

Exhibit H
Operational Statement

EXHIBIT H - OPERATIONAL STATEMENT

Maple & Behymer Service Station & Convenience Store – Type 21 – Off-Sale General Operational Statement

Applicant:	Sethi Management Inc. PO Box 235927 Encinitas, CA 92023	
Representative:	Precision Civil Engineering	
APN:	578-040-15 Area = +/- 11.57 acres	
Location:	NEC of North Maple Avenue & East Behymer Avenue, Fresno, CA	
Zoning:	CC Commercial – Community	
Existing Land Use:	Vacant	
Proposed Land Use:	Service station with convenience store and drive-through for an eating/drinking establishment.	
Project Description	<p>The Conditional Use Permit Application is filed by Precision Civil Engineering on behalf of Sethi Management Inc. and pertains to approximately +/- 11.57 acres of property located at the northeast corner of North Maple and East Behymer Avenues (APN 578-040-15) and is zoned CC Commercial – Community with a planned land use of CC Commercial – Community. The project site consists of the development of three future parcels that will be proposed in a subsequent Conditional Use Permit Application. The subject Conditional Use Permit Application pertains to a request for authorization to operate a Type 21 – Off-Sale General ABC license for a proposed convenience store on Future Parcel 1 (corner parcel). Only the alcohol use is being considered with this application, and no development is proposed.</p> <p>Once this alcohol conditional use permit is through this process, the applicant intends to submit an application to develop the +/- 1.4-acre corner Future Parcel 1 with a service station that will include a 5,094 square foot (sf) fuel canopy and 16 fuel pump stations. This service station will include a convenience store that is proposed at +/- 3,460 sf with a 2,000 sf sit down quick serve restaurant within the same building, for a total of 5,234 square feet.</p>	
Hours of operation:	<i>Convenience Store:</i>	Sunday to Thursday, 5 am to midnight Friday and Saturday, 5 am to 2 am
	<i>Service Station:</i>	24 hours
Daily visitors:	Approximately 1,200 total visitors per day are anticipated.	
Employees:	Approximately 18 total employees are anticipated to serve the convenience store and service station.	
Service deliveries:	Approximately 10 total service deliveries per week are expected.	
Security and lighting:	Camera system and LED lighting. Alarm system with Matson alarm.	

APPL. NO.	P20-02558	EXHIBIT	O	DATE	08/07/2020
PLANNING REVIEW BY				DATE	
TRAFFIC ENG.				DATE	
APPROVED BY				DATE	
CITY OF FRESNO DARM DEPT					