

Exhibit G



APPL. NO. P23-00801	EXHIBIT O	DATE 04/12/2023
PLANNING REVIEW BY		DATE
TRAFFIC ENG.		DATE
APPROVED BY		DATE
CITY OF FRESNO DARM DEPT		

Development & Resource Management Department
2600 Fresno Street, Room 3043
Fresno, CA 93721-3604
P: (559) 621-8277

Operational Statement Template

Please use this template as a specific guide to explaining the scope of your project. This required information will assist all individuals, departments and agencies in their review and drafting of their comments, conditions and suggestions. Our goal is to facilitate an accurate and complete description of your project in order to avoid unnecessary delays in gathering additional information. If you have any questions about the requested information or need help completing any portions of this form please call (559) 621-8277. This form must be completed and submitted in order to process your application. If this operational statement is not submitted or incomplete your application will not be accepted for processing.

Project Description:

_____ is being submitted by _____ of _____ on behalf of _____ and pertains to _____ acres of property located at _____
APN: _____ and is zoned _____ with a planned land use of _____
_____ is requesting authorization to: _____

_____ The proposed development will consist of: _____

_____ The existing site currently exists of _____ with _____ existing parking spaces.

_____ The proposed hours of operation are from _____ to _____ on _____

_____ Other facts pertinent to this project are as follows: _____

_____ Operational Narrative: (This is your opportunity to communicate in detail all other characteristics of your property that would be important to consider when reviewing for completeness and contemplating approval. Describe your proposed operation/development in as much detail as possible including information such as name of business, product or service, anticipated traffic-customers, deliveries, etc., any special events, number of employees, required equipment, on-site storage, demolition or adaptive reuse of existing structures, noise generation, any hazardous materials, etc.)



7363 N. Blackstone Project Narrative

Applicant Name

1784 Shaw Retail LLC dba Embarc Fresno

Project Name

Embarc Fresno D2 #C-20-21

Proposed Location and Property's Address

7363 N. Blackstone Ave, Fresno, CA 93650

Assessor Parcel Number (APN)

30305316

Zoning

CMX

Land Use Designation

Corridor - Center Mixed-Use

Property Size - 0.63 Acres**Business/Product/Service**

The business/product/service will be a commercial cannabis retail and delivery business. The business will include delivery of cannabis-related products, which will only take place utilizing hybrid or electric vehicles.

Hours of Operation

The proposed hours of operation are 6:00am to 10:00pm on Monday - Sunday.

Enclosed Building

For the proposed cannabis retail business, please note that this unit is located in a fully enclosed building and cannabis will not be visible from the public right-of-way.

No Physician Onsite

Please note there will not be a physician located on the premises at any time for the purpose of evaluating patients for the issuance of a cannabis recommendation or card where applicable

**Anticipated Traffic (Customers/Deliveries)**

Anticipating an average of 180 total customers per day (including customer deliveries) in the first year with an average visit time is less than 10 minutes.

Number of Employees

16 employees

Designated Security Liaison

Matthew Carroll is designated security representative/liaison of the cannabis retail business that will be reasonably available to meet with the City Manager or designee(s) regarding any security-related measures and/or operational issues.

Required Equipment

Per local regulations, the following equipment is required:

- An exhaust air filtration system with odor control that prevents internal odors and pollen from being emitted externally
- An air system that creates negative air pressure between the premises' interior and exterior, so that odors generated inside the premises are not detectable outside the premises

Any Special Events - No special events

On-Site Storage

Project will consist of approximately 250 sq ft of secured cannabis storage and approximately 75 sq ft of non-cannabis storage.

Demolition or Adaptive Reuse of Existing Structures

Only demolition proposed includes removing several internal walls to adapt existing retail space for proposed commercial cannabis activities.

Noise Generation

Business will not generate noise beyond normal commercial/urban area daytime levels.

Solid Waste

Business will store solid waste onsite in waste bins stored inside the facility and will engage a waste hauler to dispose of solid waste offsite at an approved location. For cannabis waste, business will store cannabis waste onsite in locking, secured waste



bin stored inside the facility and will engage a certified cannabis waste hauler to render and destroy cannabis waste onsite before disposing rendered cannabis waste offsite at an approved location. We will not use an existing or proposed solid waste enclosure.

Hazardous Materials

Business will not store or handle any hazardous materials.