



PLANNING COMMISSION AGENDA

MARCH 21, 2013

CITY COUNCIL CHAMBERS

6:30 PM

1. Call to order
2. Roll Call
3. **Approval of Minutes for February 21, 2013**
4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.
5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.
6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.
7. **Subcommittee Reports:**

PUBLIC HEARING:

8. **Notice of Appeal: Denial of a Request for Public Convenience or Necessity:** Consideration by the Planning Commission of a Staff recommendation to deny a request for a determination of a Public Convenience and Necessity (PCN) for a Type 20 liquor license for the off sale of beer and wine at Romey's Gas, 3 Main Street, Woodland CA (APN: 005-670-029) in the General Commercial (C-2) Zone.

Applicant:	Devinder Sahota
Environmental Document:	Not subject to CEQA under General Rule, Section 15061(b)(3)
Staff Contact:	Paul L Hanson, AICP, Senior Planner.
Recommended Action:	Denial

9. **Notice of Appeal: Denial of a Request for Public Convenience or Necessity:** Consideration by the Planning Commission of a Staff recommendation to deny a request for a determination of a Public Convenience and Necessity (PCN) for a Type 20 liquor license for the off sale of beer and wine at Dollar General, 9 Main Street, Suite101, Woodland CA (APN: 005-670-002) in the General Commercial (C-2) Zone.

Applicant:	Michael Brewer of Alcoholic Beverage Consulting Service representing Dollar General
Environmental Document:	Not subject to CEQA under General Rule, Section 15061(b)(3)
Staff Contact:	Paul L Hanson
Recommended Action:	Denial

10. **General Plan Update Notice of Preparation (NOP) and Public Scoping Meeting:**

Applicant:	City of Woodland
Staff Contact:	Cindy A. Norris, Principal Planner, and Heidi Tschudin, General Plan Project Manager
Recommended Action:	Receive Report and Take Public Comments

NEW BUSINESS:

11. **Abandonment of Excess City Owned Right-of-Way at Oak and Sixth Street**

Applicant:	City of Woodland
Staff Contact:	Lolly Weichel, Development Engineering
Recommended Action:	Recommend approval to the City Council.

OLD BUSINESS:

12. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.



PLANNING COMMISSION AGENDA

FEBRUARY 21, 2013

CITY COUNCIL CHAMBERS

6:30 PM

DRAFT MINUTES

1. Call to order

2. Roll Call

Commissioners Present: Murray, Lopez, Murphy, Wurzel, Holt, Wells

Commissioners Lizarraga

Staff Present: Nick Ponticello, Community Development Director; Cindy Norris, Principal Planner; Paul Hanson, Senior Planner; and Heidi Tschudin, General Plan Project Manager.

3. **Approval of Minutes for January 17, 2013**

Ayes: Lopez, Wurzel, Holt, Wells

No's:

Abstain: Murray, Murphy

4. **Director's Report:** This an opportunity for the Community Development Department's Director or designee to provide the Commission with information on any items other than those listed on the Agenda.

- Update on current projects
 - o 514 Main Street, façade improvements completed
 - o Communicare had a groundbreaking last week for their new building
 - o Walmart in under construction for their new store at the County Fair Mall in the old Mervyn's site.
 - o AT &T submitted their building plans for their new tree cel-tower on Lincoln.

5. **Public Comment:** This is an opportunity for the public to speak to the Commission on any item other than those listed on the Agenda. The Chairman may impose a time limit on any speaker.

Council Member, Tom Stallard spoke to thank the members for their service to the community by participation on the Commission.

6. **Communication - Commission Statements and Requests:** This is an opportunity for the Commission members to make comments and announcements to express concerns or to request Commission's consideration of any items a Commission member would like to have discussed at a future Commission meeting.

None

7. **Subcommittee Reports:**

Commissioner Holt, as the Commission representative on the General Plan Steering Committee, provided a summary of the February 7, 2013 meeting. He noted that the GOSC is composed of a broad cross section of individuals from all walks and ages. Some key themes focused on Downtown, Agribusiness and Schools. He is feels the committee process was very productive and looks forward to continued participation.

PUBLIC HEARING:

8. **Nugget Tentative Parcel Map No. 5017.** The applicant is requesting approval of Tentative Parcel Map #5017 to merge ten (10) lots into two (2) Parcels, Parcel 1 - 2.93 ac. and Parcel 2 - 0.51 ac., at 157 Main Street between Main & Court Street in the General Commercial (C-2) zone.

Applicant:	David Triplett, Morrow Surveying
Environmental Document:	Categorical Exemption
Staff Contact:	Paul L Hanson, AICP, Senior Planner
Recommended Action:	Approval with Conditions

Motion: Commissioner **Murray** made a motion to recommend approval of the Nugget Tentative parcel Map (TPM #5017) which was seconded by Commissioner **Lopez**.

Motion:

Move that the Planning Commission approve

The Nugget Tentative Parcel Map #5017 Dated September 2012, Based On The Identified Findings Of Fact And Subject To The Identified Conditions Of Approval, By Taking The Following Actions:

- Confirmation of finding of exemption from the provisions of CEQA. This project is considered categorically exempt, Class 15, Minor Land Division.
- Determine that the project, as conditioned, is consistent with the General Plan.
- Determine that the project, as conditioned, is consistent with the Zoning Ordinance.
- Approve Tentative Parcel Map #5017 dated September 2012, merging APN 005-670-15, 17, & 28, into "Parcel 1" and "Parcel 2" as identified by the attached Tentative Parcel Map.

