

Exhibit G
Operational Statement

Operational Statement Template

Please use this template as a specific guide to explaining the scope of your project. This required information will assist all individuals, departments and agencies in their review and drafting of their comments, conditions and suggestions. Our goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information or need help completing any portions of this form please call (559) 621-8277. This form must be completed and submitted in order to process your application. If this operational statement is not submitted or incomplete your application will not be accepted for processing.

Project Description:

A 7-Eleven _____ is being submitted by Terri Dickerhoff of SKW Capital _____ on behalf of SKW Capital _____ and pertains to 0.5¹ acres of property located at 4151 E. Tulare Avenue APN: 460-296-09 and is zoned MXT/DT _____ with a planned land use of commercial _____ is requesting authorization to:

Construct a 3,000 SF convenience store, canopy, 4 fuel pumps, off-site sale of beer & wine.

The proposed development will consist of:

Pedestrian friendly sidewalk and two entrances on both Tulare and Cedar.

The existing site currently exists of vacant _____ with 0 existing parking spaces.

The proposed hours of operation are from 12 am to 12 pm on 7 days a week

Other facts pertinent to this project are as follows:

Site improvements will include new landscaping and irrigation, fueling canopy, 4 MPDs, new trash enclosure, new paving and both air and water resources for site patrons. The request is also for off-site beer and wine.

Operational Narrative: (*This is your opportunity to communicate in detail all other characteristics of your property that would be important to consider when reviewing for completeness and contemplating approval. Describe your proposed operation/development in as much detail as possible including information such as name of business, product or service, anticipated traffic-customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.*)

The proposed project is located along Tulare Avenue, a major, commercial thoroughfare. The City has determine that this corridor is appropriate for commercial uses and the addition of a 7-11 at this location will provide the local community and residents a convenience store amenity that is both pedestrian and transit friendly. The orientation of the store allows access from the street as well as the fueling station and the glazing along both Avenues keeps the street activated. This development will facilitate the transformation of the corner into a beautifully landscaped, local-serving use that enhances the adjacent neighborhood. A new development on a vacant lot will make the neighborhood safer and will hopefully act as a catalyst for future redevelopment along Tulare Avenue.