

Exhibit C - Operational Statement

APPL. NO. P23-02136 EXHIBIT O-1 DATE 07/07/2023
 PLANNING REVIEW BY _____ DATE _____
 TRAFFIC ENG. _____ DATE _____
 APPROVED BY _____ DATE _____

CITY OF FRESNO DARM DEPT

Operational Statement for
THE YARD at
GOLDEN STATE
 Fresno, California
 Revised: June 16, 2023

Project Statistics:

- a. Project Developer: Optimum Properties, LLC
 4011 West Ashlan Avenue
 Fresno, California 93722
 559.441.0294
- b. Project Address: 3977 N. Golden State Boulevard,
 Fresno, California
- c. Assessor's Parcels: 433-040-54 & 511-240-26
- d. Parcel Size:
 - 1. APN 433-040-54 4.79 acres
 - 2. APN 511-240-26 0.61 acres
 - 3. Total Gross Acreage 5.40 acres
 - 4. Proposed Development Area 3.68 acres
 - 5. Undeveloped Portion 1.72 acres
- e. Community Plan West
- f. General Plan Designation: Employment, Light Industrial
- g. Current Zoning: IL, Light Industrial
- h. Current Use: Vacant
- i. Proposed Use Mixed-Use Highway Commercial
 Development
- k. Adjacent Uses
 - 1. North Commercial Retail
 - 2. East Vacant Industrial
 - 3. South State Route 99 / Truck Services
 - 4. West State Route 99 / Truck Services
- m. Proposed Uses:
 - 1. Mixed Use Retail Building including a Food Court with multiple food choices / vendors, and a Specialty Grocery Market

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- 2. Automotive Fuel Sales
- 3. Carwash with Vacuum Bays

n. Building Areas

- 1. Mixed Use Retail Building
 - a. Food Court 4,538 s.f.
 - b. Grocery Market 4,468 s.f.
 - c. Common Use Spaces 574 s.f.
 - d. Total Retail Building Area 9,580 s.f.
- 2. Automotive Fuel Canopy 3,696 s.f.
- 3. Carwash
 - a. Carwash Building 3,600 s.f.
 - b. Covered Vacuum Bays 3,818 s.f.
 - c. Total Carwash Building Area 7,418 s.f.
- 4. Total Building Area 20,694 s.f.

o. Parking Provided

- 1. Mixed Use Commercial
 - a. Standard Stalls 57 stalls
 - b. Accessible Parking Stalls 3 stalls
 - c. Total Parking for Mixed Use 60 stalls
- 2. Fuel Island Parking 12 stalls
- 3. Carwash Parking Stalls
 - a. Standard Stalls 6 stalls
 - b. Accessible Stalls 1 stall
 - c. Total Carwash Stalls 7 stalls
- 4. Vacuum Bays 12 stalls
- 5. Total Development Parking 91 stalls

p. Site Coverage:

- 1. Building 20,694 s.f. (12.9%)
- 2. Paved Surfaces 67,560 s.f. (42.2%)
- 3. Open Space 71,846 s.f. (44.9 %)

q. Expected Number of Employees

- 1. Food Court 16 employees per shift
- 2. Grocery Market 6 to 8 employees per shift
- 3. Automotive Carwash 6 employees per shift

Project Characteristics:

The site, located between State Route 99 Golden State on- and off-ramps and the Ashlan Avenue overpass, is vacant and utilized for tractor-trailer parking. Based on the location serving automotive traffic from the freeway and commuters from the residential neighborhoods to the east and west of this location, the site is proposed to include a mix of retail and service uses that address the needs of both constituents. The proposed retail building will include 1,730 square feet of space dedicated to trucker services including specialized a specialty Grocery Market and Food Court that offers customers a choice of dining options ranging from Tandoor

(Indian) cuisine to fried chicken, sandwiches and tacos. The Grocery Market will offer fresh and frozen foods, and a warming station with microwave ovens will be available to prepare any choices they have made.

