursuant to the Brown Act, G.C. 54957.5(2)). In addition, Supplemental Packets are available for public review at the Planning Commission meeting in the City Council Chambers, 2600 Fresno Street. Supplemental Packets are also available on-line on the City Clerk's website.

Americans with Disabilities Act (ADA):

The meeting room is accessible to the physically disabled, and the services of a translator can be made available. Requests for additional accommodations for the disabled, sign language interpreters, assistive listening devices, or translators should be made one week prior to the meeting. Please call City Clerk's Office at 621-7650. Please keep the doorways, aisles and wheelchair seating areas open and accessible. If you need assistance with seating because of a disability, please see Security.

Exhibit N
Additional Comments Received After Agenda
Posted

From: [Carol Ann Meme](#)
To: [PublicCommentsPlanning](#)
Cc: [Thomas Veatch](#)
Subject: Development Permit No. P21-01833
Date: Tuesday, April 02, 2024 9:14:39 AM
Attachments: [Planning Commission April 3 2024.docx](#)

External Email: Use caution with links and attachments

Dear Commissioners:

Attached are my comments, which I plan to make at the Planning Commission Meeting on April 3 at 6:00 pm. Thank you.

Carol Ann Meme
7138 W. Browning Avenue
Fresno, CA 93723
559 906 5027

I would like to state my **opposition** to Development Permit P21-01833. While the changes made to the original plan to reduce the number of trucks able to park at this site, and also to reduce the noise created by refrigerated trucks are appreciated, they do not address the overall issue of the increased truck traffic in a residential neighborhood that will be the result of this project. This is not only a noise and pollution issue, but also a safety issue. Although the current plan encourages the trucks to use Shaw Avenue to access the Truck Parking Lot, I do not think this is reasonable. The intersection at Shaw and Polk (or Island Water Park Drive) is very congested. The right-hand turn that will be required is almost impossible for a large truck to make if there is a car in the south-bound lane of Island Water Park Drive. Therefore, it is more likely that large trucks will choose to use Veterans Boulevard as a freeway entrance and exit. This will greatly increase truck traffic on Barstow up to Contessa Avenue. There are school bus stops on this already busy street. This will require the trucks to travel on a street where multiple houses have their backyards. The plan does indicate that eventually an additional road will be available on Shaw Avenue west of the intersection of Shaw and Polk. This will alleviate most of the challenges with traffic. If the Planning Commission thinks that this project should be in this location against the wishes of the community, then please delay approval until the new road is built.

Carol Ann Meme

7138 W. Browning Avenue

Fresno, CA 93723

559 906 5027

From: [Rajdeep Toor](#)
To: [PublicCommentsPlanning](#)
Cc: [Thomas Veatch](#)
Subject: Fresno City Planning Commission - Wednesday April 3
Date: Monday, April 01, 2024 9:14:55 PM
Attachments: [Truck Yard Appeal Powerpoint.pptx](#)

External Email: Use caution with links and attachments

Hello, my name is Rajdeep Toor and I live in the neighborhood right next to this property and will attend the meeting at the City Hall. I wanted to share some documents with the planning commission during this meeting so I have provided them below. Please let me know if I have to do anything else. Thank you.