Ayes: *Murphy, Lopez, Murray, Wurzel, Murphy, Holt, Wells*

No's

Abstain:

NEW BUSINESS:

9. **Planning Commission General Plan Kick Off :**

Applicant:	City of Woodland
Staff Contact:	Cindy A. Norris, Principal Planner, and Heidi Tschudin, General Plan Project Manager
Recommended Action:	Review and Discussion

*Staff provided a summary report on the process and schedule. The Commission took comments from the public and then Commission members provided comments on the three key questions regarding overall vision, economic development and land use. Two members of the public spoke:
Rodney Higgs and Bobby Harris.*

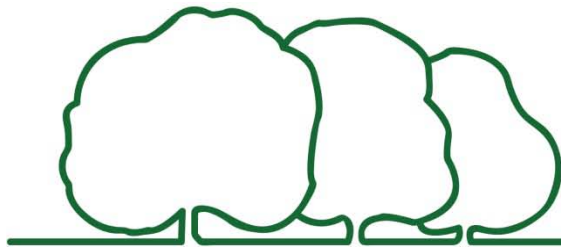
A detail copy of the comments is attached.

OLD BUSINESS:

10. Adjournment

The Planning Commission of the City of Woodland encourages all parties interested in a matter scheduled to be reviewed, discussed and acted on at a meeting, to participate in the public discourse, which may include the submission of written comments and materials. The Planning Commission notifies the public that those materials received less than 24 hours before a meeting date and time may not be able to be considered completely. Further, the Planning Commission encourages interested parties to attend the meeting to discuss any matter of concern and to explain their comments more fully.

Attachment



City of Woodland

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Notice of Appeal: Denial of Request for Public Convenience or Necessity (PCN) for Type 20 Permit for Beer and Wine Sales for Romey's Gas at 3 Main Street

DATE: March 21, 2013

RECOMMENDATION

Staff recommends that the Planning Commission deny the appeal submitted by Devinder Sahota of Sahota Enterprises, Inc. and uphold the Police and Community Development Departments denial of the request for Public Convenience or Necessity (PCN) letter.

BACKGROUND

On March 4, 1997, the Woodland City Council approved guidelines for the determination of Public Convenience or Necessity (PCN) (**See Attachment A**).

The State Department of Alcohol Beverage Control (ABC) informed Mr. Sahota that he would need a PCN letter from City before ABC could allow the transfer of Mr. Sahota's Type 20-Off-Sale Beer and Wine License from his property at 454 North East Street to 3 Main Street.

On January 22, 2013, the applicant, Devinder Sahota requested a PCN letter from the City in order to transfer an existing Type 20 Off-Sale Beer and Wine license to reestablish the sale the beer and wine at Romey's Gas station at 3 Main Street (**See Attachment B**). A Type 20 Off-Sale Beer and Wine license was active at this location up until the end of August 2012. Mr. Sahota is requesting to transfer his Type 20-Off-Sale Beer and Wine License from his existing business on East Street.

On February 19, 2013, Mr. Sahota was informed that the City was denying his request for a PCN letter based on the fact the area has been deemed an area of over-concentration with existing alcohol licenses (**See Attachment C**). On February 21, 2013, Mr. Sahota submitted an application (**See Attachment D**) to appeal staff's denial of the requested PCN to be reviewed by the Planning Commission.

DISCUSSION

The State Department of Alcohol Beverage Control has a moratorium on issuing any new Type 20-Off-Sale Beer and Wine Licenses and Type 21-General Liquor Licenses, but instead allows for the transfer of alcohol licenses within Yolo County.

In census tracts that are deemed to be areas of over-concentrated with alcohol licenses, ABC will not allow the transfer of an alcohol licenses into these areas unless the local jurisdiction (The City) determines that a public convenience or necessity would be served by the additional alcohol license. "Public Convenience or Necessity" is an additional tool for local governments that directly ties them into the state alcohol licensing process.

Currently, state law limits the issuance of new alcohol permits in geographical regions (census tracts) defined as areas of "undue concentration" of retail alcohol outlets. For the purpose of this review, "undue concentration" is defined in two specific ways: the first being areas that have experienced high levels of crime with a reporting district, **OR** by a ratio (X number of permits per number of persons within a given census tract). Per ABC, in the subject census tract 109.02, a total of six (6) licenses are permitted in the census tract, but there are currently nine (9) existing alcohol licenses with this census tract.

The review criteria for granting a PCN letter requires the applicant to demonstrate and justify why granting the transfer of a liquor license into an area deemed over-concentrated would serve a segment of the population which is not currently being served and thereby provides a public convenience or necessity. The applicant has stated that the reestablishing the sale of alcohol to their business would serve many seniors who prefer a one-stop shopping experience at this location. The applicant has also stated that similar gas stations/mini marts in the surrounding area offer beer and wine sales and that a Type 20 Off-Sale Beer and Wine License is necessary to stay competitive with similar businesses.

