

Agenda Item: ID#17-1244 (10:05 A.M.)

Date: 9/28/17

FRESNO CITY COUNCIL



REC'D SEP 27 '17 AM 11:48
FRESNO CITY CLERK

Supplemental Information Packet

Agenda Related Item(s) – ID#17-1244 (10:05 A.M.)

Contents of Supplement: Petition for Appeal of Approval/Adoption of CUP C-17-013

Item(s)

HEARING to consider Conditional Use Permit Application No. C-17-013 and related Environmental Assessment No. C-17-013, for property located on the southwest corner of North Figarden Drive and West Bullard Avenue. This is an appeal of the July 19, 2017 Planning Commission decision. (Council District 2)

Supplemental Information:

Any agenda related public documents received and distributed to a majority of the City Council 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 City Council 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.

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*** REGISTERED PATENT ATTORNEY

September 27, 2017

WRITER'S E-MAIL
CTRISTAO@CH-LAW.COM

(VIA EMAIL ONLY to: Clerk@Fresno.gov)

Mayor Lee Brand and Honorable Members of the Fresno City Council
C/O The City Clerk
Fresno City Hall
2600 Fresno Street
Fresno, CA 93721

Re: Appeal of Planning Commission Adoption of Negative Declaration for
Conditional Use Permit Application No. C-17-013 and Environmental Assessment No.
C-17-013

Dear Mayor Brand and Honorable Members of the Fresno City Council:

This letter is to state the opposition of Mr. Prab Gill and Mr. Gurpreet Singh to the above referenced Conditional Use Permit and Environmental Assessment ("Project"). They join the more than twenty (20) other members of the community (Exhibit H to the City of Fresno ("City") Agenda, supplement to the Agenda, and correspondence from Mr. Daniel C. Stein to the City) who have provided opposition letters to the Project, and others such as Mr. Robert Diehl who, while not opposed to developments, oppose the issuance of a Type 20 alcohol license for the proposed AM/PM. This letter is being provided to supplement and replace a previous letter that was sent 24 hours in advance of the noticed time: 10:05 am via electronic mail which contained inadvertent typographical errors.

Mr. Gill and Mr. Singh oppose the project because (1) the issuance of a Type 20 alcohol license is unwarranted, (2) the Project will contribute to blight and over-saturation of the retail market in the area surrounding the Project, (3) the Project will cause substantial impacts to traffic and noise, and (4) the negative declaration is inadequate. The Project should be denied because to approve this Project would render the Municipal Code section concerning new establishments which are to sell alcohol for consumption off-site meaningless. There are already multiple establishments with Type 20 alcohol licenses within 500 of the proposed AM/PM, and the new AM/PM will cause there to be more than four such establishments within 1,000 feet of one another. Further, there are no positive findings from the Fresno Police Department or other agency which warrant approving the Project despite its failure to comply with the Municipal Code.

1. The issuance of a type 20 license is unwarranted and prohibited by Business and Professions Code § 23958.4.

The recommendation from City Staff is to approve the Project with a retail store, but with a retail store that will operate without a Type 20 alcohol license. (See Exhibit E to the City Agenda, Staff Recommendation.)

The City Staff recommendation is based on adherence to the Fresno Municipal Code and State Law. There is no evidence, let alone substantial evidence, that supports going against the Staff recommendation.

- a. The Staff Recommendation adheres to and properly applies the Fresno Municipal Code and State Law.

Article 27, Section 15-2706 (Alcohol Sales) Subsection E prohibits new offsale alcohol sale establishments that are under 10,000 square feet if they are near (i) a sensitive area such as a public school or recreational area, (ii) near other alcoholic beverage establishments, either within 500 feet of an existing establishment or will cause a grouping of more than four establishments within 1,000 feet, (iii) within high crime areas pursuant to Business and Professions Code § 23958.4(a)(1), (iv) within High Concentration Areas of licenses to sell alcohol as defined by Business and Professions Code § 23958.4(a)(3).

The Report to the Planning Commission Dated July 19, 2017, attached hereto as Exhibit 1, outlines exactly why the Type 20 Alcohol License should not issue:

- i. The Project is located within 500 feet of existing establishments.
- ii. The Project is within a High Concentration Area.

Further, given the proximity of a Walgreens, Shell Station, MGA Liquor, and Mann Liquor, the project will result in a grouping of more than four Type 20 Alcohol Licenses within 1,000 feet of one-another. (See Exhibit 2, attached hereto.) This further prohibits the City from approving the Project with an establishment that can operate with a Type 20 alcohol license.

- b. There is no evidence before the Fresno City Council that supports an exemption.

The Municipal Code provides for three exemptions to the prohibition against new establishments that will sell alcohol for consumption off-site. The exemptions to the Municipal Code requirements can apply only if supported by substantial evidence, and no such evidence in support of an exemption exists here.

Under the first exemption, the Chief of Police can provide a determination, based on quantifiable evidence, that the proposed site is not located within an area that would make the project detrimental to the public health, safety, or welfare of persons located in the area, or that the project would not increase the severity of existing law enforcement or public nuisance problems in the area.

In correspondence from the Fresno Police Department dated March 28, 2017, attached hereto as Exhibit 3, the Fresno Police Department stated its concern with the application "is the propensity of the operations on the premises to generate calls for police service, and therefore be detrimental to the public welfare." Nowhere in the letter does the Police Department provide information or statements in support of exempting the Project from the Municipal Code requirements.

The second exemption applies if the sale of alcohol is incidental or appurtenant to a larger retail use, and the sale of alcohol provides for a more complete and convenient shopping experience. There is no evidence whatsoever in the record that alcohol sale is incidental to the AM/PM. In testimony before the Planning Commission, it was admitted that sales of alcohol will be approximately 30% of total sales. Moreover, the Project applicant has stated that absent the sale of liquor, the AM/PM store will not locate at the project site. (See Exhibit I to the City Agenda.) The sale of alcohol is therefore of paramount importance to the AM/PM store, not incidental to it.

Third, a new retail establishment can be found to be exempt from the Municipal Code if the new establishment will act as a public convenience for an underserved portion of the community. As stated above and outlined by City Staff, there are multiple alcohol sources available, and gas stations. This is not an underserved portion of the community.

c. There is no applicable exemption to Business and Professions Code § 23958.4(a)(3).

Business and Professions Code § 23958 does not allow for the issuance of a license to sell alcoholic beverages where the issuance "would result in or add to an undue concentration of licenses." Business and Professions Code § 23958.4(a)(3) defines "undue concentrations":

As to off-sale retail license applications, the ratio of off-sale retail licenses to population in the census tract or census division in which the applicant premises are located exceeds the ratio of off-sale retail licenses to population in the county in which the applicant premises are located.

The issuance of a license here will violate Business and Professions Code § 23958.4(a)(3). Attached hereto as Exhibit 4 is the June 30, 2017 Department of Alcoholic Beverage Control, Alcoholic Beverages Licenses Report. Per the report there are 529 Type 20 licenses in the County. When compared against the 93 Zip Codes, see Exhibit 5 attached hereto, in Fresno County, that is 5.1 liquor stores per zip code. When looking at number of licenses authorized by tract, Attached hereto as Exhibit 6, at pages 14 through 18, the number of licenses for this tract is tied for the highest, far in excess of the mean, and therefore the off-sale ratio exceeds that for the County.

The only exception to the denial of the license is a showing that "public convenience and necessity would be served by the issuance". (Business and Professions Code § 23958.4(b)(2).)

There is no evidence whatsoever that the sale of alcohol at the project is a *necessity* which would be served. Therefore, the City cannot proceed with the project. Indeed, as sort of joke, a condition placed by the planning commission is that the sale of liquor cease at midnight. (See Exhibit M to the City Agenda.)

2. The project will contribute to blight and oversaturation.

Blight is a consideration for any project that is subject to California Environmental Quality Act. The Project will cause blight to the saturation of retail space in an area that already has vacancies. Attached hereto as Exhibit 7 are true and correct copies of retail space available within the area surrounding the Project, and two other projects. The square footage currently available totals 14,952 square feet, which is larger than the square footage proposed by the Project. This Project will only further contribute to the vacancy rate that exists and violate Land Use Plans and Policies that attempt to avoid *over-saturation* of retail. (See Exhibit 1 attached hereto at page 4.

3. The project will cause substantial impacts to traffic and noise.

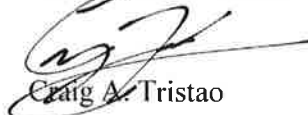
As indicated in the correspondence from Mr. Daniel C. Stein, and the percipient knowledge of the citizens who provided letters in opposition to the Project, the Project will impact both traffic and noise levels. However, no study of the impact to traffic safety has been provided.

4. The negative declaration is inadequate.

Mssrs. Gill and Singh join in the opposition to the Project complying with the requirements of the California Environmental Quality Act. Specifically, those comments raised in the Correspondence submitted by Mr. Daniel C. Stein of Baker Manock and Jensen. PC.

Should you have any questions, please do not hesitate to contact us.

Very truly yours,
COLEMAN & HOROWITT, LLP



Craig A. Tristao

CC: Clients

Exhibit 1

REPORT TO THE PLANNING COMMISSION

July 19, 2017

FROM: MIKE SANCHEZ, Assistant Director
Development Services Division

THROUGH: MCKENCIE CONTRERAS, Supervising Planner
Development Services Division

BY: KIRA NOGUERA, Planner III
Development Services Division

SUBJECT

..Title

Consideration of Conditional Use Permit Application No. C-17-013, located on the southwest corner of North Figarden Drive and West Bullard Avenue. (Council District 2) – Development and Resource Management Department.

1. **ADOPT** the Negative Declaration prepared for Environmental Assessment No. C-17-013 dated June 12, 2017; and,
2. **APPROVE** Conditional Use Permit Application No. C-17-013 requesting to develop a commercial center consisting of a 3,764 square-foot ampm convenience store, an ARCO fuel facility consisting of eight multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window, subject to compliance with the Conditions of Approval dated July 19, 2017.
- X 3. **DENY** Conditional Use Permit Application No. C-17-013 requesting to establish a Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the ampm convenience store.

..Body

EXECUTIVE SUMMARY

Conditional Use Permit Application No. C-17-013 was filed by Julio Tinajero of Milestone Associates, on behalf of Surina Mann of Figarden Petroleum, and pertains to ±2.41 acres of property located on the southwest corner of North Figarden Drive and West Bullard Avenue. The applicant proposes development of a commercial center consisting of a 3,764 square-foot convenience store and requests the establishment of a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the ampm convenience store, an ARCO fuel facility consisting of 8 multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window. Staff is recommending approval of all of the above except the Type 20 license.

*Substantial
Adverse Impact
to Surrounding
Properties*

*Brandan 621-8000
-7822*

The Planning Commission is considering this project because the applicant is appealing the denial of the Type 20 license. The Planning Commission is also considering this application because several property owners have expressed opposition.

BACKGROUND

Conditional Use Permit Application No. C-17-013 proposes development of a commercial center consisting of a 3,764 square-foot convenience store and requests the establishment of a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the ampm convenience store, an ARCO fuel facility consisting of eight multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window. Per Table 15-1202 of the Fresno Municipal Code (FMC), a General Market is permitted by right in the CC (Commercial – Community) zone district. Alcohol sales and a drive-through restaurant may be allowed subject to an approved Conditional Use Permit.

Section 15-2706 of the FMC, regulates a variety of types of alcohol sales and sales locations. Specifically, 15-2706-E states an "establishment shall not be located within 500 feet of an existing establishment." A Shell station and mini-mart with an active Type 20 is located approximately 302 feet from the proposed ampm mini-mart. Furthermore, the code states an "establishment shall not be located in an area of high concentration." The project is located in an area of high concentration as determined by the Department of Alcoholic Beverage Control. Therefore, the Director is recommending denial of the request to establish a Type 20 alcohol license at this location.