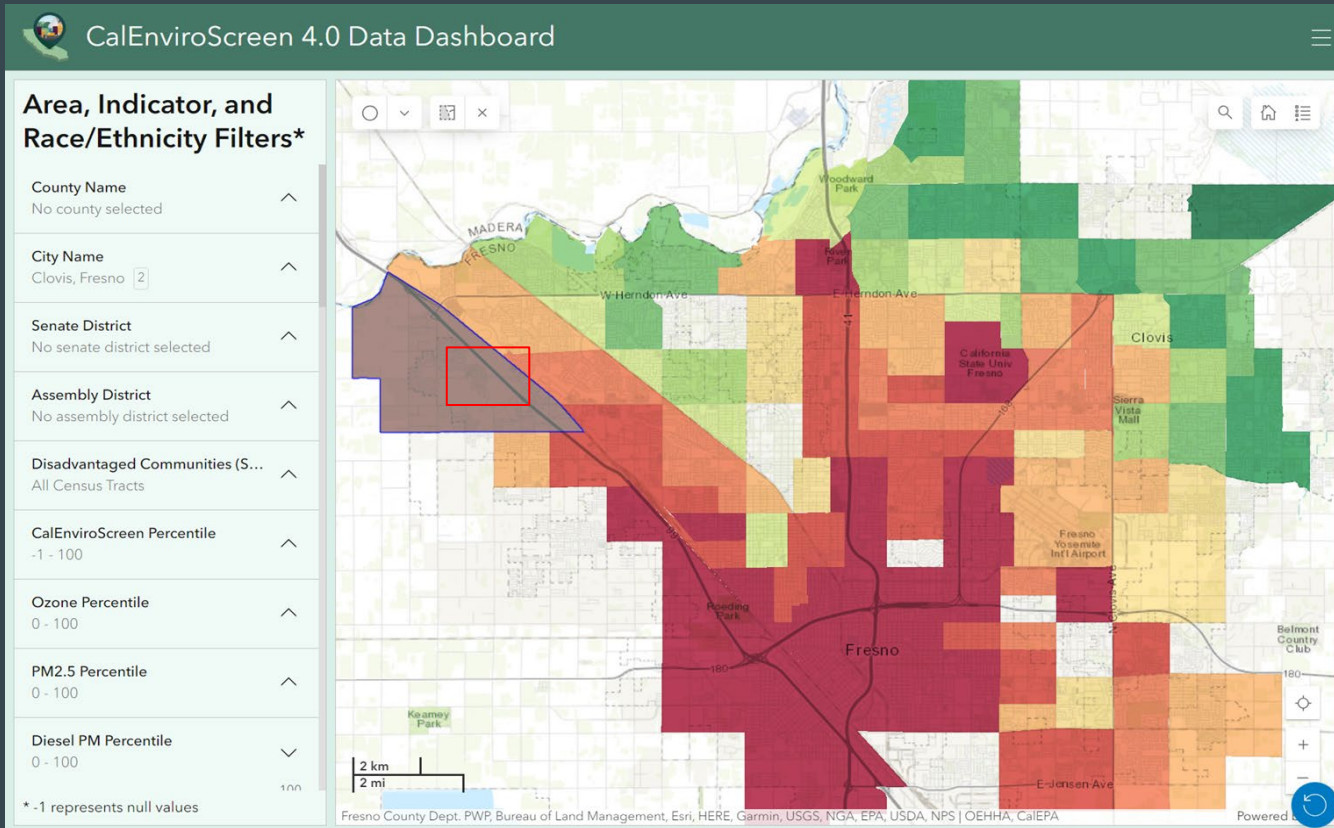
Sincerely:

Rajdeep Toor

Truck Yard Appeal

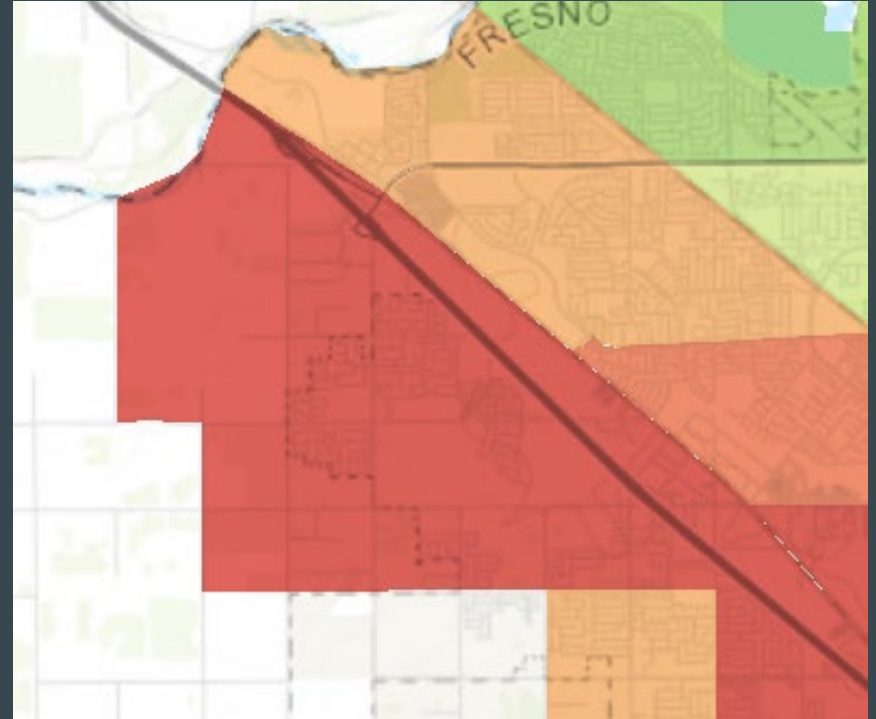
...