The City of Woodland Police and Community Development Departments reviewed the request for the PCN letter and on February 19, 2013, the request was denied by the City. The denial was based on evidence that suggest that the a new or transferred license into this area would not offer a service to the area that is not already being provided, and that no public convenience would be served by the issuance of a PCN letter allowing the transfer of a Type 20 Off-Sale Beer and Wine License to this location. The denial was also based on the evidence that the City received a petition from the business owners within Purity Plaza citing a major problem with vagrants and homeless persons hanging around the shopping center (***See Attachment E***).

REVIEW CRITERIA:

In reviewing all applications for public convenience or necessity, the Community Development Director and Police Chief, shall consider the following factors:

1. The proposed use by the license: *The applicant proposes to reestablish a Type 20 Off-Sale Beer and Wine License to the existing gas station / mini mart use.*
2. Whether the proposed use will be detrimental to the health, safety, and welfare of the community: *Approval of a Type 20 Off-Sale Beer and Wine License would not pose a significant threat to the health, safety, and welfare of the general public.*

3. Whether the Type 20 Off-Sale Beer and Wine License *would* enhance the economic vitality of the area in which it is proposed to be located: *the addition of beer and wine to the existing mini mart would provide customers with the opportunity for a one-stop gas and mini mart retailer. The addition of beer and wine, it is likely the City could see an increase in sale tax revenues generated by the additional sales.*
4. The extent to which the proposed license would be compatible with existing uses in the area: *The subject site is located within a General Commercial (C-2) zone. Mini-marts, such as Romey's Gas, are permitted, but when associated with gasoline or alcohol sales, a Conditional Use Permit required. Romey's Gas does not have a Conditional Use Permit, but this use at this location has been in existence for over 50 years and therefore the use is "Grandfather-In". Should the use stop for a continuous period of one a year, it would then be required to conform to the use regulations of the zone. The sale beer and wine ended on August 31, 2012, and still could be considered an allowable use.*
5. The number of off-sale alcohol licenses within a one-mile radius of the proposed license location: *ABC reports there are eighteen (18) off-sale alcohol licenses within a one-mile radius of the subject site.*
6. The type and location of alcohol licenses within a one-mile radius of the proposed license location and the extent to which, the proposed license would cause a further over-concentration within the area.

	Business Name	Address	Type of License
1	Chevron Gas	5 W. Main Street	20
2	Food N Gas	300 West Street	21
3	Nugget Market	157 Main Street	21
4	CVS Pharmacy	7 W. Main Street	21
5	Walgreens	10 W. Main Street	20
6	Economy Food	7 W. Court	20
7	Dollar Tree	18 W. Court	20
8	Mengalis Florist	2 Main Street	20
9	La Superior	34 W. Court	21
10	7 Eleven Store	301 Cottonwood Street	20
11	Romey's Liquor	9 Main Street, Suite 105	21
12	7 Eleven	1229 E Main Street	20
13	Hollywood Market	1321 College Street	21
14	Bobs Liquor Woodland	632 Cottonwood Street	21
15	Rite Aid 6066	295 W Main Street	21
16	Andy's Arco AM PM	313 W Main Street	20
17	Raley's 206	367 W Main Street	21

18	Quik Stop Market 4143	10 Kentucky Avenue	21
	Type 20 - Off sale Beer and Wine License	Type 21 - Off sale General License	

7. The background of the proposed licensee and history, including the nature and extent of problems on any premises where he or she has operated an alcohol licensed business in the past: *The Police Department has not cited any major issues and/or problems with the subject site. According to the Community Development Department, Sahota Enterprises, currently holds an active business registration and has no current issues with code enforcement.*
8. How close the proposed establishment will be to residential neighborhoods, places of worship, or schools:
 - a) The closest school is Harriet Lee Middle School at 520 West Street, approximately 750 feet away.
 - b) The closest place of worship is Woodland Bible Church at 433 California Street, approximately 1,000 feet away feet.
 - c) The closest residential is to the south, approximately 300 feet away.
9. Whether there is history of police or crime-related problems in the area proposed for the license: *The City did receive a request for assistance on March 4, 2012, from the business owners and managers of Purity Plaza to the Woodland Police Department to help solve a major problem with vagrants and homeless persons in and around the shopping center (See Attachment E). The Police Department has responded with the POP Program (Problem Oriented Policing) to address the concerns of the business owners in Purity Plaza (See Attachment F).*
10. Whether the proposed license would enhance recreational or entertainment opportunities in the area: *Neither the Police or Community Development Departments believe that issuance of this Type 20 Beer and Wine license would enhance recreational or entertainment opportunities in this area beyond that which is already provided.*
11. Whether the proposed licensee will agree, in writing to comply with any or all of the conditions imposed on the license (See Attachment G): *The applicant/owner has stated that they agree, in writing to all the conditions of approval except Numbers 7 and 8, which would allow for the Type 20 Beer and Wine license at this site.*

7. No beer or malt beverage products shall be sold, regardless of container size, in quantities of less than six per sale.

8. The sales of beer or malt beverages in quantities of quarts, 22 oz., 32 oz., 40 oz., or similar size containers is prohibited. No beer or malt beverages shall be sold in quantities of less than six per sale.

The applicant would request that these two conditions be removed. The Police Department has these conditions on other gas station mini-marts and strongly recommends that Conditions 7 and 8 remain.

APPEAL PROCESS

Any decision made by the Police and Community Development Departments in either approving or denying a letter of public convenience or necessity can be appealed to the Planning Commission. For the record, any decision of the Planning Commission can be further appealed to the City Council within 15 days of the date of the Planning Commission decision.

