

Operational Statement

To Whom It May Concern:

Johnny Quik Food Store and Gas Station, Quik Serv Restaurant, is being submitted by Ken Vang, Vang Inc Consulting Engineers, on behalf of Beal Developments, LLC. ~~This proposed project is replacing the Johnny Quik Food Store located at 6840 N. Golden State Blvd Fresno, CA 93722. The Golden State property was purchased by High Speed Rail (HSR) Authority on 7/31/2016.~~

The project proposes to construct a 2,983 sf convenience market and gas station with 8 fueling pumps. The project also proposes to construct a 700 sf restaurant with drive thru and 2,250 sf retail building, on approximately 1.26 acres.

The proposed 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 vacant. 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 landuses 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 PM. (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 convenience market proposes to sell beer and wine. Which requires Type 20 license. The project has an existing Type 20 license, and proposes to process a CUP for the sale of alcoholic beverages. The existing Type 20 License is currently within the Census Tract. ~~It was previously utilized at the Johnny Quik Food Store located at 6840 N. Golden State Blvd Fresno, CA 93722.~~ The sale of alcoholic beverages will occur between the hours of 6:00 AM to 12:00 PM, except Fridays and Saturdays will be 6:00 AM to 1:00 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 effects or impacts to the neighbors from the operation of the project site.

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.