CalEnviroScreen Data



CalEnviroScreen Data For My Neighborhood

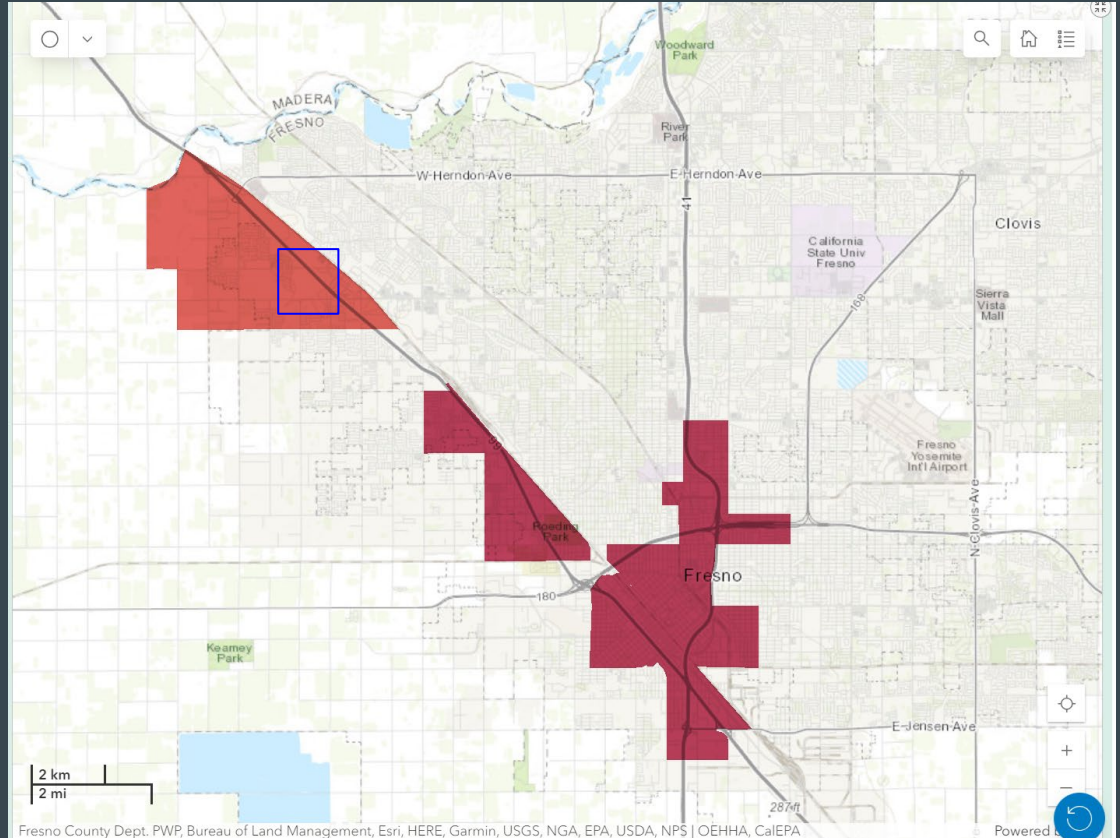
- CalEnviroScreen Percentile **90**
- Ozone - **77**
- PM 2.5(Fine Particulate Matter) **93**
- Diesel PM(Diesel Particulate Matter) **89**
- Pollution Burden Percentile- **94**
- Asthma - **83**
- Cardiovascular Disease**60**



CalEnviroScreen Data Filtered Out

The map showing the 80 percentile or higher for the following:

- CalEnviroScreen Percentile
- PM 2.5
- Diesel PM
- Asthma
- Pollution Burden Percentile



Zoning - Business Park

gis4u.fresno.gov



1 of 1

EMPLOYMENT - BUSINESS PARK

The Business Park designation provides for office/business parks in campus-like settings that are well suited for large offices or multi-tenant buildings. This designation is intended to accommodate and allow for the expansion of small businesses. Given its proximity to residential uses, only limited outdoor storage will be permitted, while adequate landscaping is imperative to minimize the visual impacts. Typical land uses include research and development, laboratories, administrative and general offices, medical offices and clinics, professional offices, prototype manufacturing, testing, repairing, packaging, and printing. No free-standing retail is permitted, except for small uses serving businesses and employees.

Related Zoning Districts: BP

Maximum Residential Density: (Not Applicable)

Maximum Commercial Floor Area Ratio (FAR): 1.0

Maximum Building Height: 60 Feet

Maximum Building Height: 60 Feet

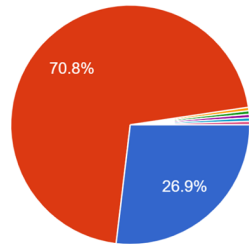


The zoning for this land is “business park” according to the city of Fresno. It only allows for limited outdoor storage with minimal visual impacts. This is not the case with this huge truck yard with a truck wash and truck repair shop.

Community Survey Results

Before being given this survey - Did you know that a truckyard is planned to be built on Barstow, next to your neighborhood? (across from Island Waterpark)

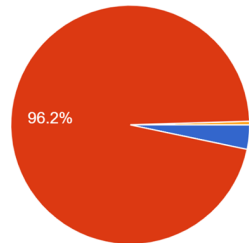
212 responses



- Yes
- No
- I do now
- Not until you came by my house to let me know
- I had just found out but wasn't sure on exact location
- Not until recently when I received this information.
- I hear it was being considered

Do you support the planned truckyard that will be built on Barstow, next to your neighborhood?