SUMMARY

The applicant, Devinder Sahota is requesting a PCN letter from the City in order to transfer a Type 20 Off-Sale Beer and Wine license to reestablish the sale the beer and wine at Romey's Gas at 3 Main Street. A Type 20 Off-Sale Beer and Wine license was active at this location up until the end of August 2012. Mr. Sahota is requesting to transfer his Type 20 Off-Sale Beer and Wine License from his business on East Street. On February 19, 2013, staff denied the requested PCN based on an over-concentration of existing liquor licenses in subject census tract (109.02) and around the subject area.

RECOMMENDED

Staff recommends the Planning Commission deny the appeal submitted by Devinder Sahota and uphold the Police and Community Development Departments denial of the PCN.

PLANNING COMMISSION ACTION

Staff has prepared alternative motions for the Planning Commission to consider. Motion No. 1 upholds the Police and Community Development Departments decision to deny the PCN, whereas Motion No. 2 directs the Planning Commission to conditional approved the PCN. Staff further recommends should the Planning Commission approve the PCN, the approval include staff's recommended conditions for issuing a PNC.

MOTION No. 1 That the Planning Commission uphold staff decision to deny a letter of Public Convenience or Necessity to allow for the transfer of a Type 20 Beer and Wine license to Romey's Gas at 3 Main Street.

Findings

- The PCN was reviewed by the Woodland Planning Commission
- The denial of the PCN for Romey's Gas at 3 Main Street was based on the existing over-concentration of off-sale liquor license in and around the area;

MOTION #2 Move to conditionally approve a letter of Public Convenience or Necessity (PCN) to allow the transfer for a Type 20 Beer and Wine license for Romey's Gas at 3 Main Street, subject to the Conditions of Approval.

Findings

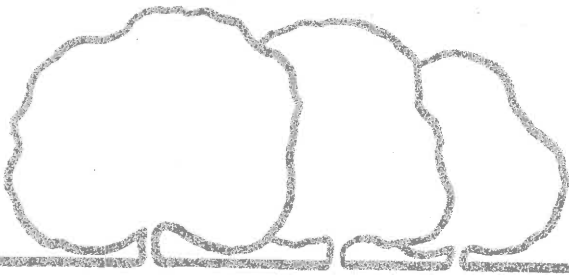
- The PCN was reviewed by the Woodland Planning Commission
- The approval of the PCN for Romey's Gas at 3 Main Street would serve a public convenience for the citizens of Woodland.

Attachment

- A. Guidelines For The Determination Of Public Convenience Or Necessity
- B. PCN application
- C. Letter Denying PCN
- D. Letter of Appeal
- E. Purity Plaza Letter
- F. Police Response
- G. PCN Conditions of Approval

H:\APAU\alcohol permit\Romey's\PCN Appeal Romey's Gas.docx

ATTACHMENT A



City of Woodland

**Guidelines for
Determination of Public Convenience or Necessity**

Approved by the Woodland City Council on March 4, 1997

DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY

Background

On January 1, 1995, a state law went into effect limiting the number of liquor licenses allowed within a census tract based on population. Under this law, certain areas of Woodland are deemed to be "over concentrated" in terms of the ratio of liquor licenses to total population. In areas deemed "over concentrated", the state office of Alcoholic Beverage Control (ABC) will not issue a new license unless the local government first determines that the issuance of the license would serve a public convenience or necessity.

Figure 1 shows the census tracts in Woodland that are deemed "over concentrated" under the state law. The types of liquor licenses not requiring the City of Woodland to make such a public convenience or necessity determination are the following: non-retail licenses, retail on-sale at bonafide eating place licenses, and licenses issued to hotels, beer manufacturers and wine growers. For all other types of licenses, the ABC will not issue a license unless the City of Woodland has already determined that such an issuance would serve a public convenience or necessity.

State law did not provide any criteria that the local government should use in deciding whether or not the issuance of a particular license would serve a public convenience or necessity. The City of Woodland has therefore developed these guidelines to govern the issuance of "public convenience or necessity" statements.

Application

An applicant requesting a letter of public convenience or necessity shall provide written information to the Community Development Director as follows:

- (1) Type of license requested;
- (2) Name, home address(s), birth date, Social Security number, and home telephone number(s) of applicant(s), except in the case of a corporate applicant, in which case the name, home address, and Social Security number and home telephone number of all corporate officers shall be supplied as well as the company's employee identification number;
- (3) Name, address, and telephone number of proposed business;
- (4) Days and hours of operation;
- (5) Number of employees per shift and number of shifts;

- (6) Name and address of any other alcohol-licensed businesses owned/operated by applicant, or in which applicant has had a financial interest, at any time in the past ten (10) years;
- (7) Date(s), location(s), and disposition of any criminal offense, whether infraction, misdemeanor, or felony, for which the applicant has been convicted or pled no contest at any time in the past; and
- (8) A diagram of the premises with precise measurements and sufficient detail to determine the percentage of square footage devoted to the sale of alcohol. The diagram measurements shall be in feet and inches and shall include the shelving unit height and length.
- (9) A statement explaining why the applicant feels the granting of this license would serve a public convenience or necessity.

Any application for a letter of public convenience or necessity can not be submitted until after all necessary zoning approvals have been given by the City.

