

Exhibit G

OPERATIONAL STATEMENT

11_07_16
12_09_16-REVISED_1
08_25_17-REVISED_2

THE GOLDEN WEST PLAZA - A PROPOSED NEIGHBORHOOD SHOPPING CENTER

ADDRESS: 4435 W. CLINTON AVE. AT THE SOUTHWEST CORNER AT BLYTHE.
APN: 312-512-33.
ZONE DISTRICT: CC - COMMUNITY COMMERCIAL/SPECIALTY GROCERY STORE.
CURRENT DEVELOPMENT: VACANT LOT
COMMUNITY PLAN DISTRICT: WEST FRESNO COMMUNITY PLAN

IT IS THE INTENT OF THE OWNER TO CONSTRUCT A NEIGHBORHOOD STYLED SHOPPING CENTER WITH AN 8 VEHICLE GASOLINE DISPENSING COMPONENT INCLUDING TWO, 20,000 GALLON UNDERGROUND GASOLINE TANKS.

PROPOSED ARE TWO, SINGLE STORY, 7,278 SF STRUCTURES WITH TOTAL 14,556 SF (BUILDING 'A' AND BUILDING 'B'), AN 8 VEHICLE GASOLINE DISPENSING COMPONENT WITH A 54' X 40' CANOPY, 3 COMPARTMENT TRASH ENCLOSURE, 57 PARKING STALLS, A 12' X 40' LOADING ZONE AND EXTERIOR PLAZA. BOTH BUILDINGS SHALL BE CONSTRUCTED AT THE SAME TIME.

THE OWNERS SHALL OWN AND OPERATE A 2,836 SF± GROCERY STORE WITHIN BUILDING 'A'. THE CEILING SHALL BE NO LESS THAN 15' IN HEIGHT, WITH OPEN/EXPOSED TO ROOF STRUCTURE, EXPOSED HVAC DUCTING AND SUSPENDED LED LIGHT FIXTURES. THERE SHALL BE AN AREA DEVOTED TO FRESH PRODUCE WITH FRESH FRUITS, VEGETABLES AND DAIRY AT NO LESS THAN 10% OF THE RETAIL AREA AND SHALL BE WITHIN THE FIRST 10' OF THE MAIN ENTRANCE. ALL OTHER SHELVING SHALL BE 7'-0" IN HEIGHT. NO LESS THAN 70% OF THE OVERALL RETAIL FLOOR AREA SHALL BE DEVOTED TO SPECIALIZED/ETHNIC ORIENTED FOODS. A SMALL KITCHEN FOR MAKING TAKE OUT FOODS (BOTH ETHNICALLY ORIENTED AND AMERICAN) SHALL ALSO BE INSTALLED AND APPROVED BY THE FRESNO COUNTY HEALTH DEPARTMENT.

THE NEIGHBORHOOD SPECIALTY GROCERY STORE SHALL SELL ALCOHOL, HOWEVER, IT SHALL BE BELOW 5% OF THE RETAIL FLOOR AREA AS IT SHALL BE LOCATED BEHIND THE MAIN FRONT COUNTER FOR 10LF AND A 15LF PORTION OF THE REACH IN REFRIGERATOR ONLY. SALE OF SINGLE MALT BEVERAGE CONTAINERS SHALL NOT BE ALLOWED. AN ABC LICENSE SHALL BE REQUIRED FOR THE SALE OF ALCOHOL.

GASOLINE SALES SHALL ALSO BE OPERATED FROM WITHIN THE GROCERY STORE. THE HOURS OF OPERATION FOR THE GROCERY STORE AND GASOLINE STATION SHALL BE MONDAY-SATURDAY FROM 5:00AM TO 12:00 MIDNIGHT. SUNDAYS SHALL BE FROM 5:00AM TO 10:00PM. THERE SHALL BE 3 PERSONS PER SHIFT AND 3 SHIFTS PER DAY.

WE MET WITH AND PRESENTED THE DESIGN TO LIEUTENANT CARL E. MCKNIGHT OF THE FRESNO POLICE DEPARTMENT AT THEIR HUGHES AND DAKOTA PRECINCT POLICE STATION ON SEPTEMBER 29, 2016. HE WAS VERY ENTHUSIASTIC WITH THE PROJECT DESIGN AND SITE PLANNING OF THE PROPERTY. HE LIKED THE PROPOSED WAY THE MARKET WILL BE SET UP WITH THE SALE OF FRESH PRODUCE, THE SMALL PERCENTAGE OF FLOOR AREA DEVOTED TO THE TO THE SALE OF ALCOHOL. HE WAS ALSO NOT CONCERNED ON ITS PROXIMITY WITHIN THE 500' MINIMUM DISTANCE FROM THE JOHNNY QUIK STORE ACROSS THE STREET BECAUSE OF THE THOSE SAME REASONS AS WELL.

PARKING:

AS OF THIS SUBMISSION, VARIOUS TYPES OF BUSINESSES HAVE BEEN DISCUSSED. MOSTLY SHALL BE RETAIL/COMMERCIAL/OFFICE/MEDICAL. THOSE REQUIRE A PARKING RATIO OF 1 STALL/250SF AND REQUIRE A MINIMUM OF 58 STALLS FOR BOTH BUILDINGS 'A' AND 'B'. 57 STALLS ARE PLANNED.