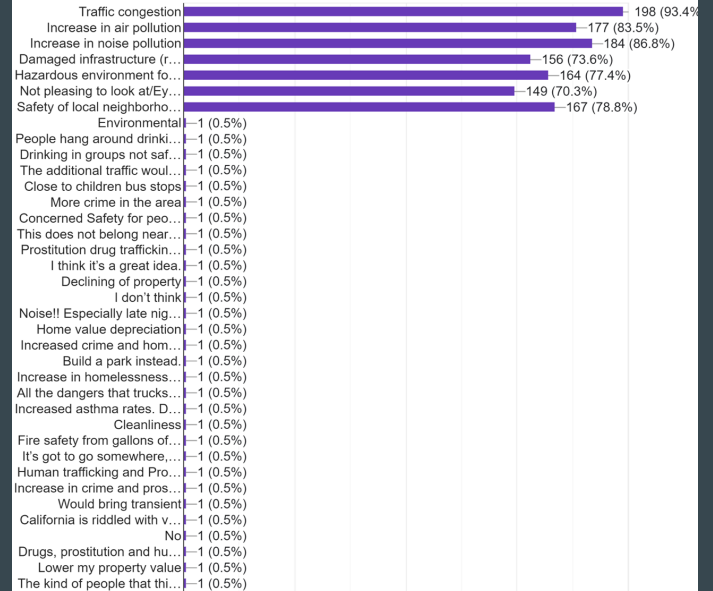
212 responses



- Yes
- No
- Indifferent/Don't care

Which concerns, if any, would you have if the proposed truckyard was built on Barstow? (Check all that apply)

212 responses

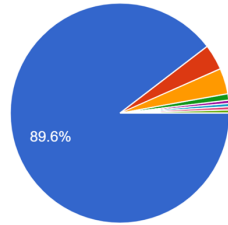


There are many concerns from the neighbors including increases traffic, air pollution, noise pollution. Others concerns include safety concerns and much more.

Community Survey Results

Would you rather see something else being built in this location instead?