Review of Application

The Community Development Director and the Police Chief, or their designees, shall review all applications for public convenience or necessity and may request additional information pertinent to the applicant, the proposed license, or the location. All applications shall be either approved or denied within 30 days, unless additional information is requested of the applicant, in which case the application shall be either approved or denied within 30 days of receiving any additional information. In no case shall the City's total review time exceed 90 days.

In the event that either the Community Development Director or Police Chief feels that a public hearing on the matter should be held to receive public input, the application shall be forwarded to the Planning Commission for determination.

Review Criteria

In reviewing all applications for public convenience or necessity, the Community Development Director and Police Chief, or their designees, shall consider the following factors:

- (1) The type of proposed use by the licensee;
- (2) Whether the proposed use will be detrimental to the health, safety and welfare of the community;
- (3) Whether the use would enhance the economic viability of the area in which it is proposed to be located;

- (4) The extent to which the proposed license would be compatible with existing uses in the area.
- (5) The number of licenses within a one-mile radius of the proposed licensed location;
- (6) The type of alcohol-licensed premises within a one-mile radius of the proposed licensed location and the extent to which the proposed license would cause a further overconcentration of that particular type of premises in the area;
- (7) The background of the proposed licensee and the history, including the nature and extent of problems on any premises where he or she has operated an alcohol licensed business in the past;
- (8) How close the proposed establishment will be to a residential neighborhood, place of worship, or school;
- (9) Whether there is a history of police or crime-related problems in the area proposed for a license;
- (10) Whether the proposed license would enhance recreational or entertainment opportunities in the area;
- (11) Whether the proposed licensee will agree, in writing, to comply with any or all of the conditions imposed on the license.

Conditions

The City has the right to impose any condition(s) which it feels is needed to guarantee that the establishment will serve a public convenience or necessity. Conditions that could be imposed include, but are not limited to, the following:

- (1) Sales of beer and malt beverages shall be in quantities of not less than a six pack;
- (2) Sales of wine shall be in containers of at least 750 ml;
- (3) Wine coolers shall not be sold in quantities of less than factory packs of four;
- (4) Distilled spirits shall be sold in containers of at least 200 ml;
- (5) No wine shall be sold with an alcohol content greater than fifteen percent (15%) by volume;

- (6) For any premises holding an on-sale license, the quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period.

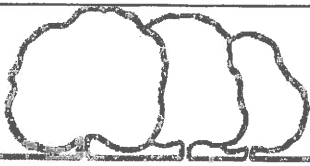
Appeal to the Planning Commission and City Council

Any decision made by the Community Development Director and Police Chief in either approving or denying a letter of public convenience or necessity can be appealed to the Planning Commission.

The request for an appeal of the decision of the Community Development Director and Police Chief shall be made in writing and delivered to the Community Development Department within 15 days of the date of mailing the decision. The hearing before the Planning Commission shall be within sixty (60) days of the denial or approval of the application by the Community Development Director and Police Chief.

The decision of the Planning Commission can be appealed to the City Council within 15 days of the date of the Planning Commission decision.

ATTACHMENT B



City of Woodland

Community Development Department

300 First St, Woodland CA 95695
(530) 661-5820 Fax (530) 406-0832
www.cityofwoodland.org

General Application Form

1. Owner/Applicant

PROPERTY OWNER:

AYP L.P.

MAILING ADDRESS:

9037 Kiefer Blvd.

CITY STATE ZIP CODE:

Sacramento, Calif. 95826

PHONE NUMBER:

916-362-3386

E-MAIL ADDRESS:

klmonty1@earthlink.net

PROJECT APPLICANT

Devinder Sahota (Sahota Enterprises Inc.)

MAILING ADDRESS:

3 Main St

CITY STATE ZIP CODE:

Woodland CA 95695

PHONE NUMBER:

530-681-3131

E-MAIL ADDRESS:

sahotas15@gmail.com

2. Application Requested

- | | | |
|---|--|---|
| ☐ General Plan Petition | ☐ Zoning Amendment | ☐ General Plan Amendment |
| ☐ Tentative Subdivision Map | ☐ Tentative Parcel Map | ☐ Lot Line Adjustment |
| ☐ Site Plan Review | ☐ Design Review | ☐ Sign Design Review |
| ☒ Conditional Use Permit (CUP) | ☐ Zoning Administrator Permit | ☐ Variance |
| ☒ Public Convenience or Necessity | ☐ Other _____ | |

Is this request part of another application? ☐ Yes ☒ No If so, what? _____

3. Project Description

Project Name:

Romey Gas & Liquor

Total Acres or Square Feet

.27 acre

Site address or location:

3 Main St Woodland CA 95695

Assessor's Parcel Number:

Is Your Project Located in a Flood Zone?

☐ Yes

☒ No

Does this request include signage?

☐ Yes

☒ No

4. Justification for Request



On a separate sheet, explain in detail your request and why you believe your request is justified.