TOTAL GSF AS PROPOSED ABOVE FOR BOTH BUILDINGS SHALL BE 7,278 SF (2) = 14,556.00 GSF

TOTAL REQUIRED PARKING FOR EACH BUILDING TOTALS 29 STALLS AND 58 FOR BOTH. 57 PARKING STALLS ARE PROVIDED.

AS A RESULT, THERE SHALL BE A PUBLIC SCULPTURE LOCATED AT THE NORTH END OF THE PLAZA TO THEN BE ASSESSED A 20% PARKING STALL REDUCTION. THIS SHALL ALSO ALLOW FOR RESTAURANT BUSINESSES TO LOCATE HERE AS THE NUMBERS ARE CURRENTLY BASED ON RETAIL/COMMERCIAL/MEDICAL ONLY.

58 REQUIRED PARKING STALLS (20%) = 11.6 PARKING STALL REDUCTION = 47 REQUIRED PARKING STALLS.	
REQUIRED PARKING STALLS	= 47 STALLS .
PROVIDED PARKING STALLS	= 57 STALLS WHICH THEN INCLUDES 10 ADDITIONAL PARKING STALLS.

SHOULD A RESTAURANT(S) BE INSTALLED IN LIEU OF THE OTHER PROPOSED USES, THEN THE PARKING RATIO CHANGES TO 1 STALL/ 150 SF FOR THE RESTAURANT. THIS SHALL ALLOW FOR RESTAURANT AREA TO BE A MINIMUM OF 4,000 SF.

ADJUSTMENTS FOR PARKING COULD BE AS FOLLOWS:

14,556.00 SF - 4,000 SF = 10,556 SF/250 SF	= 42 REQUIRED STALLS
4,000.00 SF / 150 SF	= <u>26 REQUIRED STALLS</u>
	= 68 REQUIRED STALLS > 13.6 STALLS @ 20% OVERALL REDUCTION
(-) = <u>13.6 STALLS</u>	
	= 55 REQUIRED STALLS. 57 STALLS PROVIDED.

DISABLED PARKING STALLS:	= 1 VAN ACCESSIBLE AND 2 STD ACCESSIBLE STALLS REQUIRED AND PROVIDED.
ELECTRIC CHARGING STATIONS:	= 1 VAN ACCESSIBLE AND 3 STANDARD STALLS REQUIRED AND PROVIDED.
VAN POOL/CAR POOL/EV VEHICLE PARKING:	= 6 REQUIRED STALLS AND PROVIDED.

REQUIRED NUMBER OF BICYCLE STALLS:
1 BICYCLE STALL PER 10,000 SF. SO, 2 BICYCLE STALLS REQUIRED TOTAL FOR BOTH PHASES AT 14,556 SF.
4 BICYCLE STALLS PROVIDED.

PROPOSED CANOPY AT GASOLINE DISPENSING AREA = 54' X 40' = 2,160 SF WITH CAPACITY OF 8 VEHICLE FILLING PUMPS.

THE PLAZA SHALL BE APPROXIMATELY 1,900 SF AND CAN BE PARTIALLY USED AS A PATIO FOR A RESTAURANT AS IT'S OUTSIDE DINING. MAXIMUM DINING SIZE SHALL NOT EXCEED 800SF. ADDITIONAL ADVANTAGES OF THE PLAZA IS FOR IT TO BE A VISUALLY AND PHYSICALLY PLEASANT AREA NOT NORMALLY INSTALLED IN THIS TYPE OF NEIGHBORHOOD SHOPPING CENTER. AND FOR IT TO BECOME A PEDESTRIAN LINK TO THE FUTURE OFFICE DEVELOPMENT TO THE SOUTH.

THE FOLLOWING OFFSITE ITEMS ALONG CLINTON AND BLYTHE STREETS THAT ALREADY EXIST AND CAN BE SEEN ON THE SUBMITTED PHOTOGRAPHS AND NOTED ON THE SUBMITTED SITE PLAN: CONCRETE SIDEWALK, CURB, GUTTER, TRAFFIC SIGNALS, LIGHT STANDARDS, PUSH BUTTON AND POLE FOR PEDESTRIANS CROSSING THE STREETS, ACCESSIBLE CORNER RAMP WITH DOMES, TWO CONCRETE DRIVEWAYS (WILL NEED TO BE REVSED DUE TO THE GEOMETRY OF THE PROPOSED SITE LAYOUT), AND FIRE HYDRANT.

AN EXISTING ROUTE NUMBER 9 BUS STOP IS LOCATED AT THE NORTH EAST CORNER OF CLINTON AND BLYTHE. ANOTHER IS BETWEEN BLYTHE AND SEQUOIA JUST TO THE EAST OF BLYTHE.

AN EXISTING JOHNNY QUIK MINI-MART WITH GAS STATION, AND CAR WASH IS LOCATED AT THE SOUTHEAST CORNER.

SINGLE FAMILY RESIDENTIAL DEVELOPMENTS ARE LOCATED DIRECTLY WEST OF THE PROPERTY AND ON THE NORTHWEST AND NORTHEAST CORNERS OF CLINTON AND BLYTHE. THE PROPERTY TO THE DIRECT SOUTH IS CURRENTLY UNDEVELOPED AND ZONED O/UGM FOR OFFICE USE.

THANK YOU.