Police Department Review

The Fresno Police Department does not oppose the project, or the issuance of an State of California Alcoholic Beverage Control (ABC) license, but has provided conditions addressing compliance with the FMC limiting noise and unlawful nuisance, compliance with ABC rules and employee education, video camera surveillance, limitations on alcohol types and servings, and limitations on on-site alcohol consumption and loitering.

The Fresno Police Department's comments shall be incorporated into the Conditions of Approval dated July 19, 2017 (Exhibit L) in their entirety if the Planning Commission votes to approve the sale of alcohol at this location.

Fresno Unified School District (FUSD) Review

FUSD provided comments indicating the district did not support this application. Their comment letter expressed concerns regarding potentially dangerous interactions between students and the proposed operation but indicated their response was subject to the Alcoholic Beverage Control Act and the Fresno Police Department's review and support of the proposed project. The location is approximately 2,175 feet from Figarden Elementary School.

Other Agencies

All comments received from the applicable agencies have been incorporated into the conditions of approval for Conditional Use Permit Application No. C-17-013. See Exhibit L for all written agency comments received.

Alcoholic Beverage Control (ABC) Regulations


In addition to obtaining a Conditional Use Permit from the City of Fresno, the applicant is required to obtain a license from the California Department of Alcoholic Beverage Control awaiting the decision on the subject Conditional Use Permit Application.

Number of Existing and Allowed ABC Licenses

According to the ABC, census tract 42.12 has 14 currently active off-sale alcohol licenses, four more than has been authorized for that census tract; therefore the census tract is over concentrated.

Citywide Development Code

Article 27 (Standards for Specific Uses and Activities), Section 15-2706 (Alcohol Sales), Sub-Section E (Location Restrictions for New Establishments) prohibits new off-sale alcohol establishments that are under 10,000 square feet if they are within one of the following areas:

1. **Near Sensitive Uses.** The establishment shall not be located within 500 feet of the following:
 - a. A public park, playground, recreational area, or youth facility, including a nursery school, preschool, or day care facility;
 - b. A public or private State-licensed or accredited school; or
 - c. An alcohol or other drug abuse recovery or treatment facility.
2. **Near Other Alcoholic Beverage Establishments.** The establishment shall not be located within 500 feet of an existing establishment, nor may it lead to a grouping of more than four establishments within a 1,000 foot radius.
3. **Within High Crime Areas.** The establishment shall not be located in an area of high crime, as defined by the California Business and Professions Code 23958.4(a)(1) et seq., and as determined by the Department of Alcoholic Beverage Control (ABC).
-  4. **Within High Concentration Areas.** The establishment shall not be located in an area of high concentration, as defined by the California Business and Professions Code 23958.4(a)(3) et seq., and as determined by the Department of Alcoholic Beverage Control.

The proposed project is located within both a high concentration area (according to ABC), and within 500 feet of an existing establishment therefore, the proposed new alcohol CUP is prohibited. According to Section 15-2706 of the FMC, a new establishment may be excepted from location restrictions if the Review Authority determines any one of the following:

1. The proposed use is not located within an area in which the Chief of Police has determined, based upon quantifiable information, that the proposed use a) would be detrimental to the public health, safety, or welfare of persons located in the area, or b) would increase the severity of existing law enforcement or public nuisance problems in the area.

Some of the neighbors were concerned with the 24 hour nature of the proposed project.

Response:

The FMC does not regulate the hours of operation for commercial uses in this zone district. The project will be required to comply with all noise policies from the Fresno General Plan and the noise ordinance from the FMC which sets acceptable noise levels for uses dependent upon the land use and the time of day. The Police Department has place conditions of approval on the project to ensure public safety and to minimize any impact to the surrounding area. The conditions will help to maintain an environment that is least likely to generate criminal activity, public complaints, and police calls for service.

The applicant has objected to the denial of their request to establish a Type 20 license (specifically condition of approval #2). They have provided a letter in support of granting an exception from the location requirements of 15-2706 of the FMC (Exhibit I).

Land Use Plans and Policies

The Fresno General Plan designates the subject property for the Community Commercial planned land use and provides objectives to guide in the development of this project. The Community Commercial planned land use designation is intended for commercial development that primarily serves local needs such as convenience shopping and offices. Specific uses allowed include medium-scale retail, office, civic and entertainment uses, supermarkets, drug stores, and supporting uses.

Conditional Use Permit Application No. C-17-013 meets the policies and objectives of the Fresno General Plan. The following are excerpts of such objectives.

Goal 1: Increase opportunity, economic development, business, and job creation. Use urban form, land use, and Development Code policies to streamline permit approval, promote local educational excellence and workforce relevance, significantly increase business development and expansion, retain and attract talented people, create jobs and sustained economic growth, strategically locate employment lands and facilities, and avoid over-saturation of a single type of housing, retail, or employment.

Goal 8: Develop Complete Neighborhoods and districts with an efficient and diverse mix of residential densities, building types, and affordability which are designed to be healthy, attractive, and centered by schools, parks, and public and commercial services to provide a sense of place and that provide as many services as possible within walking distance.

Policy LU-1-A: Promote Development within the Existing City Limits as of December 31, 2012. Promote new development, infill, and rehabilitation of existing building stock in the Downtown Planning Area, along BRT corridors, in established neighborhoods generally south of Herndon Avenue, and on other infill sites and vacant land within the City.

Objective LU-6: Retain and enhance existing commercial areas to strengthen Fresno's economic base and site new office, retail, and lodging use districts to serve neighborhoods and regional visitors.

The proposed project promotes increased opportunity, economic development, business, and job creation to serve the neighborhood and regional visitors and it preserves and protects resources

*Use
Vernon
[Signature]*

significant effects not previously identified and analyzed by the MEIR. Therefore, the Development and Resource Management Department proposes to adopt a Negative Declaration for this project (Exhibit J).

FRESNO MUNICIPAL CODE FINDINGS

The required findings under Section 15-5306 of the FMC are as follows:

- a. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this Code and all other chapters of the Municipal Code; and,
- b. The proposed use is consistent with the General Plan and any other applicable plan and design guideline the City has adopted; and,
- c. The proposed use will ¹⁵not be substantially adverse to the public health, safety, or general welfare of the community, nor be detrimental to surrounding properties or improvements; and,
- d. The design, location, size, and operating characteristics of the proposed activity are compatible with the existing and reasonably foreseeable future land uses in the vicinity; and,
- e. The site is physically suitable for the type, density, and intensity of use being proposed, including access, emergency access, utilities, and services required.

Based upon analysis of the application, staff concludes that the required findings of Section 15-5306, of the FMC can be made if the request for alcohol sales is denied. These findings are attached as Exhibit K.

If the Planning Commission decides to grant approval of the request to obtain a Type 20 ABC license, the Commission must find that there is substantial evidence in the administrative record to make all the findings mentioned above and amend them to include the sale of alcohol. The Planning Commission shall find that there is substantial evidence in the administrative record to determine any of the following.

Exceptions. A new establishment may be excepted from location restrictions if the Review Authority determines any of the following:

- a. The proposed use is not located within an area in which the Chief of Police has determined, based upon quantifiable information, that the proposed use a) would be detrimental to the public health, safety, or welfare of persons located in the area, or b) would increase the severity of existing law enforcement or public nuisance problems in the area.
- b. The proposed off-premises sale of alcoholic beverages is incidental and appurtenant to a larger retail use and provides for a more complete and convenient shopping experience.
- c. The proposed outlet for the off-premises sale of alcoholic beverages would act as a public convenience or necessity to an underserved portion of the community and/or enhance the vitality of an existing commercial area without presenting a significant adverse impact on public health or safety.

CITY OF FRESNO
NOTICE OF ENVIRONMENTAL FINDING

NEGATIVE DECLARATION:

NOTICE IS HEREBY GIVEN THAT a Negative Declaration has been prepared by the City of Fresno Development & Resource Management Department resulting from Initial Study and Environmental Assessment (EA) of the project described below:

EA No. C-17-013: Conditional Use Permit Application No. C-17-013 was filed by Julio Tinajero of Milestone Associates, on behalf of Surina Mann of Figarden Petroleum, and pertains to ±2.41 acres of property located on the southwest corner of North Figarden Drive and West Bullard Avenue. The applicant proposes development of a commercial center consisting of a 3,764 square-foot convenience store and requests the establishment of a State of California Alcoholic Beverage Control Type 20 alcohol license (Package Store – sale of beer and wine for consumption off the premises where sold) for the AM/PM convenience store, an Arco fuel facility consisting of 8 multi-product fuel dispensers under an overhead canopy, a 4,000 square-foot retail building, and a 3,462 square-foot quick serve restaurant with a drive-through service window. The property is zoned CC/UGM (Commercial - Community/Urban Growth Management). This application is scheduled to be heard by the City of Fresno Planning Commission on July 5, 2017.

Additional information on the proposed project, including copies of the proposed environmental finding, may be obtained from the City of Fresno Development and Resource Management Department, Development Services Division, 2600 Fresno Street, Rm. 3043, Fresno, CA 93721, or by contacting Kira Noguera at (559) 621-8091 or by e-mail at Kira.Noguera@fresno.gov. ***Para información en español, comuníquense con McKencie Contreras (al número de teléfono 559-621-8066).***

ANY INTERESTED PERSON may comment on the above proposed environmental findings. Comments must be in writing and must state (1) the commenter's name and address; (2) the commenter'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 on or before July 3, 2017 by 5:00 p.m. Your comments are welcomed and will be considered in the final decision.

DO NOT PUBLISH BELOW LINE

Publish on June 12, 2017

RECEIVED
2017 JUN 12 AM 9 35
CITY CLERK, FRESNO CA

Exhibit 2



Measure distance
Click on the map to add to your path
Total distance: 371.60 ft (113.33 m)





Exhibit 3



Mariposa Mall
P.O. Box 1271
Fresno, CA 93715-1271

Police Department

Jerry P. Dyer
Chief of Police



March 28, 2017

City of Fresno Development Department
Director of Planning & Development
Special Permit, Conditional Use Permit
2600 Fresno Street
Fresno, California 93721-3604

Attn. Kira Noguera, Planning Division
Joann Zuniga, Planning Division

Re: SPECIAL PERMIT NO. C-17-013
Commercial Center (AM/PM, Arco, retail building and Freddy's Restaurant)
5647 N. Figarden Drive
Fresno, CA 93722
A.P.N. 509-290-07

Dear Ms. Noguera,

Pursuant to your Department's request, the Fresno Police Department has reviewed the special permit application for property located at **5647 N. Figarden Drive**. The property has been zoned CC/UGM for (Commercial-Community/Urban Growth Management). The applicant proposes development of a commercial center consisting of an AM/PM convenience store, an Arco fuel facility with 8 multi-product fuel dispensers, a retail building and Freddy's Restaurant with a drive-through service window. The applicant requests authorization to establish a State of California Alcoholic Beverage Control **Type 20 alcohol license** (Package Store-sale of beer and wine for consumption off the premises where sold) for the AM/PM convenience store component. The Fresno Police Department's primary concern with the application is the propensity of the operations on the premises to generate calls for police service, and therefore, be detrimental to the public welfare.

As you know, to approve any Conditional Use Permit, the City must make the following findings:

1. All applicable provisions of the Fresno Municipal Code are complied with and the site of the proposed use is adequate in size and shape to accommodate the use, and all yards, spaces, walls and fences, parking, loading, recycling areas, landscaping, and other required features; and,

Professional, Effective, Timely

2. The site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use; and,

3. The proposed use will not be detrimental to the public welfare or injurious to property or improvements in the area in which the property is located. This third finding shall not apply to uses which are subject to the provisions of Section 12-306-N-39 of the Fresno Municipal Code (Regulating Adult Businesses).

The conditions are established to ensure public safety, and to minimize any impact to the surrounding area. We request the following conditions be included as Conditions of Approval for Conditional Use Permit Application No. C-17-013. These conditions will help to insure maintain an environment that is least likely to generate criminal activity, public complaints and police calls for service.