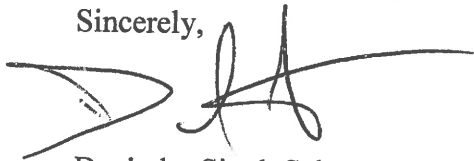
PLNG-13-00001

Application for PCN
3 Main St.
Woodland CA 95695

1. Type 20 Offsale Beer and Wine
2. Sahota Enterprises Inc.
Devinder Singh Sahota
2019 Cloudcrest Ct.
Vacaville Ca 95687
573-57-0377
707-452-0444
3. Romeys Gas and Liquor
3 Main St.
Woodland CA 95695
530-661-1105
4. 7 days per wk
5am to 11pm
5. 2 employees per shift
6. Romeys liquor 9 Main St. Woodland Ca 95695
Frenchys liquor 1435 East St Woodland CA 95776
I5 Food And Gas 2020 E. Main St. Woodland CA 95776
Woodland Gas Plaza 454 N. East St. Woodland CA 95776
7. None
8. *see Attached*

This gas station has been located at 3 Main St. Woodland CA 95695 for approximately 40 years that I know of. I have seen it named as Tesoro and Usa Gas. In this time the station has always sold beer and wine. We have been operation this station since September of 2012 without a beer and wine license. We have noticed the extreme Public Convenience and Necessity that is needed for this location. We have many senior citizen customers that do not want to make multiple trips to do there daily shopping. These customers have been shopping here for years and years. Please give the permission needed for us to sell beer and wine at our location. Feel free to contact me if further info is needed.

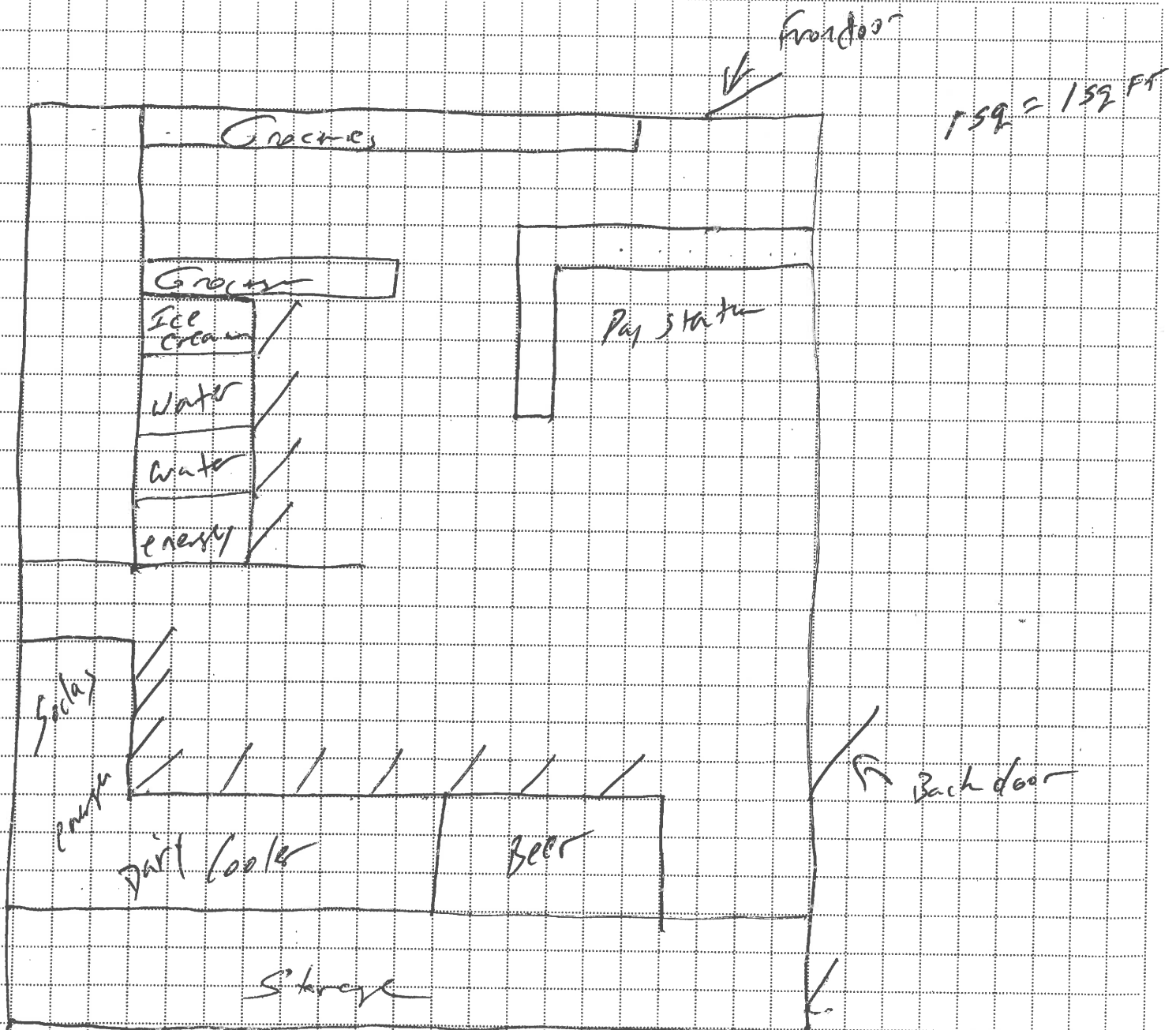
Sincerely,



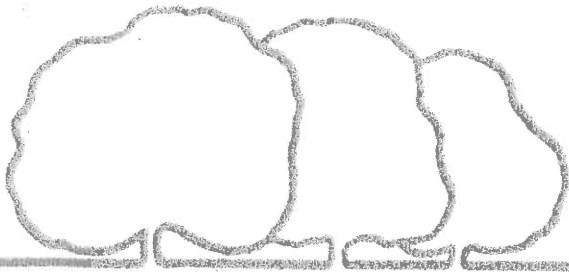
Devinder Singh Sahota

PLOT PLAN SCALE _____ " TO _____ '
(draw to scale)

