



DATE: 11-14-2018
RE: OPERATIONAL STATEMENT
Lot 'R' Spec Building
Fancher Creek Business Park
698 N. Laverne Avenue, Fresno, CA 93727
Parcel Map # 2004-36; Lot R, APN # 313-270-74S

TO: City of Fresno Planning Department
FROM: Scott Beck AIA
CC: S. Anderson

The following information is provided as the Operational/Environmental Statement for the proposed project:

Fancher Creek Properties plans to improve approximately 3.2 acres of the Fancher Creek Business Park with:

- 1) A new 1-story Light Industrial Warehouse building of approximately 52,000 rentable square feet.
 - a) The structure is intended to be occupied by single or multiple users for the manufacture, sale and distribution of goods & supplies including:
 - i) Electrical Supplies
 - b) The proposed hours of operation will be general business hours; 7:00 am to 7:00 pm; 7 days a week. There may be approximately 20 users in the building at peak hours.
 - c) The proposed structure is to be a Concrete Tilt-Up of Type V-NR construction.
 - d) There will be maximum 4 loading bays for trucks. (maximum length approximately 60')
- 2) A proposed yard for truck bays, tenant staging, and site circulation.
- 3) A Parking area for approximately 70 automobiles.

The property is currently fallow land. The proposed site is located within the Fancher Creek Business Park which has been reviewed for infrastructure improvements under PM 2004-36. This project is submitted for Site Plan Review only.

Noise levels are not anticipated to be substantially higher than the current use after construction is completed.

Hazardous materials are not anticipated to be produced by this project.