212 responses

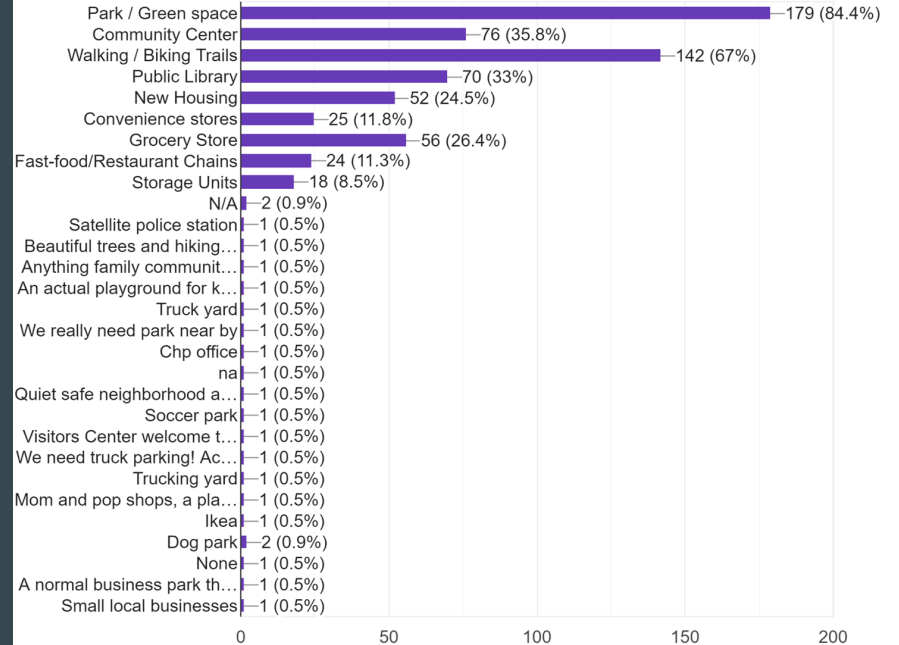


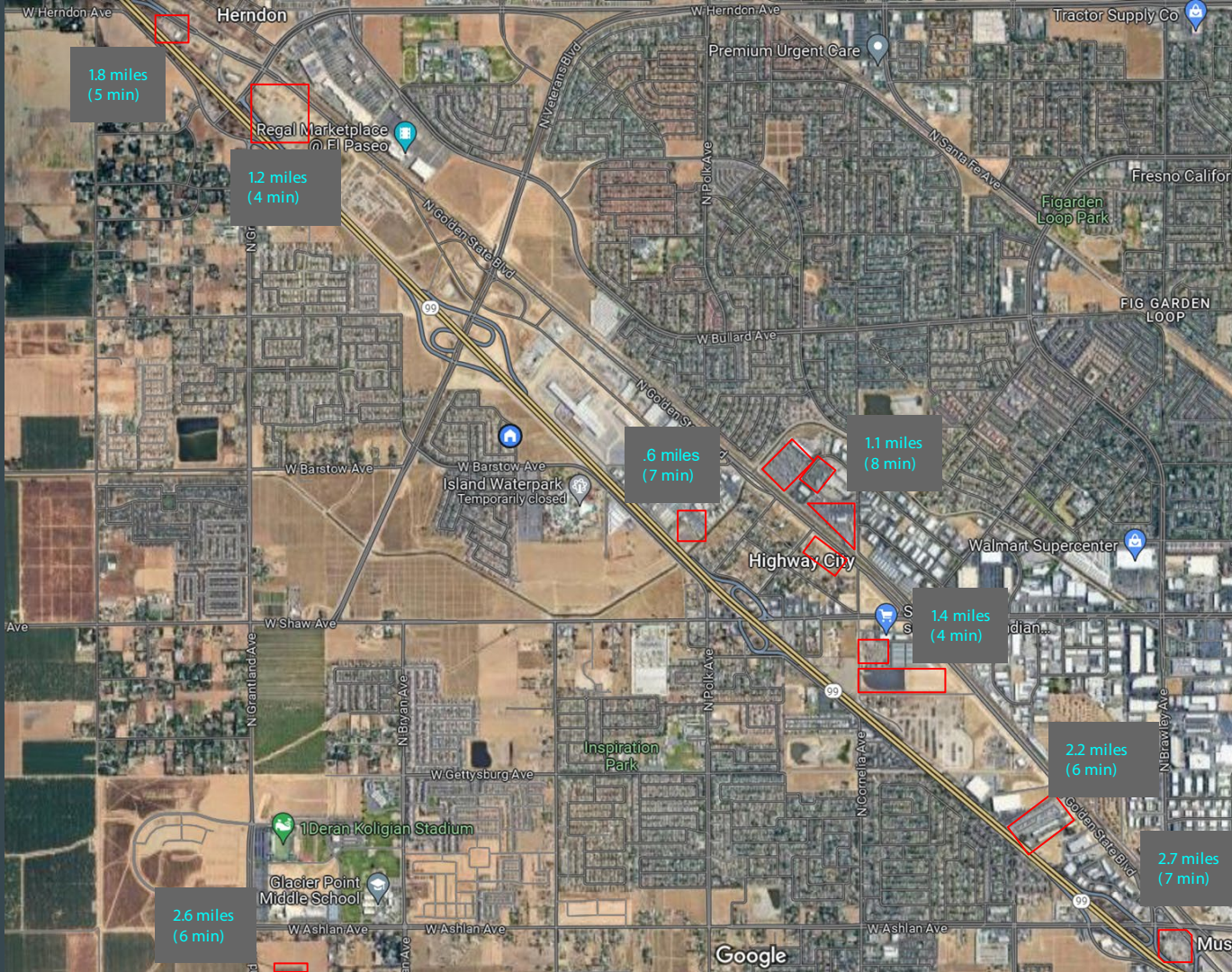
- Yes
- No
- Indifferent / Don't care
- Park
- A public park for families to hang out and bbq
- Community park
- Sports complex (soccer, football)
- A park for the family that in around this area

There are many other alternatives for this land and the neighbors are not against the development of this land but this truck yard is extremely detrimental to the community and neighbors around it. We neighbors would like to see something that most neighbors can use and not a very specific group.

If you answered "Yes" to the question above, what would you like to be built in this location instead?
(Check all that apply)

212 responses





Truck Yards are needed but this location is not suited for such development as it harms so many neighbors and will continue to poison neighbors for the rest of their lives.

From: [Mark Krubsack](#)
To: [PublicCommentsPlanning](#)
Cc: [Thomas Veatch](#)
Subject: Public Hearing Wednesday, April 3, 2024, 6PM Development Permit No. P21-01833 RELATED DOCUMENT
Date: Monday, April 01, 2024 9:18:54 AM
Attachments: [Planning Commission Opposition FINAL.pdf](#)

External Email: Use caution with links and attachments

Re: Public Hearing Wednesday, April 3, 2024, 6PM Development Permit No. P21-01833

New Matters VIII-C [ID 24-437](#) Consideration of an appeal related to Development Permit Application No. P21-01833.

Please find attached my Statement of OPPOSITION to Development Permit Application No. P21-01833, [filename: Planning Commission Opposition FINAL.pdf] as well as a link to the same document on Google Drive.

Please distribute to the Planning Commission prior to the meeting and please make it a part of the official record.

Online (Google Drive) version of -- Statement of OPPOSITION to Development Permit Application No. P21-01833 -- document filename: Planning Commission Opposition FINAL.pdf

https://drive.google.com/file/d/1fiXHSRNVT5jLQAmNjzAwnP9m3Xy_VpHq/view?usp=sharing

Mark Krubsack
5449 N Cresta Ave.
Fresno, CA 93723

Thank you.

--Mark Krubsack

Statement of OPPOSITION to Development Permit Application No. P21-01833

This Project proposes to construct a truck parking facility with approximately 374 parking stalls, a 5,400 square-foot Office/Truck Repair Service Center, a 5,400 square-foot Truck Wash facility, and associated infrastructure and circulation improvements on the approximately 18.87-acre project site. (APN: 505-070-44) (Hereafter, called facility).