1. Names of streets or roads nearest to or bounding the property.
2. Outline of the property, giving dimensions and North direction.
3. Dimensioned outlines and locations of all existing and proposed structures, including covered areas such as patios, driveways, walks, and swimming pools.
4. Location of house sewer outlet, public sewer, sewage disposal system or proposed sewage disposal system, proposed expansion of sewage disposal system, or any other possible source of contamination.
5. Location of other wells within radius of 100 feet on the property or on adjoining property.
6. Location of sewage disposal systems within radius of 100 feet on or adjoining property.



ATTACHMENT C



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

February 19, 2013

Devinder Singh Sahota
Sahota Enterprises Inc.
2019 Cloudcrest Court
Vacaville CA 95687

RE: Request for determination of Public Convenience or Necessity (PCN) for a Type 20 (Off-sale Beer & Wine) permit for Romey's Gas Station located at 3 Main Street, Woodland California

Mr. Sahota,

After reviewing your application and supporting evidence concerning the proposed request for a Type 20 license for the Offsite Sale of Beer and Wine for Romey's Gas Station located at 3 Main, the Community Development Director and Police Chief have denied your request as the proposal would not serve a public convenience or necessity.

The service area location being proposed for the offsite sale of beer and wine has been deemed over concentrated. Overconcentration is based on the total number of existing licenses within a census tract with a maximum number of licenses assigned per tract. At this time there are seven (7) active Type 20 or Type 21 licenses within this census tract (109.02) which clearly suffices the convenience and necessity for patrons wishing to purchase beer and wine.

Please note that you do have the right to appeal this decision to deny your request for a letter of public convenience or necessity (PCN) to the City of Woodland Planning Commission. Any request to appeal the decision of the Community Development Director and Police Chief shall be made in writing and delivered to the Community Development Department within 15 days of the date of this mailing (The appeal fee is \$243). The hearing before the Planning Commission shall be within sixty (60) days of the denial of the application.

If you have questions, please free feel to contact me at (530) 661-5814 or by e-mail at paul.hanson@cityofwoodland.org.

Respectfully,

Paul L. Hanson, AICP, Senior Planner

100% Recycled Paper, 100% Recycled Ink, 100% Recycled Paper

ATTACHMENT D

Sahota Enterprises Inc.
dba Romey's Gas
3 Main St.
Woodland Ca 95695
530-681-3131
sahotas15@gmail.com

PLNG-13-00011
Paid Amount:

243.00

February 21, 2013

Community Development Department
City of Woodland

**Re: NOTICE OF APPEAL; DENIAL OF REQUEST FOR PUBLIC
CONVENIENCE OR NECESSITY FOR TYPE 20 PERMIT: BEER AND WINE
SALES AT ROMEY'S GAS 3 MAIN ST**

Dear: City of Woodland

**We are in receipt to the city of Woodland denial of Romeys Gas request for
public convenience or necessity for a type 20 Beer and Wine Sales permit.**

**We hereby appeal the decision by the Community Development Director and
the Police Chief. Please schedule a public hearing before the Planning Commission.
I have enclosed a check for \$243.**

**We very much appreciate the concerns of the concerns of the Police Dept and
wish for the Planning Commission to consider our appeal. We would like to work
with the city to address all concerns.**

**We purchased the Gas station on Sept 1 2012. Before this date the station
was run by Tesoro Corp dba USA Gas for at least 30 years. This site sold beer and
and wine for as long as I can remember up to Aug 31 2012. The transaction was a
transfer in ownership. We applied for the Beer and Wine license right away. We
did not feel a PCN was required since this site had been selling beer and wine for
many years without any issues. The City of Woodland staff did not think PCN was
needed due to the same reason. About 60 days into the process of transferring the
license, Alcohol Beverage Dept notified us that a PCN is required. Another 30 days
went by debating the issue between me, Paul Hanson, and ABC. It was determined
that yes PCN is needed. We applied for the PCN and got notice back that this site
had not been selling beer and wine for 2 years. We provided info to City of
Woodland that this was false. Tesoro sold beer and wine until Aug 31 2012.**

**Romeys Gas is very small conveniences store with 4 fueling islands. We are a
one stop shop for many seniors in the Woodland Community. It is a very big**

disadvantage to my customers and me to be denied this PCN. Beer and Wine is not a big part of our daily sales but it is a very important in running our business. This is not a new business opening in this location. This gas station has been in operation for many years.

If you have any questions or I can provide further documentation relating to this appeal, please feel free to give me a call.

We thank you for your consideration of our appeal.

Very truly yours,

A handwritten signature in black ink, appearing to be 'D. Sahota', with a long horizontal line extending to the right.