The Fresno Police Department is not in opposition of this Conditional Use Permit, providing the applicant agrees to the listed conditions. If the following conditions are not included as conditions of approval of CUP No. C-17-013, the Fresno Police Department shall oppose the approval of this Conditional Use Permit, and shall appeal such approval to the Planning Commission. As such, we request that you provide Detective Serrano #1051 with notice of the Director's decision regarding this Conditional Use Permit as well as a complete copy of the conditions of approval, if the Director approves the Conditional Use Permit.

Requested Conditions of Approval:

1. Fresno Municipal Codes

The applicant shall comply with all applicable provisions of the Fresno Municipal Codes ("FMC"), including but not limited to:

FMC 9-502 (Amusement Devices - Permit Required)
FMC 9-1803 (Hours of Operation of Billiard Hall)
FMC 9-1804 (Restriction on Attendance of Minors in Billiard Rooms)
FMC 9-1805 (Minors allowed: Family Billiard Rooms)
FMC 9-1905 (Public Dancing - Permit Required)
FMC 10-105 (Noise Ordinance)
FMC 10-708 (Unlawful Nuisances - High Calls for Police Service)
FMC 12-224 (C-M Zone, Adult Theater activities not permitted, see 12-105-T-1.1 for definition of Adult Theater, and 12-306-N-30 for additional limitations on Adult Business activities.)

A current version of the Fresno Municipal Code may be viewed at the City of Fresno's website: www.Fresno.gov. The link to the FMC is located on the Home Page of that website.

2. State and Federal Law

The applicant shall comply with all applicable state and federal law, rules and regulations, including but not limited to the following California Business and Professions Code sections and ABC rules:

BP 24046 (Required to Post ABC License on Premises)

BP 25612.5 (Loitering, Open Alcoholic Beverage Containers, Consuming Alcoholic Beverages on Premises, Exterior Lighting, Litter Removal, Graffiti Removal, Signs and Barriers in Windows and Doors, Public Phones Blocked From Incoming Calls, Areas to Display Harmful Matter, Required Copies of Operating Standards Available for Public Viewing)

BP 25631 (No sale of alcoholic beverages between 2:00 a.m. and 6:00 a.m.)

BP 25665 (Minors Remaining in Public Premises)

ABC Act Rule 106 (No Buy One Get One Free Drinks)

ABC Act Rule 107 (No One Under 21 Allowed Signs Posted)

ABC Act Rule 139 (Interior Lighting Required for Identification of Patrons)

3. Video Camera

Prior to exercising any privileges granted by CUP No. C-17-013 the applicant must install a fully functional color digital video camera system ("System") that meets the following requirements:

3.1 The System must continuously record, store, be capable of playing back images and be fully functional at all times, including during any hours the business is closed. The System must be maintained in a secured location inside of the business.

3.2 The System shall have the correct date and time stamped onto the image at all times.

3.3 The camera storage capacity should be for at least one week (seven calendar days). Such cameras must be capable of producing a retrievable and identifiable image than can be made a permanent record and that can be enlarged through projection or other means.

3.4 Digital video recorder must be capable of storing at least seven days of real-time activities.

3.5 The System shall be capable of producing a CD or digital playback feature and may be provided to an authorized representative of the Fresno Police Department within 24 hours of the initial request relating to a **criminal investigation only**.

3.6 The interior of the business must have at least one camera placed to focus on each cash register transaction to include the clerk as well as the customer waiting area. There

should be at least one camera focused on the entrance and the camera view should clearly show an image of the color coded height tape installed on the inside of the door jamb.

3.7 There shall be exterior cameras placed so as to record activities in the primary customer parking areas of their business. These cameras should be of sufficient quality to be able to identify persons and or vehicles utilizing the business parking lot.

3.8 All interior cameras shall record in color.

3.9 All exterior cameras shall record in color and have automatic low light switching capabilities to black and white. Exterior cameras should be in weatherproof enclosures and located in a manner that will prevent or reduce the possibility of vandalism.

It is recommended, but not required, that the owner/operator provide the IP address(s) to the Fresno Police Department Communications Center for any system that is browser-based or viewable from a remote site. The Fresno Police Department may perform periodic inspections of the System to ensure compliance with these specifications. An inoperable System may be good cause for seeking revocation of this Conditional Use Permit.

4. ABC Education

Any and all employees hired to sell alcoholic beverages shall provide evidence that they have either:

- 4.1 Completed training from the State of California Department of Alcoholic Beverage Control--Fresno District Office-administered "Leadership and Education in Alcohol and Drugs" (LEAD) Program as confirmed by receipt of an ABC-issued certificate of completion; or,
- 4.2 Completed equivalent training acceptable to the ABC-- Fresno District Office to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to ensure proper distribution of beer, wine, distilled spirits, tobacco, and inhalants to adults of legal age.

If any prospective employee designated to sell alcoholic beverages, tobacco or inhalants does not currently have such training then:

- 4.3 The ABC-licensed proprietors shall have confirmed with the Development Department within 15 days of the final approval of the CUP or within 15 days of the opening to the public of a new store, whichever is later, that a date certain has been scheduled with the local ABC Office for said prospective employees to take the LEAD Program course; and

- 4.4 Within 30 days of taking said course the employee(s) or responsible employer shall deliver to the Planning Department each required LEAD Program Certificate evidencing completion of said course.

5. **Sale of Malt and Wine-Cooler Alcoholic Beverages**

5.1 Malt liquor or malt beverage products shall not be sold in less than six (6) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities. This will include all sizes of containers.

5.2 All wine cooler products shall not be sold in less than four (4) pack quantities for sale. They must be sold in manufacturer pre-packaged multi-unit quantities.

5.3 Single Sales of any other beer product, of any size, is permitted.

6. **Wine Alcohol Per Volume**

No wine shall be sold with an alcoholic content greater than 24% volume, except premium dessert wines priced at \$10.00 or more.

7. **Posting Property**

The applicant shall post the property with the appropriate Fresno Municipal Code signs advising that consumption of alcoholic beverages, gambling, trespassing or loitering will be in violation of municipal ordinances. The applicant must send a letter to the Fresno Police Department, signed and dated by the applicant, every 180 days that authorizes FPD peace officers to enter the applicant's real property and/or establishment to enforce against the aforementioned activities at the business. The owners and employees are responsible for abating those activities when they occur during business hours.

8. **Consumption of Alcoholic Beverages and Loitering.**

8.1 The establishment shall not allow alcoholic beverages to be consumed outside the building premises or any other adjacent property under its control. No alcoholic beverage will be consumed on any property adjacent to the premises (i.e., parking lot and sidewalks). If the alcoholic beverages are consumed on the exterior portion of adjacent property not owned or controlled by the applicant, the applicant shall immediately report such consumption to the Fresno Police Department.

8.2 The establishment shall not allow any loitering on building premises or any adjacent property under its ownership or control.

8.3 The establishment shall not allow any gambling on building premises or any adjacent property under its control.

9. **Property Responsibility**

"Frequent" responses by the Fresno Police Department arising out of or relating to the operation or management of the real property owned or controlled by the permittee causing any combination of the following: animal disturbances; violent criminal acts; illegal consumption of intoxicants in public view; gaming activities; and juvenile disturbances, or any of the other activities set forth in the Fresno Municipal Code section 10-708(g) may result in an FPD recommendation to the Director of Planning and Development to commence proceedings to revoke the Conditional Use Permit for violation of the Management of Real Property Ordinance. In addition to recommending the commencement of revocation proceedings, the FPD may pursue any of the other remedies set forth in FMC, section 10-710, including assessing fines against the proprietor for the violations of the Management of Real Property Ordinance.

"Frequent" means response by the Fresno Police Department is occurring more than 1.5 times the average number of such responses (3 calls for every 2) for property of a similar size and character within the same policing district.

10. **The establishment shall ensure that all employees involved, either directly or indirectly, in the sale of alcoholic beverages are aware of and comply with these conditions. The establishment shall have each employee sign a written acknowledgment that he/she has reviewed and understood each of these conditions. The written acknowledgement shall be maintained by the establishment and made available to the Fresno Police Department upon reasonable request.**


FRESNO POLICE DEPARTMENT

 Date: 3-29-17

Captain Burke Farrah
Northwest District Commander

 Date: 03/28/17

Sergeant Jordan Beckford
Northwest District Supervisor

 #1051 Date: 03-28-17

Detective Dawnielle Serrano
Northwest District POP

Exhibit 4

STATE OF CALIFORNIA
DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
Alcoholic Beverage Licenses
as of June 30, 2017

The attached report lists types of alcoholic beverage licenses and the number of active licenses of each type as of June 30, 2017.

The report is in four parts:

- A list of State totals
- A list of Manufacturers and Wholesalers by County
- A list of Retail Licenses by County
- A list of Retail Licenses by City within County

Licenses not included are duplicate licenses, caterer's permits, copies of public warehouse licenses, temporary retail permits, special daily licenses, non-renewed licenses and pending applications.

If there are no active licenses of a particular type, that type will not be shown on the report. Similarly, if an incorporated area has no licensed premises within its boundaries, its name will not be listed.

STATE OF CALIFORNIA - ALCOHOLIC BEVERAGE CONTROL

AS OF JUNE 30, 2017

WHOLESALE AND OFF-SALE LICENSES		TOTAL LICENSES:
TYPE 01	Beer Manufacturer	72
TYPE 02	Winegrower	5888
TYPE 03	Brandy Manufacturer	54
TYPE 04	Distilled Spirits Manufacturer	96
TYPE 05	Distilled Spirits Manufacturer Agent	29
TYPE 06	Still	242
TYPE 07	Rectifier	43
TYPE 08	Wine Rectifier	1
TYPE 09	* Beer And Wine Importer	1610
TYPE 10	Beer And Wine Importer's General	239
TYPE 11	* Brandy Importer	9
TYPE 12	* Distilled Spirits Importer	800
TYPE 13	Distilled Spirits Importer's General	139
TYPE 14	* Public Warehouse	1
TYPE 14	Public Warehouse	353
TYPE 15	Customs Broker	26
TYPE 16	Wine Broker	58
TYPE 17	Beer And Wine Wholesaler	3310
TYPE 18	Distilled Spirits Wholesaler	856
TYPE 19	Industrial Alcohol Dealer	4
TYPE 20	Off-Sale Beer And Wine	14666
TYPE 21	Off-Sale General	14040
TYPE 22	Wineblender	114
TYPE 23	Small Beer Manufacturer	825
TYPE 24	Distilled Spirits Rectifier's General	4
TYPE 25	California Brandy Wholesaler	1
TYPE 26	Out-Of-State Beer Manufacturer Certificate	246
TYPE 27	California Winegrower Agent	3
TYPE 28	Out-Of-State Distilled Spirit Shipper	510
TYPE 29	Winegrape Grower Storage	43
TYPE 74	Craft Distiller	70
TYPE 79	* Certified Farmers' Market Sales Permit	5
TYPE 79	Certified Farmers' Market Sales Permit	156
TYPE 81	* Wine Sales Event Permit	382
TYPE 82	Direct Shippers Permit	761
TYPE 84	Certified Farmers' Market Beer Sales Permit	49
TYPE 85	Limited Off-Sale Wine License	160
TYPE 86	Instructional Tasting License	876
TOTAL WHOLESALE AND OFF-SALE LICENSES:		43934
ON-SALE LICENSES		
TYPE 40	On-Sale Beer	869
TYPE 41	On-Sale Beer And Wine - Eating Place	25121
TYPE 42	On-Sale Beer And Wine - Public Premises	1435
TYPE 43	On-Sale Beer And Wine - Train	1
TYPE 44	On-Sale Beer Fishing Party Boat	35
TYPE 45	On-Sale Beer And Wine Boat	55
TYPE 47	* On-Sale General Eating Place	1349
TYPE 47	On-Sale General Eating Place	14579
TYPE 48	* On-Sale General Public Premises	204
TYPE 48	On-Sale General Public Premises	2654
TYPE 49	* On-Sale General Seasonal	1
TYPE 49	On-Sale General Seasonal	20
TYPE 50	On-Sale General Club	46
TYPE 51	Club	781
TYPE 52	Veterans Club	306
TYPE 53	* On-Sale General Train	1
TYPE 53	On-Sale General Train	6
TYPE 54	On-Sale General Boat	190
TYPE 55	* On-Sale General Airplane	17
TYPE 55	On-Sale General Airplane	21
TYPE 56	* On-Sale General Vessel	7
TYPE 56	On-Sale General Vessel	14
TYPE 57	* Special On-Sale General	38