My name is Mark Krubsack. My wife and I reside at 5449 N Cresta Ave, Fresno. My email is mark.krubsack@gmail.com. I am directly impacted by this Project. Google Maps indicates that my residence is less than 1,000 feet from the closest aspect of the Project. I am in opposition to it proceeding forward and desire that it be quashed and finally put to rest. I have included hyperlinks in this document which should be viewed as a necessary and integral part of this document and incorporated by reference.

Summary

This proposed facility simply does not fit in with the aesthetics of the neighborhood.

It would harm the value of our homes.

It would constitute a noise menace.

It would become a crime magnet.

It would create a safety hazard to those citizens who walk and who ride bicycles along Island Water Parkway.

Reasons for Opposition and why this Project should not proceed.

1. There are several issues with the Staff's "Conditions for Approval." Many of these conditions mandate compliance, yet there is no enforcement mechanism. They rely upon the good graces of the Applicant to adhere to them. This is not realistic.
 - For example, Part A Items to be Completed, Item 3. "Revise operational statement to specify that large trucks will utilize West Shaw Avenue for access to and from State Route 99 and will avoid routes through residential areas where possible."
 - Item 4b. Revise operational statement to state that any large refrigerated truck/trailers that require continuous operation will only be located in stalls located the maximum distance from residential properties. Identify these stalls on site plan.
 - Item 5. Pursuant to Section 15-2710 (Automobile/Vehicle Service and Repair, Major And Minor) of the FMC, the project shall comply with:
 - a) Revise site plan so that bay doors of vehicle repair or car wash buildings do not face North Contessa Avenue per requirements of Section 15-2710-B-1.
 - b) All Work to be conducted within service bays per Section 15-2710-C. Add note to Site plan and revise Operational Statement accordingly.
 - c) Vehicles being worked on or awaiting service or pick up shall be stored within a building, or completely screened from view by a screen wall. Add as a note to the Site Plan and revise Operational Statement Section 15-2710-D.

Response to Issues: The road turning off of West Shaw Ave heading up towards the proposed Project site is currently in a state of moderate disrepair. The asphalt is cracked and chunks are breaking off creating pot holes. With the additional traffic by heavy vehicles the road will be further beat up.

There is nothing to compel the trucks to take West Shaw Ave for access to the facility, nor is there anything to preclude the truck drivers from taking the Veterans Boulevard State Route 99 off-ramp and traverse through the neighborhood on their way to the facility.

It goes without saying that during the hot summer months the service bay doors will remain open in an attempt to beat the heat. This will allow all sorts of noise and noxious fumes to escape and enter into the surrounding neighborhoods.

Simply relying on the good graces of the Applicant is not sufficient. Code Enforcement is lacking necessary personnel to ensure conformity. Absent firm compliance provisions, the Project should be denied.

2. There have been studies conducted which demonstrate that home values are decreased when truck stops are nearby. The Community and Environmental Defense Services (<https://ceds.org/truckstops/>) completed a study entitled *Truck Stops & Neighborhood Quality of Life*. This study is quite informative, and many of their conclusions are applicable to this project. Of particular interest is their analysis of how elements affect Property Value. In principle, this analysis would apply to our neighborhood.

With regard to noise, researchers concluded the following in a 2021 study entitled An Analytical Framework for Evaluating Potential Truck Parking Locations:

“Increases in noise pollution are inevitable in such a case where dispersed idling trucks are centralized into the new or expanded truck stops...

Mandated by the Federal Highway Administration, maximum noise levels for large trucks are not to exceed 85 dBA (decibel) 50 feet away. Combined, this data can be used to approximate sound values over different distances. ***For every 2.5 dBA increase in noise levels above 55 dBA, residential property values are assumed to decrease by 0.2% to 1.2% with wealthier communities, containing higher willingness to pay for peace and quiet, being more sensitive to such increases in noise pollution (Palmquist, 1980)...***

Simple noise models, such as the Distance Attenuation Calculator, indicate that it would require a separation distance of 1600 feet for the 85-decibel noise from idling diesel truck engines to drop to the residential property acceptable level of 55 decibels.

If a home is located 400 feet from the portion of a truck stop where trucks would be idling the noise level could be 67 decibels, which is 12 decibels above the 55 decibel acceptable level for residential areas. After dividing 12 decibels by 2.5 decibels we get 4.8, which could result in a (0.2% x 4.8) 0.96% to (1.2% x 4.8) 5.7% decline in home resale value.

If the truck stop can be seen from the home then a further decrease in property value may result.

