

Request for a Public Convenience or Necessity finding – Proposed Sater Oil Intl Convenience Store at the Southwest corner of Childs Avenue and Parsons Street.

Please accept this document as a formal request for a Public Convenience or Necessity determination. The proposed project consists of a proposed 3180 square foot convenience store, a 24'x48' car wash, and an eight fueling dispenser canopy. Sater Oil Intl wishes to sell off site beer and wine (Type 20 ABC License) at this facility. This is a typical request for all of their convenience stores, and as such they have invested an immense amount of time in developing and perfecting training programs for their employees.

Their convenience stores are managed as an overall stop for the traveling public. They are equipped with various auto supplies, food items, sandwiches, beer, wine, soda water, milk and other items needed by the public, either within the neighborhood, or traveling past the location. The facility managers pride themselves in working with communities to build an attractive business that blends with and compliments the area and the community as a whole, and to provide a safe location for their customers and employees.

Sater oil Intl works to stock their store with the items their customers require. They provide choices for healthy food options as well as common emergency items (medical, auto, and others).

Customers that frequent these types of stores usually live within five miles of the store, or pass the store as part of a regular commute. The facility will also cater to customers that are new to the area, who can predict which products and services will be available at these types of facilities. Sater Oil Intl has a long established reputation on the west coast developing and managing convenience stores and fueling facilities such as the one proposed at this location.

This facility is intended to be a twenty four operation, providing goods and services to citizens that work various shifts or schedules. The store will usually have four to six employees during peak hours of business.

As a neighborhood convenience store, this facility will carry many product lines, unlike other business that may cater to alcohol sales only. Alcoholic beverages comprise a small percentage of the merchandise stocked and sold within the store. Customers are typically middle class, aged twenty one to fifty.

Sater Oil Intl works with local police departments, as well as various City, County and State agencies, to maintain safe locations for customers and employees on well-lit sites that are also monitored with a heavy emphasis on video surveillance.