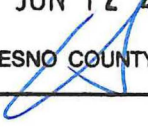


CITY OF FRESNO NOTICE OF INTENT TO ADOPT A MITIGATED NEGATIVE DECLARATION ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P25-03345	Filed with the FRESNO COUNTY CLERK 2220 Tulare Street, Fresno, CA 93721 F I L E D JUN 12 2026 TIME 10:35am FRESNO COUNTY CLERK BY  DEPUTY
APPLICANT: Inderjit "Indy" Sangha Sangha Carriers 5812 W Bedford Ave Fresno, CA, 93722	
PROJECT LOCATION: 6050 West Barstow Avenue; located on the northeast corner of West Barstow and North Contessa Avenues in the City and County of Fresno, California (See Exhibit A - Vicinity Map) APN: 505-070-44 Site Latitude: 36° 48' 58.54" N & Site Longitude: -119° 53' 57.67" W Mount Diablo Base & Meridian, Township 13S, Range 19E, Section 9 & 10	
The full Initial Study is on file in the Planning and Development Department, Fresno City Hall, 3rd Floor, Room 3043, 2600 Fresno Street, Fresno, CA 93721. PROJECT DESCRIPTION: Development Permit Application No. P25-03345 was filed by Sangha Carrier (Project Applicant). The Project Applicant proposes to construct a trucking facility with a 20,440-square-foot enclosed truck wash and service building with office, a 150-stall truck parking lot, and a 453-unit mini-storage facility with an office and caretakers' residence. <u>Project Characteristics</u> The proposed project would result in the development of a truck parking facility with associated uses and infrastructure on the project site, as well as a 453-unit mini-storage facility and caretaker's residence associated with the storage facility. The proposed project would be constructed in three phases, described below. Figure 3 shows the project site plan. • Phase 1 of the project would include an 8,200-square-foot enclosed truck service facility, including an office and designated truck service parking. Phase 1 would also include a portion of the incidental proposed truck parking stalls. • Phase 2 of the project would result in the development of an 11,900-square-foot enclosed truck wash facility, which would include an office and dedicated truck wash parking. Phase 2 would also complete the remaining incidental truck parking, bringing the total to 150 truck parking stalls,	

including 15 covered spaces. Phase 2 would also include a 4,000-square-foot security office and a two-story office that is on the southeast corner of the project site.

- **Phase 3** of the project would construct a 453-unit storage facility, a 4,000-square-foot office, and a 1,095-square-foot caretaker's residence for the personal storage facility.

The hours of operation for the truck repair shop and truck wash would be Monday through Saturday from 8:00 a.m. to 10:00 p.m. The proposed truck parking facility would operate 24 hours per day, 7 days per week, and access would be provided through a lock-card system that would only be obtained through customers renting designated truck parking stalls. The mini-storage facility would operate daily from 7:00 a.m. to 7:00 p.m. The proposed project would introduce approximately 15.0 acres of impervious surfaces into the project site.

It is estimated that the project would have 13 employees, including 6 employees servicing the truck repair stop, 4 employees serving the truck wash, 2 security guards at the truck parking facility, and 1 employee who will serve as the caretaker and run the mini-storage operation.

The truck repair shop is anticipated to service approximately 10 to 15 commercial trucks per day, and the hand truck wash is also expected to service approximately 10 to 15 trucks per day. The truck parking can accommodate 150 trucks; however, it is not expected that all stalls would be utilized at once. In addition, there would be approximately one to two deliveries per day for the truck repair shop.

The project would include new exterior lighting around the perimeter of the project site and throughout the project site. The proposed project would install a 6-foot-high chain-link fence along the northern and eastern boundaries of the project site and would construct a wrought-iron fence along the southern boundary of the project site. The western boundary of the project site is bordered by an existing 8-foot-high block wall. The proposed project would install 11 fire hydrants along the perimeter of the project site. In addition, the proposed project would comply with the latest California Green Building Standards Code (CALGreen) standard building measures and Title 24 standards. The proposed truck washing facility would primarily utilize recycled water, with approximately 10 percent nonrecycled water or approximately 7,000 to 10,000 gallons of potable water used per month. At the end of each truck wash, used water would be discharged to an underground tank to undergo a degreasing/filtration process to be used again as part of the truck wash cycle. The proposed project would be consistent with the site's Business Park (BP) zoning and General Plan land use designation.