The US Department of Energy (<https://afdc.energy.gov/fuels/laws/IR?state=ca>) Heavy-Duty Truck Idle Reduction Requirement states that ***“A driver of a diesel-fueled vehicle with a gross vehicle weight rating of more than 10,000 pounds may not idle the vehicle’s primary engine for more than five consecutive minutes at any location.”***

Emphasis added. I have personally witnessed trucks idling in one spot for more than an hour. The negative impact on the resident’s dwellings valuation should in itself be enough to deny this application.

Statement of OPPOSITION to Development Permit Application No. P21-01833

3. Crime. If approved, this project would become an attraction for increased crime. Both the semi-truck and personal vehicles would be a magnet for thieves. There is nothing to prevent a prospective thief from migrating from the facility and entering into the surrounding neighborhood. The Fresno PD is unable to timely respond to vehicle burglary calls. The victim is instructed to file an online report. This in itself is unacceptable, and would be aggravated by the construction of the facility.

Beside the property crimes associated with the approval of the project, there is the issue of human trafficking and the ancillary issues associated with it. Such issues include prostitution, drug sales, and a general decline in attractiveness of the surrounding neighborhood. We say no to crime and no to the Project.

4. There is complete and total opposition to the Project by affected neighbors.

The firm, Dirk Poeschell and Land Development Services, Inc., was retained by the Applicant. Said firm conducted a ZOOM conference on March 19, 2024, at 6:00PM, to discuss and answer questions about the Project. During this ZOOM meeting a recording was made of the Chat session. The unabridged chat is located online at <https://drive.google.com/file/d/19sA1LuVVu4reeQytd2mvH-YPkReX2QbZ/view?usp=sharing> This full chat link is incorporated by reference.

Included below is that chat session edited due to space constraints. A particular resident, Sharacey, makes some compelling comments. There is complete and unanimous opposition to the Project.

00:58:31 Carol Ann Meme: I am very concerned about the additional traffic at Veterans and Shaw. The traffic at Shaw and 99 is impossible now.

00:59:36 Gurbir's iPhone : Has there been a full sound study completed? In particular with the truck wash, and idling trucks.

Limiting of hours of operation and a protocol when addressing idling trucks or refrigeration trucks?

00:59:46 Ranbir Kaur: Our community has a lot of truck yards... people chose not to utilize those truck yards....

01:00:03 Sharacey: I agree, this is not a positive at all.

01:00:36 Ranbir Kaur: I own two truck yards... if truckers need space, contact me... I will get them discounted prices. We do not need truck yards in our residential area

01:01:05 Regina Bacchus: Not a positive project at all. There is a need for a truck yard - and a residential area is not the place.

01:01:33 Carol Ann Meme: I agree as well. This is definitely not a positive for our community. It is ridiculous to put a truck yard in our neighborhood.

01:01:40 Regina Bacchus: 200+ trucks coming in and out of our neighborhood does not help us.

01:01:57 Sharacey: I propose that you Explore and propose alternative locations for the trucker parking and wash station, such as industrial zones or areas with existing transportation infrastructure, where the impact on residential neighborhoods would be minimized.

01:03:13 Iris: Nothing positive about this project for the residents. I was pointing out that we have idling trucks already with a proposed truck parking it's creating additional issues. Fresno has an industrial area why not propose a different location?

01:03:14 Harman Singh: This area has one of the worst air pollution per person in the entirety of California. Putting a truck yard there does not help lol

01:06:02 Harman Singh: Bhaji, most of us know how a truck yard looks like @Manny Bhandal . A truck-wash and truck-service will definitely bring truck traffic.

01:06:28 Sharacey: Additional points

01:06:31 Sharacey: 1. Noise and Visual Pollution: Even with landscaping, the presence of large trucks and associated activities will still contribute to noise pollution and visual pollution. Landscaping may only partially mitigate the visual impact, and noise levels could remain a concern for residents.

2. Impact on Residential Enjoyment: Regardless of landscaping efforts, the presence of a trucker parking and wash station could still detract from the residential enjoyment of the neighborhood. Residents may feel uneasy or uncomfortable with the constant influx of commercial vehicles and associated activities near their homes.

3. Safety Risks Remain: Landscaping alone may not address the safety risks associated with having large trucks maneuvering in and out of the facility. Concerns about pedestrian safety, especially for children and the elderly, may persist despite landscaping efforts.

4. Potential Damage to Greenery: Introducing a trucker parking and wash station nearby could pose a risk to the landscaping itself. Large vehicles maneuvering in tight spaces could accidentally damage trees, shrubs, and other greenery, leading to additional maintenance costs and potential eyesores.

5. Perception of the Neighborhood: The presence of a commercial trucking facility, even with landscaping, could negatively impact the perception of the neighborhood. Potential buyers or renters may be deterred by the association with industrial or commercial activities, regardless of the aesthetic improvements.

Statement of OPPOSITION to Development Permit Application No. P21-01833

6. Loss of Residential Charm: Introducing a trucker parking and wash station may compromise the residential charm and character of the neighborhood. Landscaping alone may not be sufficient to preserve the sense of community and tranquility that residents value in their living environment.

