



August 8, 2019

City of Merced  
Planning Division  
678 W. 18<sup>th</sup> St.  
Merced, California 95340

Re: Public Convenience and Necessity Type 20 license  
Arco AmPm, 59 Petroleum LLC, operated by Guru Ardaas Inc.  
Premises Address: NW corner of Santa Fe and Highway 59.

Dear City of Merced (Planning Commission),

The following is referring to the public convenience and necessity of obtaining a type 20 license for the proposed Arco AmPm being built by 59 Petroleum LLC and operated by Guru Ardaas Inc at the corner of Santa Fe and Highway 59.

**Statement of Public Convenience or Necessity**

Across five states on the US's pacific coast – from southern California to North Oregon AmPm is the community retail and convenience brand of choice for motorist and consumers. With an estimated 950 outlets, many of which are attached to fuel stations, the brand is well know for the quality of its food and drinks offered. AmPm has grown rapidly since its first outlet opened in 1978, by maintaining its commitment to quality and determination to offer the best selection. To that end, the following design elements are incorporated into its security plan. The storefront will include a significant number of windows so that the interior of the store is visible from the exterior of the building. Additional security , employee supervision of the facility , closed circuit video monitoring system with cameras located strategically throughout the property, and careful window signage and landscaping placement to avoid obstruction of visibility into and of the facility.

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Premises Address: NW corner of Santa Fe and Highway 59.

Dear City of Merced (Planning Commission),

The following is referring to the public convenience and necessity of obtaining a type 20 license for the proposed Arco ampm being built by 59 Petroleum LLC and operated by Guru Ardaas Inc at the corner of Santa Fe and Highway 59.

**1. Character of Particular Premises**

Proposed Arco ampm site is committed to taking all and any necessary steps to address all law enforcement, public, patron and government concerns regarding the proposed retail site. Furthermore, Arco ampm has an extensive employee-training program and is a responsible retailer of alcoholic beverages. Arco ampm proposed retail location is designed to provide a safe environment for patrons and employees. Arco AmPm is looking forward to making the Merced community a better place to live and such license will aid in the process of bringing ease and convenience to many locals in Merced.

**2. Aesthetics and Ambiance of Proposed Premises**

Proposed Arco ampm site shall be paved, handicap accessible and all structures up to code. Please see attached map of proposed location.

### **3. Attractiveness of Proposed Premises**

Nearby residence north of the sight will have quick and easy access to the convenience store. This will allow them access to all types of items, including beer and wine. The site itself will be kept up to code. There are security cameras inside and outside the premises of the lot that secure the area and prevent any criminal activity. Furthermore, the building will also be a fresh new building near the older neighboring buildings which provides, as a good sight for incoming visitors and or nearby residence. In addition to this, the lot will be well maintained with the lawn being mowed, the building itself will also be well lit at night, and the parking lot will be behind, and in front of the building. Our location has much more parking than other Arcos, and the building itself looking appealing to the public eye.

### **4. Manner of Business Conducted on Proposed Premises**

Proposed Arco ampm site will conduct daily transactions to include purchase of gas, convenience store items, beer and wine. Nearby residents, as well as any other consumers will have much more ease and convenience in picking up small quantity products and gas.

### **5. Guest of Proposed Premises**

The neighboring residence as well as any other consumers will have much more ease and convenience in picking up such small quantity products from the local convenience store rather than visiting a large grocery store chain. A large portion of incoming guests will be local residence that are in need of products which can include alcoholic beverages. This site will greatly support those guests running a 9-5 job or going on a night shift where simple beverages or amenities are needed and are easily provided for at their local Arco.

### **6. Predicted Mode of Operation for Proposed Premises**

Proposed Arco ampm site will have security cameras at proposed sight, as well as serve 24/7 which both aid in preventing any criminal activity near the area and as a result make for secure purchase of beer and wine without fear of criminal activity. Around the location of the site is a 500ft radius, there is no local residences, so this ensures the elimination of any risks in substance abuse caused around the sight.

### **7. Focus of Proposed Premises**

Arco ampm is one of the highest volume gas stations in the state of California, giving out almost always the cheapest gas, which is great support for the local residence. Arco ampm as well as any other convenience store strives to provide ways to save time for most consumers, this is majorly done by having any major item needed in a person's everyday life at disposal to be provided if needed. Time, Efficiency, and Convenience are the major reasons as to why this license is needed for this specific project and how it will aid the locals and others.

### **8. Convenience of Proposed Premises**

The public convenience and necessity of having a Type 20 license for the proposed site is that it is the closest off-site sale of any form of beer and wine. The license will also aid the site, as a projected 15-20% of the annual income will be produced by the purchase of such items. The site is located in an intersection, which provides consumers with ease in being able to fuel up on gas as well as convenience in purchasing their chosen alcoholic beverage, as well as other small quantity products without having the need to visit a local grocery store. This provides great convenience for consumers as all the small things they need are all kept, and they do not have to make multiple trips as well as the fact that guests usually expect such things in such convenience store.

Thank you for your consideration, we look forward to making the Merced community a better place to live and such a license will aid in the process of bringing ease and convenience to Merced.

Thanks,

Guru Ardaas Inc

59 Petroleum LLC.

Inderjeet Singh,



Gurpreet Singh,