In addition, the proposed project would include the following project design features:

1. The proposed enclosed truck repair shop and hand truck wash would be located in the southeast corner of the project site, near SR 99.
2. A total of 150 truck parking stalls are proposed as incidental to the truck repair and truck wash facilities. These stalls would be located along SR 99 within the project site and would maintain a minimum setback of 200 feet from the nearest residential property line.
3. Signage would be posted throughout the parking area requiring that refrigerated trailers with active refrigeration units are only permitted to park on the east side of the project site, nearest to SR 99. Trailers with refrigeration units turned off would be allowed to park anywhere within the designated truck parking area, provided the refrigeration units remain off. On-site security staff would ensure compliance with this requirement.
4. Parking for standard size autos and light duty trucks would only be permitted on the westerly portion of the project site.
5. A 20-foot-deep landscaped setback would be provided on the westerly portion of the project site.

6. A 15-foot-landscaped setback would be provided on the property frontage with Barstow Avenue.
7. Three driveway approaches, one to service each phase, are proposed and would be provided per City standards. The three approaches would be located along Barstow Avenue. One approach would be utilized by the mini-storage component, and two approaches would service the truck wash and repair use.

Access, Circulation, and Parking

The proposed project would include 150 truck parking stalls and 94 standard vehicle parking stalls, including 5 accessible stalls, 12 recreational vehicle stalls for storage purposes in the mini-storage facility, and 5 electric vehicle (EV) stalls. The proposed project would also include a truck unloading zone in the southern portion of the site. The proposed project would also include five bicycle parking spaces. Vehicle access to the project site would be provided through one 48-foot-wide gated ingress and egress driveway located along West Barstow Avenue. Vehicle circulation within the project site would be provided by a network of driveways. The proposed project would also include a 30-foot-wide gated emergency access driveway along West Barstow Avenue with a fire department-accessible padlock, per the City's P-67 *Standard Drawings* requirements. A dedicated fire lane would also be included on the southwest corner of the project site. Concrete sidewalks along the project frontage with West Barstow Avenue for pedestrian circulation will also be constructed. An existing pedestrian sidewalk along the project's western boundary would allow pedestrian circulation on the project's frontage with North Contessa Avenue.

Landscaping

The proposed project would include approximately 2.19 acres (77,735 square feet) of landscaped areas on the perimeter of the project site.

Utilities and Infrastructure

The project site is located in an urban area and is currently served by existing utilities, including: water, sanitary sewer, storm drainage, electricity, and natural gas infrastructure. Proposed utility connections are discussed below.

Water and Wastewater

Water supply and wastewater services for the proposed project would be provided by the Department of Public Utilities. The proposed project would connect to existing 14-inch and 8-inch water mains located along West Barstow and North Contessa Avenue, respectively. Additionally, the proposed project would connect to existing 8-inch wastewater service lines located along West Barstow and North Contessa Avenue.

Stormwater

The Fresno Metropolitan Flood Control District (FMFCD) would provide flood control and urban storm water services to the project site. Stormwater from the project site would be drained through surface drainage infrastructure along West Barstow and North Contessa Avenue and redirected towards a nearby ponding basin.

Electricity

Electricity services to the site are provided by Pacific Gas and Electric Company (PG&E). PG&E has an existing electric tower located on the project frontage with North Contessa Avenue, and an existing 137.5-foot easement that extends inwards from the site's western boundary and crosses the project site from north to south. Existing underground utility connections and gas mains provide electricity and gas to the project site. The proposed project would connect to existing service lines in the vicinity of the

project site. The proposed project would be all-electric and would not require natural gas.

Grading and Construction

Construction of the proposed project is expected to occur over a period of 10 months starting in June 2026. Site preparation would include removal of rocks, debris, and vegetation from the project site. Construction of the proposed project would comply with City standards, including the City's current building code, landscape standards, and lighting standards. In addition, the project site would be graded similar to other developments throughout the City.

The project may also require dedications, vacations, and/or acquisitions for public street rights-of-way and utility easements as well as the construction of public facilities and infrastructure in accordance with the standards, specifications and policies of the City of Fresno in order to facilitate the future proposed development of the subject property.

The City of Fresno has prepared an Initial Study of the above-described project and proposes to adopt a Mitigated Negative Declaration.

Pursuant to the California Environmental Quality Act (CEQA) Guidelines §§ 15070 to 15075, this project has been evaluated with respect to each item on the CEQA Guidelines Appendix G Environmental Checklist Form (Initial Study Checklist) to determine whether this project may cause any significant effect on the environment.