01:06:53 JOEMAR's iPhone: I just want to say I'm not for this. My concern would be what everyone else has been saying.

01:10:08 Elisa's iPhone: Building a park would be a good neighbor not truck parking.

01:17:54 Elisa's iPhone: They're going to take out the taco guy on the corner making that turn from westbound Shaw onto highway island Waterpark.

01:18:36 Ravinder's iPhone: The trucks can't turn from Barstow to Shaw because we have hard times turning cars. It get blocked in middle of light.

01:18:53 Elisa's iPhone: The landscape is terrible on that side and I've seen it be a fire hazard. So irresponsible.

01:19:39 Regina Bacchus: Trucks can't make that turn on to Polk! In the past year 3 have tried and have taken out the stop light. There is not enough radius to make that turn for a truck

01:21:06 Iris: We have had to back up at the island waterpark dr/polk light when making a left to Shaw so a truck can make a right turn.

01:21:27 Ravinder's iPhone: Truck wash always create lot of traffic. I don't know how city think it will not cause any traffic. Fresno has over 20000 trucks and if they all come to wash there that will create huge problems So at least don't put truck wash

01:21:57 Regina Bacchus: The landscaping is the least of our concerns. This traffic study probably did not include any input from the residents. It's really not a selling point.

01:22:35 Sharacey: I feel it's important to convey that I don't believe the concerns of the residents are being fully taken into consideration. It seems to me that this meeting may be perceived as merely a formality to advance your client's agenda, without truly addressing the valid concerns of those who call this neighborhood home.

01:22:43 Regina Bacchus: As Harman mentioned they are here for their client. They are not here for us.

01:25:42 Sharacey: You're trying to put a trucking station in a residential neighborhood. This is insane.

01:26:05 Rajdeep: They can simply build outdoor storage

01:26:39 Sharacey: Something the residents can enjoy!

01:26:43 Rajdeep: Why build a huge truck yard, instead of something like storage units, something the neighbors can use.

01:28:10 Harman Singh: Rajdeep & I completed a survey of the whole surrounding neighborhoods - *every* single resident in the area want to see something else built. Coffee shops, grocery stores, library, parks, more housing. Anything else but a truck yard. The interest and the business opportunity is there.

01:28:18 Sharacey: We already have someone on here who stated that he has spots available. Why not use the stations that are already established.

01:30:19 Iris: The rental agreement will state the traffic pattern but who will notify the truckers utilizing the repair and wash only??

01:31:16 Sharacey: Repeating.... I feel it's important to convey that I don't believe the concerns of the residents are being fully taken into consideration. It seems to me that this meeting may be perceived as merely a formality to advance your client's agenda, without truly addressing the valid concerns of those who call this neighborhood home.

01:31:40 Rajdeep: Yes I agree



April 1, 2024

From: [Mark Krubsack](#)
To: [PublicCommentsPlanning](#)
Cc: [Thomas Veatch](#)
Subject: Planning Commission Apr 3 2024 Agenda File # ID24-437 Agenda # VIII-C. Development Permit Application No. P21-01833
Date: Tuesday, April 02, 2024 1:59:06 PM

External Email: Use caution with links and attachments

Attendees may also email comments to be read during the meeting.

Re: Planning Commission Apr 3 2024 Agenda File # [ID 24-437](#) Agenda # VIII-C.
Development Permit Application No. P21-01833

Mark Krubsack
5449 N Cresta Ave
Fresno, CA 93723

I would like someone on Staff to read the Comments below and have someone at the Planning Commission meeting address and answer them. I will be attending via ZOOM, but do not plan on speaking.

--- BEGIN Comments to be Read---

- This is not the first time this Project has come up. Every time it does, we the local residents DO NOT WANT IT in our neighborhood. Doesn't the Planning Commission have a responsibility and public trust to serve the interests of the community as a whole, rather than a single developer/applicant? This Project does nothing to benefit or serve the interests of the local residents.
- Why does the Planning Commission have a prejudice against the desires of the local residents with regard to this Project? It appears the Planning Commission has a definite bias in favor of the Applicant and against the local residents, otherwise they would finally and decisively put this Project to rest.
- Is the Planning Commission so fixated on the City receiving fees and taxes from this Project that they are willing to damage an existing family-friendly neighborhood? There does not appear to be any compassion for the existing residents. The only apparent interest is a fiscal one to extract monies from the Project Applicant and to enrich the City's coffers. While at the same time injuring the local residents in diverse ways.
- Does the Planning Commission, individually and/or in toto, have a pecuniary interest in this project?

- Please identify any Planning Commission members who have recused themselves from this Project, and the reasons for such recusal.
- Can you explain why the interests of the Applicant are seemingly put above the interests of the residents of the Neighborhood? It seems the local residents are given token interest and then ignored.

--- END Comments ---

My word count between the Comment section is 237. The entire email is 356 words.

Thank you.

--Mark Krubsack