STATE OF CALIFORNIA - ALCOHOLIC BEVERAGE CONTROL

AS OF JUNE 30, 2017

ON-SALE LICENSES

TYPE 57	Special On-Sale General	224
TYPE 58	* Caterer Permit	5104
TYPE 59	On-Sale Beer And Wine Seasonal	28
TYPE 60	On-Sale Beer Seasonal	28
TYPE 61	On-Sale Beer Public Premises	12
TYPE 62	* On-Sale General Dockside	7
TYPE 62	On-Sale General Dockside	9
TYPE 63	On-Sale Special	43
TYPE 64	Special On-Sale General Theater	105
TYPE 66	* Controlled Access Cabinet Permit	377
TYPE 67	Special On-Sale Wine Bed And Breakfast Inn	135
TYPE 68	* Portable Bar	1093
TYPE 69	Special On-Sale Beer And Wine Theatre	8
TYPE 70	On-Sale General Restrictive Services	309
TYPE 71	* Special On-Sale General License	2
TYPE 71	Special On-Sale General License	6
TYPE 75	* On-Sale General Brew-Pub	19
TYPE 75	On-Sale General Brew-Pub	137
TYPE 76	On-Sale General Maritime Museum Association	1
TYPE 77	* Event Permit	1511
TYPE 78	On-Sale General Wine, Food And Art Cultural Museum	1
TYPE 80	Special On-Sale General Bed And Breakfast Inn	68
TYPE 83	On-Sale General Caterer's License	7
TOTAL ON-SALE LICENSES:		47254

* DUPLICATE LICENSES - NOT INCLUDED IN TOTALS

TOTAL ALL LICENSES: 91188

COUNT OF WHOLESALE LICENSES AS OF JUNE 30, 2017

Area	01	02	03	04	05	06	07	08	10	13	14	15	16	17	18	19	22	23	24	25	26	27	28	29	74	79	82	84	Grand Totl
*OUT-OF-STATE																													
ALAMEDA	1	125	3	6	4	10	5		35	27	24	1	5	171	60		2	40			246	1			4	11		761	1517
AMADOR		88		2							3			8	1		1												535
BUTTE	2	25				3					2			6	1		7							3	3	3		3	106
CAL AVERAS		75	1			1					2		1	7				2											89
COLUSA																													1
CONTRA COSTA		42		2	1	2	1		4	1	5	1	1	69	12			15				1		1	9				167
DEL NORTE																		2									1	3	
EL DORADO		108	1	1		4	1			1	2		2	18	1		6	19							2				166
FRESNO	1	32	3	4	1	9	3	1			2		1	19	12	1	2	14					2	1					108
GLENN															1	1		1											3
HUMBOLDT	2	36	1	2		6								8	4		10								4	5			78
IMPERIAL		1										1		3	2		3												10
INYO						1								4	3		3								1				12
KERN	1	13	1	1		6		2		1		1	8	4		1	12								1		2	54	4
KINGS		3																1											4
LAKE		60				1								11			3							4					79
LASSEN		1																3											6
LOS ANGELES	11	67	3	6	7	9	7	35	26	51	12	5	466	285	2	3	83	1							3	6		1	1089
MADERA		21		2		4	1	1		1			7			2	3								1				43
MARIN		34						9	6	2		4	82	15			8							1	14		6		181
MARIPOSA		7												1			4												12
MENDOCINO	7	148	8	4		11		3	2	8			31	5		2	2							4	3				238
MERCED		2	1	1		2	1						2	1			1												11
MODOC		2	1			1	1																						5
MONO						1								3			4								1				9
MONTREY	1	157	2	7		8	3	2		6			3	52	15		4	6						3			2		271
NAPA		1503	3	11	2	26	3	57	22	61		7	748	47			42	5	2					6	1	6			2552
NEVADA		33				1		1		1		1	3	1			7								1	5			53
ORANGE	2	26	1	1	8	5	1	16	12	5	2	121	47				2	53				1			2				305
PLACER		45			1	2		2					1	11	2			11							2	3			80
PLUMAS		1																3								1			5
RIVERSIDE	1	95		2		3	2	1	1	2	6	1	1	39	16		1	35							2	3	2		213
SACRAMENTO		42		1		3		2	3	2		1	34	15			26								1	5		1	136
SAN BENITO		20				1							2	1			2							1					28
SAN BERNARDINO	1	14	1			2		4	2	10		2	38	30			1	25							1				131
SAN DIEGO	18	164		3	1	19		8	2	9	4	3	124	59			1	171						14	9		7		617
SAN FRANCISCO	3	83		1	1	5	1	9	12	7	1	5	99	26			1	29							3	15		1	302
SAN JOAQUIN	1	148	1	2	1	4	1	4	1	26			56	13			7	7					4						277
SAN LUIS OBISPO	7	539	10	9		20		2	1	16			102	7			7	24						1	4	4	3		756
SAN MATEO		48	1	1		5	1	4	7	6	5	1	89	39			16								3	9	3		238
SANTA BARBARA	1	431	1	2		6		1	1	17		3	116	7			1	23						2	2	10			624
SANTA CLARA	3	100	1	3		3		3	1	5			92	28			1	20						1		9	3		273
SANTA CRUZ		86		1		3			2	1		2	29	3			21								1	6	5		160
SHASTA		16											3	5			9												33
SISKIYOU		2												3	1		6												12
SOLANO	2	38		4		5	1	2	1	10			42	12			5	13							1				136
SONOMA	2	1233	6	13	2	35	4	30	5	49		5	475	32			18	33						13	7	11	6		1979
STANISLAUS	4	19	1			3	3		1	6			21	12			2	5	1	1					1	2			82
SUTTER		1											1				1												3
TEHAMA		14											1	2			2												19
TRINITY		6				1																			1				10
TULARE	1	10	1			1	1	1					4	2	1		3								1		2		28
TUOLUMNE		11	1	1		2					1		2				1												20
VENTURA		55	1	2		5	1		1	4			50	12			15								1	1			148
YOLO		50		1		1					3		1	25	14		1	12								4			112

COUNT OF WHOLESALE LICENSES AS OF JUNE 30, 2017

Area	01	02	03	04	05	06	07	08	10	13	14	15	16	17	18	19	22	23	24	25	26	27	28	29	74	79	82	84	Grand Tot
MTBA		8																											8
Grand Total	72	5888	54	96	29	242	43	1	239	139	353	26	58	3310	856	4	114	825	4	1	246	3	510	43	70	156	761	49	14192

* DUPLICATE LICENSE TOTALS

* DUPLICATE LICENSE TOTALS

COUNT OF RETAIL LICENSES AS OF JUNE 30, 2017

Area	20	21	40	41	42	43	44	45	47	47*	48	48*	49	50	51	52	53	54	55	56	57	57*	59	60	61	62	63	64	67	69	70	71	75	76	78	80	83	85	86	Grand Total
SOLANO	154	157	5	226	8				111	6	42	1		1	15	4												3			4							1	7	745
SONOMA	615	199	17	586	30				213	34	42	1			9	2					5	1	2				2	3	17		5		10	4	1	12	19	1829		
STANISLAUS	274	215	23	277	17				162	3	43	3		1	9	5	1											3			2								14	1052
SUTTER	59	39	5	57					38		6				1																1								4	210
TEHAMA	48	25	3	37	6				19	3	7				2	1					2										1							2	156	
TRINITY	26	7	4	19	3				8		5	1	4		1							2																	80	
TULARE	267	186	19	184	12				127	5	17			1	7	2					4				1				2		1								4	839
TUOLUMNE	41	26	3	65	6				32	4	9		1		3	1												2	1									2	196	
VENTURA	280	330	18	478	37		2	5	358	19	34	1			21	5	1	10		7	4					1	1	1	1	1	5					4	14	1636		
YOLO	95	82	4	155	7	1			73	7	11				7	4	1				1						1	1	1	1	2							5	458	
YUBA	41	33	3	34					13	2	13				4	1					1						1											1	147	
Grand Total	1466	1404	869	2512	1435	1	35	55	14579	1349	2654	204	20	46	781	306	6	190	21	14	224	38	28	28	12	9	43	105	135	8	309	6	137	1	68	7	160	876	78587	

Exhibit 5



Capitol Impact

Government Gateway

Developing Internet based applications that meet the needs of individual clients.

Help Us Improve the Gateway [National](#) [States](#) [Zip Code](#) [City](#) [Email](#)

[US](#) [California](#) [Fresno County, CA](#) [Help](#)

Zip Code List

County - Fresno County, California

Zip Code	City	County	Zip Code	City	County
93210	Coalinga	Fresno County	93705	Fresno	Fresno County
93234	Huron	Fresno County	93706	Easton	Fresno County
93242	Laton	Fresno County	93706	Fresno	Fresno County
93602	Auberry	Fresno County	93707	Fresno	Fresno County
93605	Big Creek	Fresno County	93708	Fresno	Fresno County
93606	Biola	Fresno County	93709	Fresno	Fresno County
93607	Burrel	Fresno County	93710	Fresno	Fresno County
93607	Riverdale	Fresno County	93711	Fresno	Fresno County
93608	Cantua Creek	Fresno County	93712	Fresno	Fresno County
93609	Caruthers	Fresno County	93714	Fresno	Fresno County
93611	Clovis	Fresno County	93715	Fresno	Fresno County
93612	Clovis	Fresno County	93716	Fresno	Fresno County
93613	Clovis	Fresno County	93717	Fresno	Fresno County
93616	Del Rey	Fresno County	93718	Fresno	Fresno County
93621	Dunlap	Fresno County	93720	Fresno	Fresno County
93622	Firebaugh	Fresno County	93721	Fresno	Fresno County
93624	Five Points	Fresno County	93722	Fresno	Fresno County
93625	Fowler	Fresno County	93725	Fresno	Fresno County
93626	Friant	Fresno County	93726	Fresno	Fresno County
93627	Helm	Fresno County	93727	Fresno	Fresno County
93628	Hume	Fresno County	93728	Fresno	Fresno County
93628	Miramonte	Fresno County	93729	Fresno	Fresno County
93630	Kerman	Fresno County	93744	Fresno	Fresno County
93631	Kingsburg	Fresno County	93745	Fresno	Fresno County
93634	Lakeshore	Fresno County	93747	Fresno	Fresno County
93634	Shaver Lake	Fresno County	93755	Fresno	Fresno County
93640	Mendota	Fresno County	93771	Fresno	Fresno County
93641	Miramonte	Fresno County	93772	Fresno	Fresno County
93642	Mono Hot Springs	Fresno County	93773	Fresno	Fresno County
93642	Shaver Lake	Fresno County	93774	Fresno	Fresno County
93646	Squaw Valley	Fresno County	93775	Fresno	Fresno County
93646	Orange Cove	Fresno County	93776	Fresno	Fresno County
93648	Partier	Fresno County	93777	Fresno	Fresno County
93649	Piedra	Fresno County	93778	Fresno	Fresno County
93650	Pinedale	Fresno County	93779	Fresno	Fresno County
93650	Fresno	Fresno County	93790	Fresno	Fresno County
93651	Prather	Fresno County	93791	Fresno	Fresno County
93652	Raisin	Fresno County	93792	Fresno	Fresno County
93654	Reedley	Fresno County	93793	Fresno	Fresno County
93656	Riverdale	Fresno County	93794	Fresno	Fresno County
93657	Sanger	Fresno County			
93660	San Joaquin	Fresno County			
93662	Selma	Fresno County			

