

Exhibit C-1

Project Operational Statement

Planning Commission Hearing: Consideration of Conditional Use
Permit Application No. P22-03906

Circle "D" Food & Liquor
2520 E. Olive Ave. Fresno CA 93701

APPL. NO. P22-03906 EXHIBIT O DATE 05/24/2023
PLANNING REVIEW BY DATE
TRAFFIC ENG. DATE
APPROVED BY DATE
CITY OF FRESNO DARM DEPT

Operational Statement

P22-03906

The refurbished neighborhood convenience store building and gas station is located at 2025 E. Olive Ave., Fresno CA 93701 with an APN 452-081-17S. The current zoning for the area is "CC" with a planned land use of "CG" – Community General. The proposed improved facility consists of a 2932 SF community convenience store, 4 gasoline dispensing stations and 12 parking spaces.

The ABC department issue the original type 21 Off-Sale General license on July 5, 2012, which was surrendered back to the department on April 23, 2018, as a result of a structure fire. The owners at the time indicated their intent to renovate the facility and reactivate the license at a future time. Due to complications with the insurance claim the repair work could not be done until this year and finally the facility renovation is near completion.

The Owners are seeking to reactivate the original ABC type 21 Off-Sale General license to sell alcoholic beverages.

The store is tailored to the needs of the local community and provides a variety of essential products such as milk, bread, eggs, salads, fruits, sandwiches, chips, candy, soda, coffee, fountain drinks, juices, ice cream, canned food, frozen food, pastries and prepared foods like hotdogs, burritos, etc.

4 doors of the merchandizing refrigerator are dedicated to different brands of beer, 2 doors for wine and a 4' wide X 8' high X 10" deep shelves for liquor display.

The proposed hours of operation are from 5:30 am to 2:30 am, 7 days a week. There will be 2-3 employees per shift. Products and goods are delivered twice per week. Gasoline is normally delivered once a month and occasionally a second delivery when needed. Thrash is picked up once a week. The number of visitors is expected to be between 90 and 100 per day.

Staff receive training in maintaining store security and deterring potential crimes, including steps to take in the event of a robbery. There is also a surveillance cameras system including close-circuit cameras with audio capabilities and an alarm system.

The owners implement a comprehensive training program focused on the safe and legal sale of age restricted products and prevent the sale of alcoholic beverages to minors or intoxicated persons. A program refresher is required every year.

Size appropriate advertisement signs will be installed at the top of the building elevations facing the street. The building mounted lights illuminating the signs will not impact the adjacent properties. Pole mounted parking lights will be shielded to prevent glare and reflection into neighboring properties. The building mounted lights and pole mounted parking lights will provide a well lit and safe area around the site.