

## Operational Statement

To Whom It May Concern:

ABC CUP upgrade for Johnny Quik Food Store #111 and Gas Station, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Sterling Hartel Developments 1 Inc. The project site consist of an existing Johnny Quik Food Store and Gas Station located at 7995 N. Cedar Ave in Fresno, CA 93720.

The project site consist of a 2,280 sf convenience market and gas station with 4 fueling pumps. on approximately 0.34 acres.

The project is located at 7995 N. Cedar Ave, further identified as APN number 404-200-02. The project is within the Woodward Park Community Plan. There is no Specific Plan for the project area. The property is currently developed with structures and paved parking lot. The current zoning and General Plan Land Use is Community Commercial (CC). The CC district is intended for commercial development that primarily serves local needs such as convenience shopping and offices. The existing landuses conforms to the CC zone district by providing convenience shopping. The proposed project implements the proposed uses and intended by the General Plan.

The proposed project consists of:

- 2,280 sf Convenience store.
- Gas station with 4 fueling positions.
- Sale of 5 gal propane tanks.
- Air/water dispensary.
- 6 parking stalls.

The site has the existing vehicular parking stalls, ADA stall, fueling positions, landscaping and irrigation.

The hours of operation are as follows:

Johnny Quik Food Store: (Sunday thru Thursday) 5:00 AM to 12:00 PM.  
(Friday & Saturday) 5:00 AM to 1:00 AM.  
Gas Station: 24 hours (Automated Point of Sales at pumps)

The existing convenience market has an existing Type 20 license, and proposes to upgrade to a Type 21 license for the sale of beer, wine and hard liquor. The Type 21 License is currently within the Census Tract. The sale of alcoholic beverages will occur between the hours of 6:00 AM to 12:00 AM, except Fridays and Saturdays will be 6:00 AM to 1:00 AM.

It is anticipated that the project will have approximately 500 visitors per day, with an additional 200 customers per day purchasing gas. The site will have 7 to 10 employees, and approximately 10 service deliveries per week.

Sewer, water and solid waste services are provided by the City of Fresno. Storm drainage service is provided by FMFCD. Electric and natural gas services are PG&E. Telephone services will be provided by AT&T, and fiber/internet will be provided by Comcast.

Security and lighting for the site is provided through a combination of wall-packs and pole-mounted lighting. The building will be equipped with comprehensive internal and external video surveillance/security cameras.

The adjacent southerly and westerly parcels are existing commercial developments. The parcel on the north side of E. Nees Avenue an existing commercial development. On the east side of N. Cedar Avenue are existing residential subdivision.

The project site is existing, therefore there will be no construction activities.

There are no foreseeable traffic, noise, or environmental impacts to the existing developments associated with the CUP upgrade of the Type 21 license.

The project proponent will conduct and hold a neighborhood meeting to inform the neighborhood, and answer any questions from the public.