CI Gateway Zip Code List

93664	Shaver Lake	Fresno County
93667	Tollhouse	Fresno County
93668	Tranquillity	Fresno County
93675	Squaw Valley	Fresno County
93675	Orange Cove	Fresno County
93701	Fresno	Fresno County
93702	Fresno	Fresno County
93703	Fresno	Fresno County
93704	Fresno	Fresno County

Exhibit 6

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
ALAMEDA	1,627,865	716	1,546	4001.00	2,937	4	1
ALAMEDA	1,627,865	716	1,546	4002.00	1,974	2	1
ALAMEDA	1,627,865	716	1,546	4003.00	4,865	6	3
ALAMEDA	1,627,865	716	1,546	4004.00	3,703	5	2
ALAMEDA	1,627,865	716	1,546	4005.00	3,517	4	2
ALAMEDA	1,627,865	716	1,546	4006.00	1,571	2	1
ALAMEDA	1,627,865	716	1,546	4007.00	4,206	5	2
ALAMEDA	1,627,865	716	1,546	4008.00	3,594	5	2
ALAMEDA	1,627,865	716	1,546	4009.00	2,302	3	1
ALAMEDA	1,627,865	716	1,546	4010.00	5,678	7	3
ALAMEDA	1,627,865	716	1,546	4011.00	4,156	5	2
ALAMEDA	1,627,865	716	1,546	4012.00	2,416	3	1
ALAMEDA	1,627,865	716	1,546	4013.00	3,528	4	2
ALAMEDA	1,627,865	716	1,546	4014.00	4,314	6	2
ALAMEDA	1,627,865	716	1,546	4015.00	2,630	3	1
ALAMEDA	1,627,865	716	1,546	4016.00	2,163	3	1
ALAMEDA	1,627,865	716	1,546	4017.00	2,667	3	1
ALAMEDA	1,627,865	716	1,546	4018.00	1,703	2	1
ALAMEDA	1,627,865	716	1,546	4022.00	2,385	3	1
ALAMEDA	1,627,865	716	1,546	4024.00	2,351	3	1
ALAMEDA	1,627,865	716	1,546	4025.00	1,784	2	1
ALAMEDA	1,627,865	716	1,546	4026.00	1,151	1	0
ALAMEDA	1,627,865	716	1,546	4027.00	1,569	2	1
ALAMEDA	1,627,865	716	1,546	4028.00	3,345	4	2
ALAMEDA	1,627,865	716	1,546	4029.00	1,434	2	0
ALAMEDA	1,627,865	716	1,546	4030.00	2,788	3	1
ALAMEDA	1,627,865	716	1,546	4031.00	2,238	3	1
ALAMEDA	1,627,865	716	1,546	4033.00	4,054	5	2
ALAMEDA	1,627,865	716	1,546	4034.00	4,146	5	2
ALAMEDA	1,627,865	716	1,546	4035.01	4,374	6	2
ALAMEDA	1,627,865	716	1,546	4035.02	1,991	2	1
ALAMEDA	1,627,865	716	1,546	4036.00	4,482	6	2
ALAMEDA	1,627,865	716	1,546	4037.01	2,587	3	1
ALAMEDA	1,627,865	716	1,546	4037.02	1,724	2	1
ALAMEDA	1,627,865	716	1,546	4038.00	3,461	4	2
ALAMEDA	1,627,865	716	1,546	4039.00	3,584	5	2
ALAMEDA	1,627,865	716	1,546	4040.00	2,819	3	1
ALAMEDA	1,627,865	716	1,546	4041.01	2,929	4	1
ALAMEDA	1,627,865	716	1,546	4041.02	2,283	3	1
ALAMEDA	1,627,865	716	1,546	4042.00	3,483	4	2
ALAMEDA	1,627,865	716	1,546	4043.00	3,218	4	2
ALAMEDA	1,627,865	716	1,546	4044.00	5,314	7	3
ALAMEDA	1,627,865	716	1,546	4045.01	1,677	2	1
ALAMEDA	1,627,865	716	1,546	4045.02	5,784	8	3
ALAMEDA	1,627,865	716	1,546	4046.00	4,353	6	2
ALAMEDA	1,627,865	716	1,546	4047.00	1,954	2	1
ALAMEDA	1,627,865	716	1,546	4048.00	2,684	3	1
ALAMEDA	1,627,865	716	1,546	4049.00	4,129	5	2
ALAMEDA	1,627,865	716	1,546	4050.00	3,136	4	2
ALAMEDA	1,627,865	716	1,546	4051.00	4,197	5	2
ALAMEDA	1,627,865	716	1,546	4052.00	4,597	6	2
ALAMEDA	1,627,865	716	1,546	4053.01	2,603	3	1

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County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
EL DORADO	183,750	472	1,107	309.01	3,020	6	2
EL DORADO	183,750	472	1,107	309.02	4,687	9	4
EL DORADO	183,750	472	1,107	310.00	6,061	12	5
EL DORADO	183,750	472	1,107	311.00	5,462	11	4
EL DORADO	183,750	472	1,107	312.00	5,193	11	4
EL DORADO	183,750	472	1,107	313.01	3,408	7	3
EL DORADO	183,750	472	1,107	313.02	4,701	9	4
EL DORADO	183,750	472	1,107	314.02	5,896	12	5
EL DORADO	183,750	472	1,107	314.04	2,407	5	2
EL DORADO	183,750	472	1,107	314.05	2,426	5	2
EL DORADO	183,750	472	1,107	314.06	5,544	11	5
EL DORADO	183,750	472	1,107	315.02	6,031	12	5
EL DORADO	183,750	472	1,107	315.03	2,810	5	2
EL DORADO	183,750	472	1,107	315.04	5,337	11	4
EL DORADO	183,750	472	1,107	316.00	4,126	8	3
EL DORADO	183,750	472	1,107	317.00	2,648	5	2
EL DORADO	183,750	472	1,107	318.00	6,798	14	6
EL DORADO	183,750	472	1,107	319.00	133	0	0
EL DORADO	183,750	472	1,107	320.00	1,015	2	0
EL DORADO	183,750	472	1,107	9900.00	0	0	0
FRESNO	984,541	1098	1,075	1.00	2,860	2	2
FRESNO	984,541	1098	1,075	2.00	3,167	2	2
FRESNO	984,541	1098	1,075	3.00	3,609	3	3
FRESNO	984,541	1098	1,075	4.00	6,343	5	5
FRESNO	984,541	1098	1,075	5.01	2,815	2	2
FRESNO	984,541	1098	1,075	5.02	3,606	3	3
FRESNO	984,541	1098	1,075	6.00	6,161	5	5
FRESNO	984,541	1098	1,075	7.00	3,921	3	3
FRESNO	984,541	1098	1,075	8.00	964	0	0
FRESNO	984,541	1098	1,075	9.01	3,151	2	2
FRESNO	984,541	1098	1,075	9.02	5,252	4	4
FRESNO	984,541	1098	1,075	10.00	4,106	3	3
FRESNO	984,541	1098	1,075	11.00	3,174	2	2
FRESNO	984,541	1098	1,075	12.01	5,936	5	5
FRESNO	984,541	1098	1,075	12.02	4,756	4	4
FRESNO	984,541	1098	1,075	13.01	5,653	5	5
FRESNO	984,541	1098	1,075	13.03	2,888	2	2
FRESNO	984,541	1098	1,075	13.04	5,796	5	5
FRESNO	984,541	1098	1,075	14.07	4,694	4	4
FRESNO	984,541	1098	1,075	14.08	2,504	2	2
FRESNO	984,541	1098	1,075	14.09	1,848	1	1
FRESNO	984,541	1098	1,075	14.10	9,109	8	8
FRESNO	984,541	1098	1,075	14.11	5,276	4	4
FRESNO	984,541	1098	1,075	14.12	2,790	2	2
FRESNO	984,541	1098	1,075	14.13	4,605	4	4
FRESNO	984,541	1098	1,075	14.14	7,381	6	6
FRESNO	984,541	1098	1,075	15.00	2,206	2	2
FRESNO	984,541	1098	1,075	16.00	5,099	4	4
FRESNO	984,541	1098	1,075	17.00	5,701	5	5
FRESNO	984,541	1098	1,075	18.00	4,615	4	4
FRESNO	984,541	1098	1,075	19.00	2,914	2	2
FRESNO	984,541	1098	1,075	20.00	6,369	5	5

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County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
FRESNO	984,541	1098	1,075	21.00	5,419	4	5
FRESNO	984,541	1098	1,075	22.00	3,594	3	3
FRESNO	984,541	1098	1,075	23.00	3,624	3	3
FRESNO	984,541	1098	1,075	24.00	4,959	4	4
FRESNO	984,541	1098	1,075	25.01	5,098	4	4
FRESNO	984,541	1098	1,075	25.02	5,431	4	5
FRESNO	984,541	1098	1,075	26.01	5,821	5	5
FRESNO	984,541	1098	1,075	26.02	3,520	3	3
FRESNO	984,541	1098	1,075	27.01	4,673	4	4
FRESNO	984,541	1098	1,075	27.02	5,882	5	5
FRESNO	984,541	1098	1,075	28.00	5,205	4	4
FRESNO	984,541	1098	1,075	29.03	4,329	3	4
FRESNO	984,541	1098	1,075	29.04	2,897	2	2
FRESNO	984,541	1098	1,075	29.05	2,889	2	2
FRESNO	984,541	1098	1,075	29.06	5,520	5	5
FRESNO	984,541	1098	1,075	30.01	3,175	2	2
FRESNO	984,541	1098	1,075	30.03	4,154	3	3
FRESNO	984,541	1098	1,075	30.04	2,301	2	2
FRESNO	984,541	1098	1,075	31.02	7,048	6	6
FRESNO	984,541	1098	1,075	31.03	5,708	5	5
FRESNO	984,541	1098	1,075	31.04	3,810	3	3
FRESNO	984,541	1098	1,075	32.01	4,398	4	4
FRESNO	984,541	1098	1,075	32.02	5,265	4	4
FRESNO	984,541	1098	1,075	33.01	3,507	3	3
FRESNO	984,541	1098	1,075	33.02	4,749	4	4
FRESNO	984,541	1098	1,075	34.00	4,555	4	4
FRESNO	984,541	1098	1,075	35.00	5,674	5	5
FRESNO	984,541	1098	1,075	36.00	4,009	3	3
FRESNO	984,541	1098	1,075	37.01	3,314	3	3
FRESNO	984,541	1098	1,075	37.02	4,933	4	4
FRESNO	984,541	1098	1,075	38.03	8,153	7	7
FRESNO	984,541	1098	1,075	38.04	5,531	5	5
FRESNO	984,541	1098	1,075	38.05	6,852	6	6
FRESNO	984,541	1098	1,075	38.07	3,362	3	3
FRESNO	984,541	1098	1,075	38.08	5,082	4	4
FRESNO	984,541	1098	1,075	38.09	4,771	4	4
FRESNO	984,541	1098	1,075	38.10	5,256	4	4
FRESNO	984,541	1098	1,075	39.00	5,804	5	5
FRESNO	984,541	1098	1,075	40.01	7,248	6	6
FRESNO	984,541	1098	1,075	40.02	7,129	6	6
FRESNO	984,541	1098	1,075	41.00	3,306	3	3
FRESNO	984,541	1098	1,075	42.05	5,888	5	5
FRESNO	984,541	1098	1,075	42.07	8,115	7	7
FRESNO	984,541	1098	1,075	42.08	7,124	6	6
FRESNO	984,541	1098	1,075	42.10	3,480	3	3
FRESNO	984,541	1098	1,075	42.11	6,319	5	5
FRESNO	984,541	1098	1,075	42.12	10,762	9	10
FRESNO	984,541	1098	1,075	42.13	3,248	2	3
FRESNO	984,541	1098	1,075	42.14	4,978	4	4
FRESNO	984,541	1098	1,075	42.15	4,475	4	4
FRESNO	984,541	1098	1,075	42.16	2,629	2	2
FRESNO	984,541	1098	1,075	43.01	3,853	3	3