The 4,538 square foot Food Court will offer a convenient stop for freeway users and neighborhood residents and workers who want to dine-in or take-out. Two kitchens will provide four different menus, all available through a drive-through window for added convenience. Beverage service will be shared with the Grocery Market, providing the availability of soda's, slushies, coffees and more at a drink island located in the transition space from the Food Court to the Grocery Market. The Food Court's hours will be 7:00 am to 10:00 pm, seven days per week.

The Grocery Market totals 4,468 square feet and will offer products traditionally found in a grocery store or supermarket. The Fresh Foods section of the store represents 15.4% of the total area and will include fresh produce (both refrigerated and non-refrigerated) brought in from local farmers / vendors, fresh-made salads and sandwiches, juices, seasonal items (such as seasonal fruits and vegetables, as well as hams and turkeys at holiday seasons), and a meat and cheese section (that includes beef, pork, chicken and a variety of cheeses). With a limited number of grocery stores / supermarkets in this area, this will allow residents on their way home to stop and pick-up fresh products for dinner or pick-up missing ingredients for a desired recipe.

The Market will also include the sale of dry goods, including bread, canned goods, spices and baking goods, cleaning and laundry products, again, servicing the neighborhood users and workers. This area represents over thirty percent (30%) of the floor area, while another three percent (3%) is set aside for frozen foods including items such as frozen pizza, dinners (i.e. Lean Cuisine, Hungry Man, etc.) and individual products such as burritos, taquitos, quiche and burgers.

The walk-in cooler will include the sale of chilled soft and energy drinks, dairy products and juices as found at a traditional grocery. A portion of the cooler will include a beer cave, along with several additional doors for the sale of refrigerated beer and wine. Liquor will be inventoried and sold from behind the check-out counters, limiting public access and the chance of minor's attempting to steal product they are not eligible to purchase. Overall, the areas dedicated to liquor sales (including beer and wine) represents only four and six-tenths percent (4.6%) of the floor area of the Grocery Market, and less than two percent (2%) of the total retail building.

Management offices are provided for accounting, ordering, and management functions for the businesses located within the retail building. The hours for the Grocery Market will be 24 hours per day, seven days per week while the management office will generally operate from 8:00 am to 5:00 pm, Monday through Friday.

The Carwash is intended to be a semi-self service unit where assistants pre-wash portions of the vehicle before it is sent through a "tunnel" for the actual wash. Customers are then given the opportunity to "detail" their vehicles at the vacuum

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bays, utilizing a central vacuum system. The Carwash is expected to be open from 7:00 am until 8:00 pm, seven days perm week.

Specialty Grocery Store, Policy No. C-005:

Specialty Grocery Store Policy and Procedure No. C-005 was established to address the difference between a “grocery store” and a convenience store as defined in the Fresno Municipal Code. In this instance, we are asking to be categorized as a Specialty Grocery Store due to the existence of a convenience store to the north of this property that is within the required separation distance in the FMC. Under Exception B of Fresno Municipal Code Section 15-2706.E.5, the following requirements must be met:

- A. *A Minimum Gross Floor Area of 1,500 sf:* Proposed Building complies.
- B. *A Minimum Ceiling Height of 15 feet:* The exterior elevations indicated building heights that will allow us to meet this standard.
- C. *Lighting:* Efficient retail lighting design will be provided.
- D. *Shelving Height:* Shelving Height will comply with this requirement.
- E. *Flooring Materials:* Flooring in Sales Areas and the Dining portion of the Food Court will be polished concrete meeting County Health Department Standards.
- F. *Window Signage:* Window signage is not proposed and will not be allowed.
- G. *Fresh Food Display:* As indicated on the Grocery Floor Plan, fresh foods will be displayed as you would find them in a supermarket and is visible from the front door.
- H. *Architecture:* The design of the Specialty Grocery Store will be carried throughout the site development.

The intent of the specialty grocery is to highlight the fresh local food products that is available in a very short distance from this location, and emphasizing a “farm to table” approach. The Fresh Foods section of the store represents 15.4% of the total Grocery area while the areas dedicated to liquor sales (including beer and wine) represents only four and six-tenths percent (4.6%) of the floor area of the Grocery Market, and less than two percent (2%) of the total retail building.

On this basis, we request that this project be considered a Specialty Grocery Store based on conformance with the requirements listed under Policy and Procedure C-005.