

Exhibit G

APPL. NO. P23-00593	EXHIBIT O-1	DATE 03/23/2023
PLANNING REVIEW BY _____	DATE _____	
TRAFFIC ENG. _____	DATE _____	
APPROVED BY _____	DATE _____	
CITY OF FRESNO DARM DEPT		

Operational Statement

To Whom It May Concern:

ABC CUP upgrade for Johnny Quik Food Store#211 and Gas Station, Quik Serv Restaurant, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Beal Developments, LLC. This proposal is to upgrade the CUP previously approved by the City of Fresno City Council, on November 5, 2020, approved CUP P19-04594. The approval was granted for the authorization to establish a California Alcoholic Beverage (ABC) Type 20 alcohol license which authorizes the sale of beer and wine for consumption off the premises where sold for the approved convenience store.

The project is located at 6940 W. Barstow Avenue, further identified as APN number 505-281-18. The project is within the West Community Plan. There is no Specific Plan for the project area. The property is currently under construction. The anticipated construction completion date is September 1, 2023. 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 proposed land uses conforms to the CC zone district by constructing convenience shopping, retail, and restaurant uses. The proposed project implements the proposed uses and intended by the General Plan.

The proposed project consists of:

- 2,983 sf Convenience store within Building 1.
- Gas station with 8 fueling positions.
- 700 sf restaurant with drive thru within Building 1, and outdoor seating.
- 2,250 sf retail Building 2.
- Propane sales tank.
- Air/water dispensary.
- 20 parking stalls with 1 EV charging stall.

The site will have the required vehicular parking stalls, including ADA stalls, 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 AM. (Friday & Saturday) 5:00 AM to 1:00 AM.
Quik Serv Restaurant:	5:00 AM to 10:00 PM
Building 2 Retail:	5:00 AM to 12:00 AM
Gas Station:	24 hours (Automated Point of Sales at pumps)

The project has an existing Type 20 license, and proposes to upgrade to a Type 21 license for the sale of beer, wine and distilled spirits. The sale of alcoholic beverages will occur between the hours of 6:00 AM to 12:00 AM.

It is anticipated that the project will have approximately 600 visitors per day, with an additional 300 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 will be provided by the City of Fresno. Storm drainage service is provided by FMFCD. Electric and natural gas services will be 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 northerly parcel is vacant, and but is planned for commercial. The parcel on the south side of Barstow Avenue is vacant. To the east and west is residential. The project will add convenience and necessary services that are not available in this area.

The projects construction activities may generate temporary noise and dust, which will be mitigated by implementing dust control measures onsite and Construction activities will occur within daytime hours as allowed by the municipal code.

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.

The project will file a Parcel Map Exemption/Lot Line Adjustment to adjust the property lines for APN 505-280-18 and 505-280-20.

APPL. NO.	P23-00593	EXHIBIT	O-2	DATE	03/23/2023
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