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County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
FRESNO	984,541	1098	1,075	43.02	4,848	4	4
FRESNO	984,541	1098	1,075	43.03	4,162	3	3
FRESNO	984,541	1098	1,075	44.04	3,556	3	3
FRESNO	984,541	1098	1,075	44.05	4,040	3	3
FRESNO	984,541	1098	1,075	44.06	5,211	4	4
FRESNO	984,541	1098	1,075	44.08	3,517	3	3
FRESNO	984,541	1098	1,075	44.09	3,486	3	3
FRESNO	984,541	1098	1,075	45.03	4,723	4	4
FRESNO	984,541	1098	1,075	45.04	4,762	4	4
FRESNO	984,541	1098	1,075	45.05	4,866	4	4
FRESNO	984,541	1098	1,075	45.06	3,158	2	2
FRESNO	984,541	1098	1,075	46.01	2,641	2	2
FRESNO	984,541	1098	1,075	46.02	2,555	2	2
FRESNO	984,541	1098	1,075	47.01	6,682	6	6
FRESNO	984,541	1098	1,075	47.03	4,218	3	3
FRESNO	984,541	1098	1,075	47.04	5,212	4	4
FRESNO	984,541	1098	1,075	48.01	4,604	4	4
FRESNO	984,541	1098	1,075	48.02	4,599	4	4
FRESNO	984,541	1098	1,075	49.01	4,052	3	3
FRESNO	984,541	1098	1,075	49.02	1,985	1	1
FRESNO	984,541	1098	1,075	50.00	3,917	3	3
FRESNO	984,541	1098	1,075	51.00	5,723	5	5
FRESNO	984,541	1098	1,075	52.02	3,619	3	3
FRESNO	984,541	1098	1,075	52.03	4,519	4	4
FRESNO	984,541	1098	1,075	52.04	4,105	3	3
FRESNO	984,541	1098	1,075	53.01	5,740	5	5
FRESNO	984,541	1098	1,075	53.02	5,208	4	4
FRESNO	984,541	1098	1,075	53.04	5,305	4	4
FRESNO	984,541	1098	1,075	53.05	3,635	3	3
FRESNO	984,541	1098	1,075	54.03	4,171	3	3
FRESNO	984,541	1098	1,075	54.05	4,145	3	3
FRESNO	984,541	1098	1,075	54.06	3,899	3	3
FRESNO	984,541	1098	1,075	54.07	3,139	2	2
FRESNO	984,541	1098	1,075	54.08	1,276	1	1
FRESNO	984,541	1098	1,075	54.09	3,560	3	3
FRESNO	984,541	1098	1,075	54.10	3,298	3	3
FRESNO	984,541	1098	1,075	55.03	4,254	3	3
FRESNO	984,541	1098	1,075	55.04	2,295	2	2
FRESNO	984,541	1098	1,075	55.05	6,613	6	6
FRESNO	984,541	1098	1,075	55.07	5,732	5	5
FRESNO	984,541	1098	1,075	55.08	5,796	5	5
FRESNO	984,541	1098	1,075	55.09	4,678	4	4
FRESNO	984,541	1098	1,075	55.10	4,997	4	4
FRESNO	984,541	1098	1,075	55.12	4,824	4	4
FRESNO	984,541	1098	1,075	55.13	2,952	2	2
FRESNO	984,541	1098	1,075	55.14	3,961	3	3
FRESNO	984,541	1098	1,075	55.15	1,653	1	1
FRESNO	984,541	1098	1,075	55.16	5,527	5	5
FRESNO	984,541	1098	1,075	55.17	7,487	6	6
FRESNO	984,541	1098	1,075	55.18	2,753	2	2
FRESNO	984,541	1098	1,075	55.20	2,698	2	2
FRESNO	984,541	1098	1,075	55.22	4,467	4	4

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County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
FRESNO	984,541	1098	1,075	55.24	4,571	4	4
FRESNO	984,541	1098	1,075	55.25	1,244	1	1
FRESNO	984,541	1098	1,075	56.02	5,467	4	5
FRESNO	984,541	1098	1,075	56.05	1,470	1	1
FRESNO	984,541	1098	1,075	56.06	3,847	3	3
FRESNO	984,541	1098	1,075	56.07	3,993	3	3
FRESNO	984,541	1098	1,075	56.08	3,064	2	2
FRESNO	984,541	1098	1,075	57.01	3,697	3	3
FRESNO	984,541	1098	1,075	57.02	5,243	4	4
FRESNO	984,541	1098	1,075	57.03	5,176	4	4
FRESNO	984,541	1098	1,075	57.04	5,542	5	5
FRESNO	984,541	1098	1,075	58.01	4,856	4	4
FRESNO	984,541	1098	1,075	58.02	4,195	3	3
FRESNO	984,541	1098	1,075	58.04	6,626	6	6
FRESNO	984,541	1098	1,075	58.05	3,798	3	3
FRESNO	984,541	1098	1,075	59.04	4,192	3	3
FRESNO	984,541	1098	1,075	59.05	6,809	6	6
FRESNO	984,541	1098	1,075	59.06	2,240	2	2
FRESNO	984,541	1098	1,075	59.07	3,095	2	2
FRESNO	984,541	1098	1,075	59.09	4,627	4	4
FRESNO	984,541	1098	1,075	59.11	3,386	3	3
FRESNO	984,541	1098	1,075	59.12	3,280	2	3
FRESNO	984,541	1098	1,075	60.00	8,895	8	8
FRESNO	984,541	1098	1,075	61.00	7,536	6	7
FRESNO	984,541	1098	1,075	62.01	2,608	2	2
FRESNO	984,541	1098	1,075	62.02	6,807	6	6
FRESNO	984,541	1098	1,075	63.00	7,254	6	6
FRESNO	984,541	1098	1,075	64.02	2,973	2	2
FRESNO	984,541	1098	1,075	64.03	6,304	5	5
FRESNO	984,541	1098	1,075	64.04	4,909	4	4
FRESNO	984,541	1098	1,075	64.05	4,795	4	4
FRESNO	984,541	1098	1,075	65.01	6,662	6	6
FRESNO	984,541	1098	1,075	65.02	4,159	3	3
FRESNO	984,541	1098	1,075	66.02	5,597	5	5
FRESNO	984,541	1098	1,075	66.03	2,047	1	1
FRESNO	984,541	1098	1,075	66.04	7,959	7	7
FRESNO	984,541	1098	1,075	67.00	6,304	5	5
FRESNO	984,541	1098	1,075	68.02	4,019	3	3
FRESNO	984,541	1098	1,075	69.00	3,170	2	2
FRESNO	984,541	1098	1,075	70.02	4,514	4	4
FRESNO	984,541	1098	1,075	70.03	7,750	7	7
FRESNO	984,541	1098	1,075	70.04	5,520	5	5
FRESNO	984,541	1098	1,075	71.00	7,904	7	7
FRESNO	984,541	1098	1,075	72.01	7,671	6	7
FRESNO	984,541	1098	1,075	72.02	5,109	4	4
FRESNO	984,541	1098	1,075	73.00	4,869	4	4
FRESNO	984,541	1098	1,075	74.00	3,548	3	3
FRESNO	984,541	1098	1,075	75.00	5,287	4	4
FRESNO	984,541	1098	1,075	76.00	4,806	4	4
FRESNO	984,541	1098	1,075	77.00	5,599	5	5
FRESNO	984,541	1098	1,075	78.01	2,722	2	2
FRESNO	984,541	1098	1,075	78.02	5,269	4	4

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FRESNO	984,541	1098	1,075	79.01	5,652	5	5
FRESNO	984,541	1098	1,075	79.02	2,742	2	2
FRESNO	984,541	1098	1,075	80.00	5,277	4	4
FRESNO	984,541	1098	1,075	81.00	5,691	5	5
FRESNO	984,541	1098	1,075	82.00	6,978	6	6
FRESNO	984,541	1098	1,075	83.01	5,989	5	5
FRESNO	984,541	1098	1,075	83.02	6,562	5	6
FRESNO	984,541	1098	1,075	84.01	7,991	7	7
FRESNO	984,541	1098	1,075	84.02	1,152	1	1
FRESNO	984,541	1098	1,075	85.01	4,585	4	4
FRESNO	984,541	1098	1,075	85.02	7,929	7	7
GLENN	28,668	699	819	101.00	8,192	11	10
GLENN	28,668	699	819	102.00	4,901	7	5
GLENN	28,668	699	819	103.00	2,373	3	2
GLENN	28,668	699	819	104.00	7,636	10	9
GLENN	28,668	699	819	105.01	3,456	4	4
GLENN	28,668	699	819	105.02	1,564	2	1
HUMBOLDT	135,116	449	844	1.00	4,901	10	5
HUMBOLDT	135,116	449	844	2.00	6,211	13	7
HUMBOLDT	135,116	449	844	3.00	5,544	12	6
HUMBOLDT	135,116	449	844	4.00	3,873	8	4
HUMBOLDT	135,116	449	844	5.00	4,263	9	5
HUMBOLDT	135,116	449	844	6.00	4,866	10	5
HUMBOLDT	135,116	449	844	7.00	5,360	11	6
HUMBOLDT	135,116	449	844	8.00	4,668	10	5
HUMBOLDT	135,116	449	844	9.00	5,074	11	6
HUMBOLDT	135,116	449	844	10.00	5,906	13	6
HUMBOLDT	135,116	449	844	11.01	6,350	14	7
HUMBOLDT	135,116	449	844	12.00	4,686	10	5
HUMBOLDT	135,116	449	844	13.00	1,479	3	1
HUMBOLDT	135,116	449	844	101.02	2,884	6	3
HUMBOLDT	135,116	449	844	102.00	2,983	6	3
HUMBOLDT	135,116	449	844	103.00	3,607	8	4
HUMBOLDT	135,116	449	844	104.00	3,688	8	4
HUMBOLDT	135,116	449	844	105.01	6,635	14	7
HUMBOLDT	135,116	449	844	105.02	5,281	11	6
HUMBOLDT	135,116	449	844	106.00	1,798	4	2
HUMBOLDT	135,116	449	844	107.00	6,940	15	8
HUMBOLDT	135,116	449	844	108.00	4,785	10	5
HUMBOLDT	135,116	449	844	109.01	4,533	10	5
HUMBOLDT	135,116	449	844	109.02	4,143	9	4
HUMBOLDT	135,116	449	844	110.00	4,386	9	5
HUMBOLDT	135,116	449	844	111.00	4,976	11	5
HUMBOLDT	135,116	449	844	112.00	3,220	7	3
HUMBOLDT	135,116	449	844	115.00	4,409	9	5
HUMBOLDT	135,116	449	844	116.00	4,133	9	4
HUMBOLDT	135,116	449	844	9400.00	3,041	6	3
HUMBOLDT	135,116	449	844	9901.00	0	0	0
IMPERIAL	185,831	1191	1,184	101.01	4,601	3	3
IMPERIAL	185,831	1191	1,184	101.02	5,007	4	4
IMPERIAL	185,831	1191	1,184	102.00	2,640	2	2
IMPERIAL	185,831	1191	1,184	103.00	933	0	0