The completed Initial Study Checklist, its associated narrative, technical studies and mitigation measures reflect research and analyses conducted to examine the interrelationship between the proposed project and the physical environment. Based upon the Initial Study evaluation, it was determined that there are project specific foreseeable impacts which require mitigation measures. With the project specific mitigation, there is no substantial evidence in the record that this project may have additional significant, direct, indirect or cumulative effects on the environment that are significant.

The Initial Study has concluded that the proposed project will not result in any adverse effects, which fall within the "Mandatory Findings of Significance" contained in § 15065 of the State CEQA Guidelines. The finding is, therefore, made that the proposed project will not have a significant adverse effect on the environment.

Public notice has been provided regarding staff's finding in the manner prescribed by § 15072 of the CEQA Guidelines and by § 21092 of the PRC Code (CEQA provisions).

Additional information on the proposed project, including the proposed environmental finding of a Mitigated Negative Declaration and the Initial Study may be obtained from the Planning and Development Department, Fresno City Hall, 2600 Fresno Street, 3rd Floor, Room 3043, Fresno, California 93721 3604. Please contact Thomas Veatch at (559) 621-8076 or via email at thomas.veatch@fresno.gov for more information.

ANY INTERESTED PERSON may comment on the proposed environmental finding. Comments must be in writing and must state (1) the commentor's name and address; (2) the commentor's interest in, or relationship to, the project; (3) the environmental determination being commented upon; and (4) the specific reason(s) why the proposed environmental determination should or should not be made. Any comments may be submitted at any time between the publication date of this notice and close of business on July 2, 2026. Please direct comments to Thomas Veatch, Planner City of Fresno Planning and Development Department, City Hall, 2600 Fresno Street, Room 3043, Fresno, California, 93721-

3604; or by email to thomas.veatch@fresno.gov.

INITIAL STUDY PREPARED BY:

Thomas Veatch, Planner

SUBMITTED BY:

Thomas Veatch

DATE: June 12, 2026

Thomas Veatch, Planner

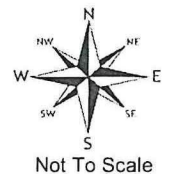
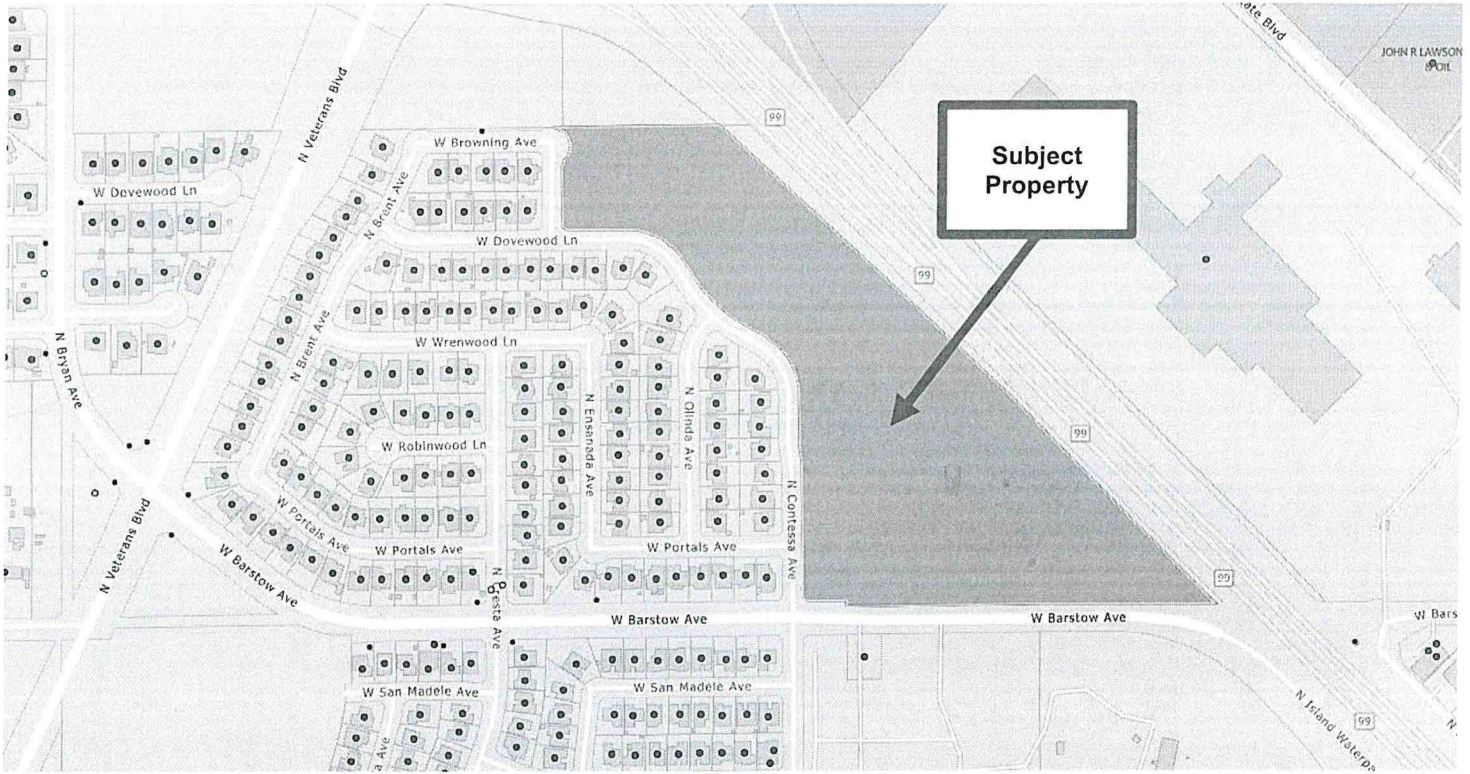
CITY OF FRESNO

