

Exhibit C - Operational Statement

APPL. NO. P21-01833	EXHIBIT O-1	DATE 08/02/2021
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Operational Statement

To Whom It May Concern:

Barstow Truck Parking, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Sangha Carriers. The project consists of the construction and development of a truck parking facility with 5,400 sf of Auto/Truck Service Center, and 5,400 sf of truck wash with two tunnels located on the northeast corner of W Barstow Avenue and N Contessa Avenue in Fresno, California. The project would be constructed on approximately 18.87 acre. The Assessor Parcel Numbers (APNs) associated with the project site are 505-070-44.

The project proposes 374 truck parking stalls; 59 parking stalls, of which 4 will be electric vehicle changing station, and 3 are ADA accessible stalls. The project proposes the main access on Barstow Avenue, and a secondary emergency vehicle access onto Barstow.

The proposed project is located at 6050 W. Barstow Avenue, further identified as APN number 505-070-44. The project is within the West Community Plan. There is no Specific Plan for the project area. The property is currently vacant. The current zoning and General Plan Land Use is Business Park (BP). The BP district is intended to provide a campus-type office professional environment that is well suited for large offices or multi-tenant buildings. The proposed uses conforms to the BP zone district by constructing private parking facilities, Auto/Truck Service Center, and truck wash. The proposed uses are permitted by right in the BP zone district. Buildout of the proposed uses conforms to the General Plan and BP Zone District.

The proposed project consists of:

- 5,400 SF Auto/Truck Service Center.
- 5,400 sf of truck wash with two tunnels
374 truck parking stalls; 59 parking stalls, of which 4 will be electric vehicle changing station, and 3 are ADA accessible stalls.

The site will have the required vehicular parking stalls, including ADA stalls, fueling positions, landscaping and irrigation.

The hours of operation are as follows:

Truck Parking Facility: (Automated Self Serve) 24 hours.
 Auto/Truck Service Center.: (Monday thru Saturday) 8:00 AM to 10:00 PM.
 Truck Wash: (Automated Self Serve) 24 hours.

The users of the truck parking facility, will rent a designated parking stall, and will be provided with a private gate access code/card. The site will have 18 to 20 employees, and approximately 10 service deliveries per week.

Sewer, water and solid waste services will be provided by the City of Fresno. Storm drainage service is provided by FMFCD. Electric and natural gas services will be PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

For security purposes the facility will be completely fenced. Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. In addition, the facilities will be equipped with comprehensive video surveillance/security cameras.

The adjacent northerly parcel is vacant, and but is planned for opens space. The parcel on the south side of Barstow Avenue is developed as a water park. The project is bordered to the east by State Route 99. To the west is residential.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

There are no foreseeable effects or impacts to the neighbors from the operation of the project site.

The project proponent has already conducted a neighborhood meeting to inform the neighborhood, and answer any questions from the public.

The subject parcel APN 505-070-44, was created as part of Tract map 5224. The subject parcel is a remainder parcel of Tract 5224.

The Development Permit application is for entire 18.87 acre parcel. However, the construction and development will be built in 4 phases as indicated below:

Phase 1 being the most southern 7.61 acres portion of the parcel adjoining Barstow Ave, and includes the Barstow Avenue frontage improvements. Total 132 truck stalls will be provided, along with 9 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 2 being the 5.0 acres north of phase 1. Total 270 truck stalls will be provided, along with 14 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 3 being the most northern 5.7 acres portion of the parcel. Total 392 truck stalls will be provided, along with 53 vehicle parking stalls, along with pavement, landscaping and irrigation.

Phase 4, being the construction of the Truck repair building and truck wash building, within southern most portion of the site. The elevations and floor plans of the proposed future will be submitted at that time.

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