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
YOLO	214,555	750	1,172	103.10	5,485	7	4
YOLO	214,555	750	1,172	103.12	5,130	6	4
YOLO	214,555	750	1,172	104.01	4,532	6	3
YOLO	214,555	750	1,172	104.02	3,832	5	3
YOLO	214,555	750	1,172	105.01	5,922	7	5
YOLO	214,555	750	1,172	105.05	4,807	6	4
YOLO	214,555	750	1,172	105.08	2,453	3	2
YOLO	214,555	750	1,172	105.09	3,471	4	2
YOLO	214,555	750	1,172	105.10	5,267	7	4
YOLO	214,555	750	1,172	105.11	3,135	4	2
YOLO	214,555	750	1,172	105.12	3,406	4	2
YOLO	214,555	750	1,172	105.13	2,817	3	2
YOLO	214,555	750	1,172	106.02	5,615	7	4
YOLO	214,555	750	1,172	106.05	3,559	4	3
YOLO	214,555	750	1,172	106.06	7,902	10	6
YOLO	214,555	750	1,172	106.07	4,095	5	3
YOLO	214,555	750	1,172	106.08	5,882	7	5
YOLO	214,555	750	1,172	107.01	4,625	6	3
YOLO	214,555	750	1,172	107.03	5,854	7	4
YOLO	214,555	750	1,172	107.04	2,267	3	1
YOLO	214,555	750	1,172	108.00	3,881	5	3
YOLO	214,555	750	1,172	109.01	5,311	7	4
YOLO	214,555	750	1,172	109.02	6,189	8	5
YOLO	214,555	750	1,172	110.01	6,464	8	5
YOLO	214,555	750	1,172	110.02	3,093	4	2
YOLO	214,555	750	1,172	111.01	3,070	4	2
YOLO	214,555	750	1,172	111.02	4,884	6	4
YOLO	214,555	750	1,172	111.03	3,118	4	2
YOLO	214,555	750	1,172	112.03	2,561	3	2
YOLO	214,555	750	1,172	112.04	4,672	6	3
YOLO	214,555	750	1,172	112.05	8,123	10	6
YOLO	214,555	750	1,172	112.06	7,329	9	6
YOLO	214,555	750	1,172	113.00	8,106	10	6
YOLO	214,555	750	1,172	114.00	4,193	5	3
YOLO	214,555	750	1,172	115.00	5,325	7	4
YUBA	74,345	941	1,005	401.00	4,615	4	4
YUBA	74,345	941	1,005	402.00	7,767	8	7
YUBA	74,345	941	1,005	403.01	3,366	3	3
YUBA	74,345	941	1,005	403.02	2,143	2	2
YUBA	74,345	941	1,005	403.03	6,555	6	6
YUBA	74,345	941	1,005	404.00	5,538	5	5
YUBA	74,345	941	1,005	405.00	4,111	4	4
YUBA	74,345	941	1,005	406.00	6,130	6	6
YUBA	74,345	941	1,005	407.00	10,879	11	10
YUBA	74,345	941	1,005	408.00	4,233	4	4
YUBA	74,345	941	1,005	409.01	2,783	2	2
YUBA	74,345	941	1,005	409.02	1,737	1	1
YUBA	74,345	941	1,005	410.00	7,357	7	7
YUBA	74,345	941	1,005	411.00	4,941	5	4

Exhibit 7

By searching on this site, you agree to the LoopNet Terms and Conditions.

Figarden New Town Shopping Center

6015-6117 N Figarden Drive & Bullard Ave NWC, Fresno, CA 93722

Negotiable

7,916 SF | Retail



Craig Holdener
(559) 447-6293

Troy McKenney
(559) 447-6277

Retail Property For Lease

Total Space Available:	7,916 SF	Year Built:	2001
Rental Rate:	Negotiable	Lot Size:	10.30 AC
Min. Divisible:	980 SF	APN / Parcel ID:	506-383-21s
Max. Contiguous:	3,300 SF	Zoning Description:	CC/UGM
Property Type:	Retail	Listing ID:	20105268
Property Sub-type:	Retail (Other)	Last Updated:	1 day ago
Building Size:	100,948 SF		

5 Spaces Available

Display Rental Rate as Entered ▼

Space 6105

Space Available: **2,320 SF**

Rental Rate: **Negotiable**

Space Type: Retail (Other)
Max. Contiguous: 3,300 SF
Lease Type: NNN
Date Available: Sep 2017

Space 6071

Space Available: 1,280 SF
Rental Rate: Negotiable
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

Endless Summer

Space Available: 1,536 SF
Rental Rate: Negotiable
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

Space 6097

Space Available: 1,800 SF
Rental Rate: Negotiable
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

Space 6113

Space Available: 980 SF
Rental Rate: Negotiable
Space Type: Retail (Other)
Max. Contiguous: 3,300 SF
Lease Type: NNN
Date Available: Sep 2017

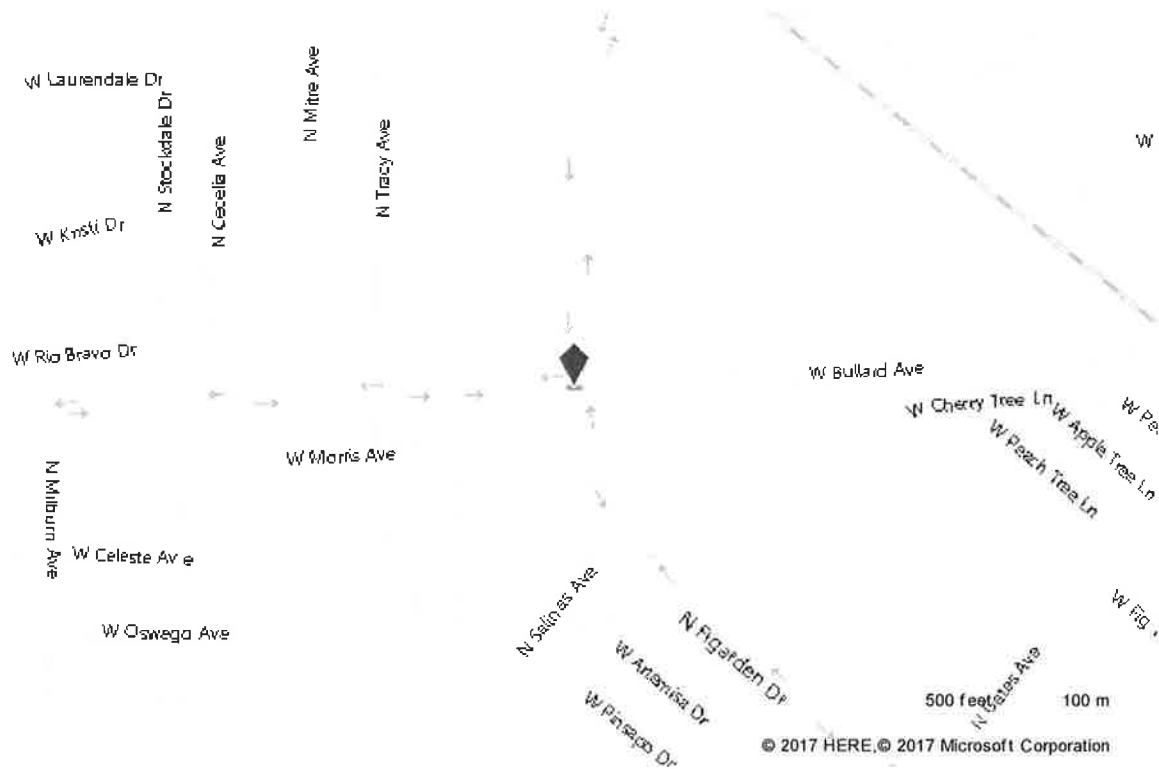
Description

Anchored by Orchard Supply Hardware, the well maintained Figarden New Town features a solid mix of both national and local tenants including O'Reilly Auto Parts, Carls Jr., Pizza Hut, Club Cleaners, Subway, and many others. The center has great access with multiple driveways off of Figarden and Bullard.

9/27/2017 Newmark Grubb Pearson Commercial - Figarden New Town Shopping Center, Retail (Other), 6015-6117 N Figarden Drive & Bullard Ave NWC, Fresno, CA

Figarden New Town Shopping Center is located at the NWC of the signalized intersection of Bullard Avenue and Figarden Drive in Fresno, CA. This area of Northwest Fresno is offers strong demographics in a newer established neighborhood.

Map of 6015-6117 N Figarden Drive & Bullard Ave NWC, Fresno, CA 93722



Craig's Other Listings



SFR Development La...
Madera, CA
\$1,360,000
20 AC



Former Rite Aid
Fresno, CA
\$2,450,000
31,533 SF Bldg



Crossroads Shoppin...
Madera, CA
1,296 - 16,800 SF
\$18 /SF/Year



Woodward Village S...
Fresno, CA
600 - 4,150 SF
\$18 /SF/Year



North Gate Plaza
Sanger, CA
1,400 - 4,640 SF
Negotiable

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TB-S

The Grove - Figarden Drive**\$1 - \$1.25 /SF/Month**

4025 W Figarden Drive, Fresno, CA 93722

7,037 SF | Retail



Troy McKenney
(559) 447-6277

Craig Holdener
(559) 447-6293

Retail Property For Lease

Total Space Available:	7,037 SF	Year Built:	2008
Rental Rate:	\$1 - \$1.25 /SF/Month	Lot Size:	2.90 AC
Min. Divisible:	1,452 SF	APN / Parcel ID:	509 350 20, 507 350 20
Max. Contiguous:	2,078 SF	Zoning Description:	O/UGM
Property Type:	Retail	Listing ID:	17167802
Property Sub-type:	Retail (Other)	Last Updated:	1 day ago
Building Size:	26,280 SF		

4 Spaces Available

Display Rental Rate as Entered ▼

4025 - 110

Space Available:	2,078 SF
Rental Rate:	\$1 - \$1.25 /SF/Month
Space Type:	Retail (Other)
Lease Type:	NNN

Date Available: Sep 2017

4025 - 103

Space Available: **1,452 SF**
Rental Rate: **\$1 - \$1.25 /SF/Month**
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

4045 - 102

Space Available: **1,549 SF**
Rental Rate: **\$1 - \$1.25 /SF/Month**
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

4025 - 108

Space Available: **1,958 SF**
Rental Rate: **\$1 - \$1.25 /SF/Month**
Space Type: Retail (Other)
Lease Type: NNN
Date Available: Sep 2017

Highlights

Located at major signalized intersection
Attractive architectural design

Excellent access and visibility
Est. Average HH Income \$80,000+

Description

The subject neighborhood shopping center was constructed in 2008 and features attractive architectural design. The center consists of two retail strip buildings with shop tenants that currently includes; Electric Beach Tanning, Super Liquor & Deli, Waffle Shop, Terrio Fitness, Stephnes Bicycles and more.

THE GROVE is located on the Southwest corner of the signalized intersection of Figarden Drive and Brawley Avenue in Fresno, California.