PLANNING AND DEVELOPMENT
DEPARTMENT

Attachments:

Exhibit A – Vicinity Map

Vicinity Map



Subject property to developed:
18.87-acres

PLANNING AND DEVELOPMENT DEPARTMENT

Environmental Assessment No.
P25-03345
Development Permit Application
No. P25-03345

PROPERTY ADDRESS

6050 West Barstow Avenue
APN: 505-070-44

Planned Land Use: Employment – Business Park

Zone District: BP/UGM/cz (*Business Park/Urban Growth Management/conditions of zoning*)

By: T. Veatch
June 12, 2026



State of California - Department of Fish and Wildlife

2026 ENVIRONMENTAL DOCUMENT FILING FEE CASH RECEIPT

DFW 753.5a (REV. 01/01/26) Previously DFG 753.5a

RECEIPT NUMBER:

E202610000171

STATE CLEARINGHOUSE NUMBER (if applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY	LEAD AGENCY EMAIL	DATE
CITY OF FRESNO		06/12/2026
COUNTY/STATE AGENCY OF FILING		DOCUMENT NUMBER
FRESNO COUNTY		E202610000171
PROJECT TITLE		

ENVIRONMENTAL ASSESSMENT FOR DEVELOPMENT PERMIT APPLICATION NO. P25-03345

PROJECT APPLICANT NAME	PROJECT APPLICANT EMAIL	PHONE NUMBER
CITY OF FRESNO		(559) 621-8076
PROJECT APPLICANT ADDRESS	CITY	STATE
2600 FRESNO ST, RM 3043	FRESNO	CA
		ZIP CODE
		93721

PROJECT APPLICANT (Check appropriate box)

☒ Local Public Agency ☐ School District ☐ Other Special District ☐ State Agency ☐ Private Entity

CHECK APPLICABLE FEES:

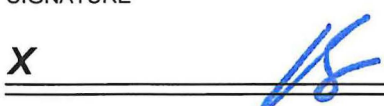
☐ Environmental Impact Report (EIR)	\$4,227.50	\$	0.00
☐ Mitigated/Negative Declaration (MND)(ND)	\$3,043.75	\$	0.00
☐ Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,437.25	\$	0.00

☐ Exempt from fee☐ Notice of Exemption (attach)☐ CDFW No Effect Determination (attach)☐ Fee previously paid (attach previously issued cash receipt copy)

☐ Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
☐ County documentary handling fee	\$50.00	\$	0.00
☐ Other		\$	0.00

PAYMENT METHOD:

☐ Cash ☐ Credit ☐ Check ☒ Other NOITOTAL RECEIVED \$ **0.00**

SIGNATURE	AGENCY OF FILING PRINTED NAME AND TITLE
	Pricilla Gonzalez Deputy Clerk