

EXHIBIT C
Project Operational Statement



June 30, 2022

PROJECT DESCRIPTION and OPERATIONS STATEMENT

Proposed Starbucks w/ Drive-Thru
Tulare Street and R Street - Fresno, California

- Property Data:

- APN #468-071-31
- Address: 2840 Tulare Street, Fresno, CA
- Zoning: DTN
- Land Use:
 - Commercial Retail

APPL. NO. P22-02534 EXHIBIT A-1 DATE 10/14/2022

PLANNING REVIEW BY _____ DATE _____

TRAFFIC ENG. _____ DATE _____

APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

- Existing Site:

The existing site consists of approximately .94 acres of vacant land, formerly developed with a restaurant structure.

- Proposed Development:

The proposed development will consist of a 2,406 s.f. Starbucks facility with parking, drive-thru, and outdoor seating.

- Operational Time Limits:

In general the cafe will be open 7 days a week, with hours between 5:30 a.m.- 9:00 p.m.

- Special activities and/or events:

There are no special activities or events planned for this facility other than the typical operations of the anticipated users indicated above.

- Employees and Staff:

The number of employees is 4-6.

- Materials, equipment and supplies:

No materials, equipment or supplies other than that which is normally used in typical Starbucks café are anticipated.

- Service and Delivery Vehicles:

Deliveries shall be brought to the site in both small and medium delivery trucks.

- The Structure:

The proposed structure is anticipated to be a combination of wood and steel framing with materials used to enhance and accentuate the architectural look.

- Environmental impact – Sound:

It is not anticipated that the proposed Facilities will generate any noise above what would be normal for their proposed uses and deemed to be no more noxious than that generated by surrounding properties.

- Environmental impact – HAZMAT:
The proposed Facility will not generate any hazardous materials. All generated waste products will be able to be disposed in standard City approved waste and recycle containers.

It is our hope that all parties involved will view the proposed project favorably. Should you have any questions or need further information, please do not hesitate to contact our office.

Sincerely,

Ian Robertson

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