Map of 4025 W Figarden Drive, Fresno, CA 93722

Troy's Other Listings



SFR Development La...
Madera, CA
\$1,360,000
20 AC



Former Rite Aid
Fresno, CA
\$2,450,000
31,533 SF Bldg



Crossroads Shoppin...
Madera, CA
1,296 - 16,800 SF
\$18 /SF/Year

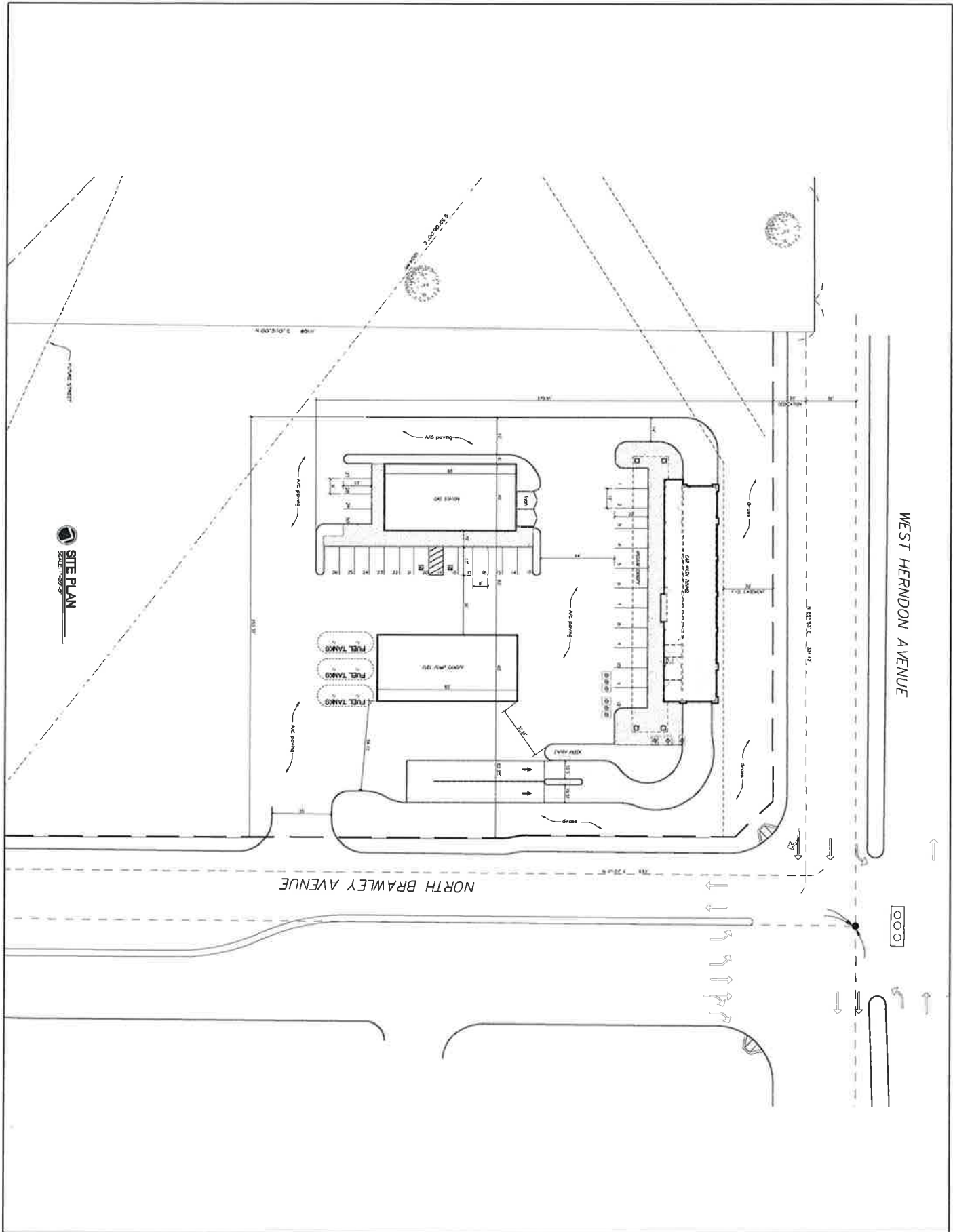


Woodward Village S...
Fresno, CA
600 - 4,150 SF
\$18 /SF/Year



NWC Gateway Drive ...
Madera, CA
900 - 2,410 SF
Negotiable

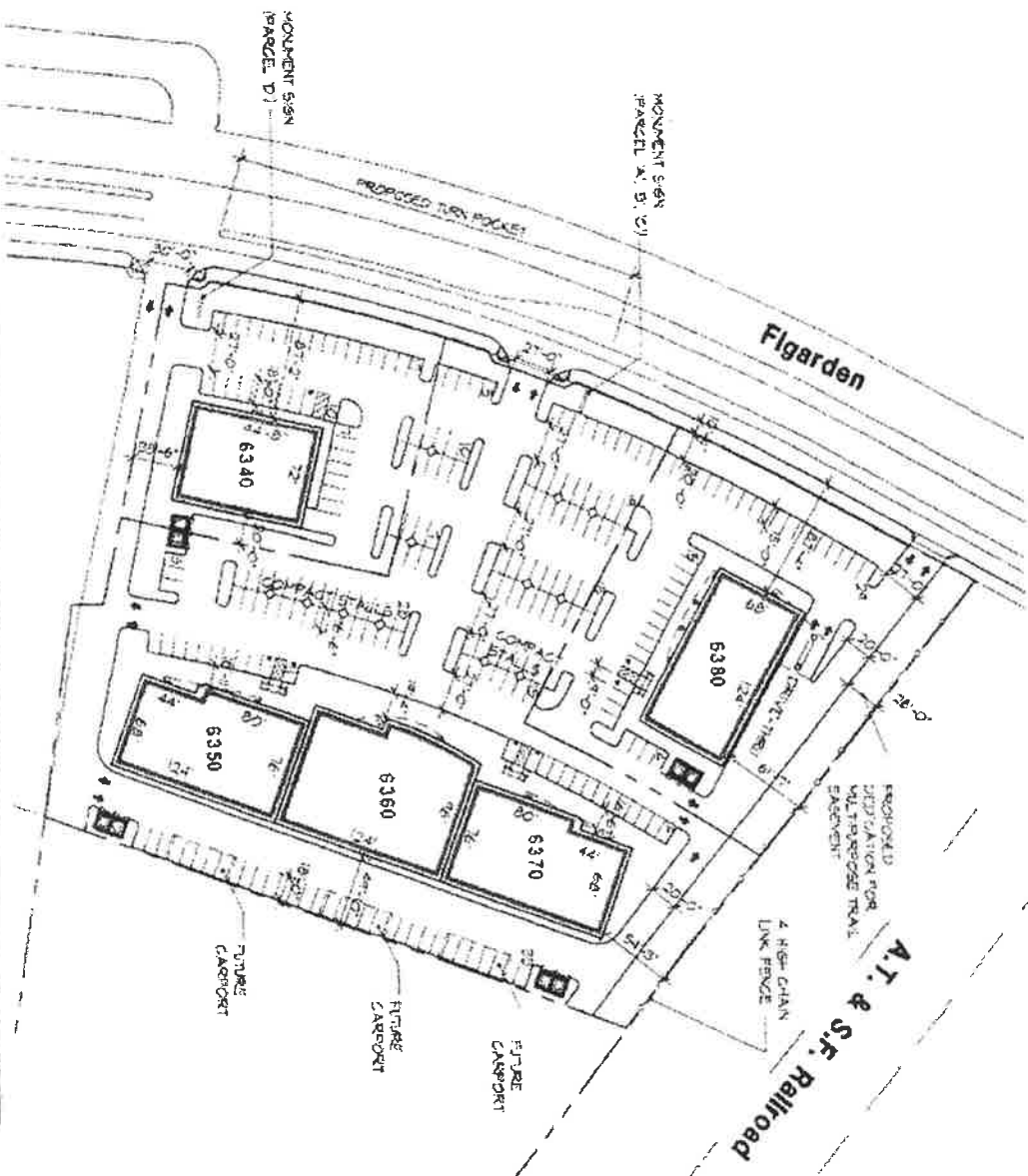
The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. TB-S



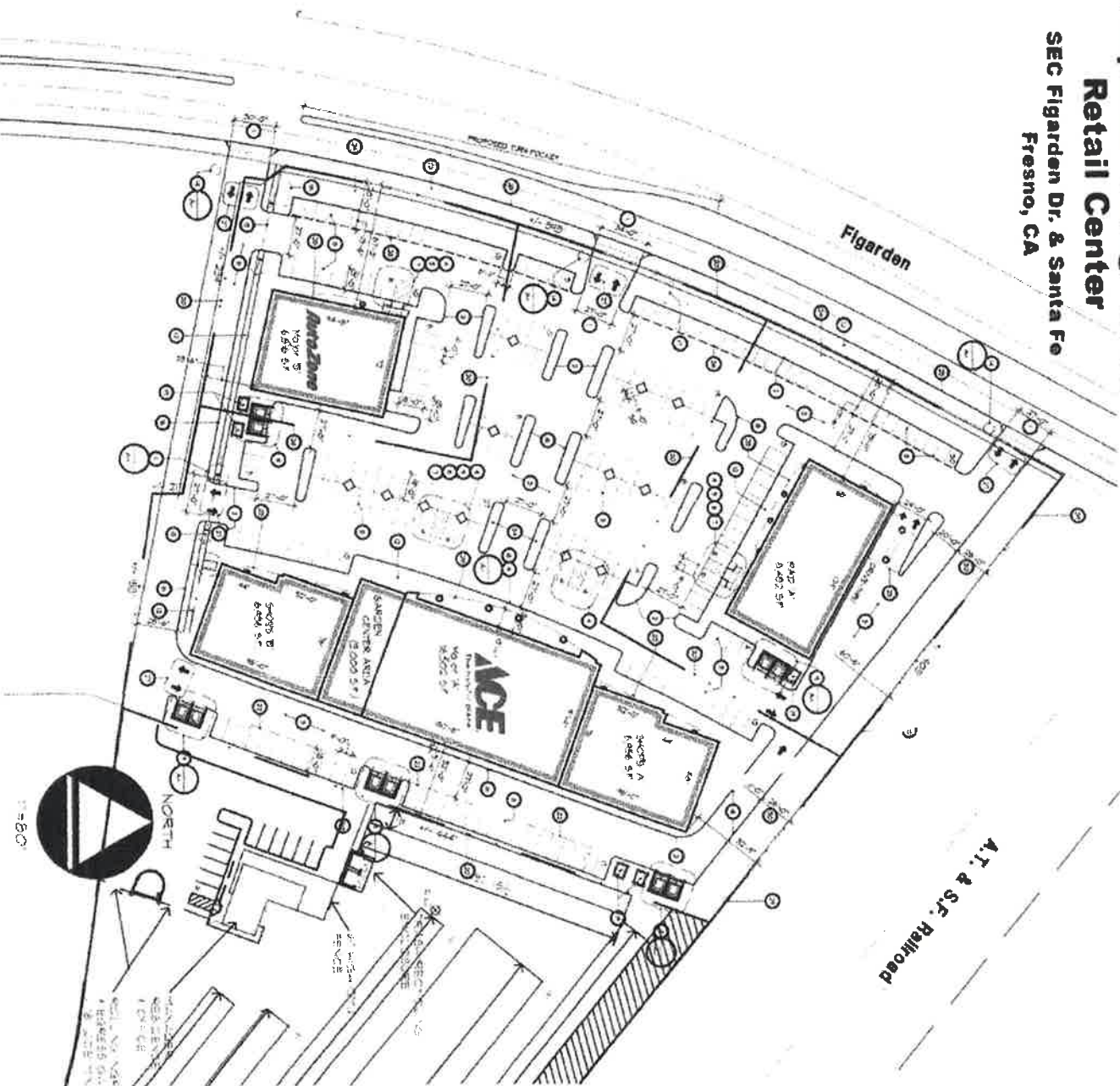
SITE PLAN
SCALE: 1"=20'-0"

<p>PROJECT: A01</p>	<p>DATE: 2001.001</p>	<p>SCALE: 1"=20'-0"</p>	<p>SITE PLAN</p>	<p>PROPOSED SITE PLAN FOR: SERVICE STATION S.W. CORNER OF HERNDON & BRAWLEY CITY OF FRESNO CALIFORNIA</p>	<p>JEFF CAZALY ARCHITECT 708 W. ALLIANCE BLVD. #2 FRESNO, CA 93701 COMMERCIAL AND RESIDENTIAL DESIGN Tel: (559) 281-1888 Fax: (559) 281-1882</p>
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SITE PLAN



Flgarden



Parcel Description

ADDITION	1501 ACRES
4.00%	100.100000
2.00%	30.030000
CONVEYANCE	7.50
PLATTING CONVEYANCE	1501 ACRES
TOTAL ADDITION	1501 ACRES
MAINTENANCE	2.00%
PROPERTY TAX	35.7401
PAID IN	4.400000
TOTAL AREA OF BUILDINGS	49662.00
BUILDING CONTRACT	200000

Total Building Area:

[illegible]

Total Parking:

STANDARDIZATION OF THE
MATERIALS IN THE BOOKS

Project Data By Parcel

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