Devinder Singh Sahota

ATTACHMENT E

Paul Hanson

From: Mark Stevenson [mcstevenson@sbcglobal.net]
Sent: Monday, December 10, 2012 12:54 PM
To: Paul Hanson
Subject: Purity Plaza
Attachments: Woodland City.pdf

Paul Hanson, Senior Planner
CITY OF WOODLAND

Dear Paul,

Enclosed is the petition that I spoke to you about today regarding problems due to vagrants and homeless hanging around and drinking at the Purity Plaza Center. They often come on bikes, buying liquor and hanging around the center.

The Memorandum was personally delivered by me to Ana B. Gonzalez, City Clerk of the City of Woodland, at 300 First Street, for presentation to the City Manager and other city officials in May of 2009 and again in March of 2012.

As you can see, th shopping center tenants are NOT happy with the situation.

Call me if you have any questions.

Mark Stevenson
PARKER STEVENSON BROKERAGE CO., INC.
P.S. PROPERTY MANAGEMENT
4030 Truxel Road, Suite D
Sacramento, CA 95834
PH (916) 928-3800
FAX (916) 928-3808

MEMORANDUM

DATE: March 4, 2012
TO: **CITY OF WOODLAND**
FROM: **BUSINESS OWNERS and MANAGERS at PURITY PLAZA
Woodland, CA**
RE: **IMMEDIATE ASSISTANCE**

We, the undersigned Business Owners and Managers at *Purity Plaza Shopping Center* request immediate assistance from the City of Woodland and its Police Department in solving a major problem with vagrants and homeless in and around our shopping center.

These vagrants and homeless have created a major problem with our businesses. Listed below are some of their objectionable activities:

1. Urinating and defecating on the sidewalk and around the property.
2. Dumping trash and debris throughout the property.
3. Loitering near business entrances.
4. Consuming alcohol and drugs.
5. Making threatening, rude and vulgar statements and even possible physical attacks to patrons and business owners.
6. Sleeping in and around the property.
7. Damaging the property and creating an environment detrimental to operating a successful business.

We would appreciate an immediate response to this request.

Signatures on following page:

PAPA MURPHY'S PIZZA
9 Main Street, Suite 115
(530) 669-7272

GLAMOUR TOUCH
9 Main Street, Suite 111A
(530) 669-7509

CHECK MAX PLUS
9 Main Street, Suite 113
(530) 666-7711

PUPUSERIA LA CHICANA
9 Main Street, Suite 123
(530) 668-0270

LIBERTY TAX SERVICE
9 Main Street, Suite 119
(530) 574-2722

Star Zone - SMOKELAND
9 Main Street, Suite 109
(530) 661-9935

KIMBERLY'S FASHIONS
9 Main Street, Suite 117
(530) 662-7510

SPIN CITY LAUNDROMAT
9 Main Street, Suite 121
(530) 666-7563

EL POLLO
9 Main Street, Suite 107
(530) 554-0271

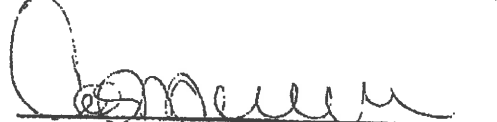
ROMEY LIQUOR

DUTCH BROS. COFFEE

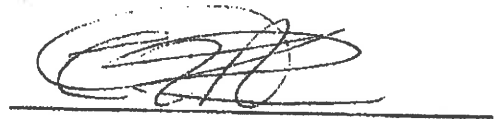
Wayne Jensen

P.S. PROPERTY MANAGEMENT
4030 Truxel Road, Suite D
928-3810



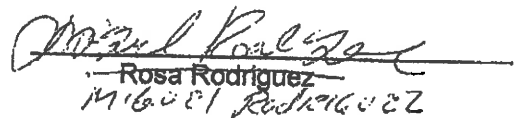

Carmen Herrera

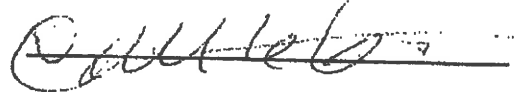




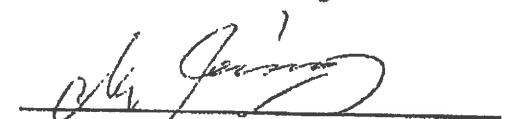

John Rakitan

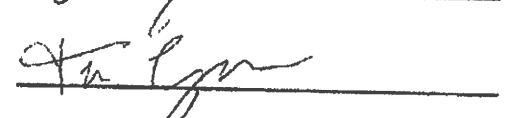

Sal Jweinat


Rosa Rodriguez
MIGUEL RODRIGUEZ










Mark Stevenson

ATTACHMENT F

Paul,

Since March of this year, the Woodland Police Department has been actively working with transients along the entire Main Street corridor, to include Purity Plaza. Since then, officers have regularly been in contact with transients in the area of Purity Plaza and have documented their contacts through our POP Program. (Problem Oriented Policing)

A couple of months ago, I reported to the Chief and Captain here at the PD, the enforcement actions that have been taken by our officers as they attempt to deal with transient issues. At that time, and since that time, there have been more than three dozen citations issued to transients for illegal camping, and a number of other miscellaneous violations of both the City Ordinance as well as state law. Aside from the citations we've issued, there have also been numerous physical arrests/bookings made on transients for violations ranging from in-progress misdemeanor crimes, to outstanding warrants, and even a small handful of drug possession cases.

The Woodland Police Department is committed to addressing the concerns of all of our community members through contact and enforcement, but also through education of both the violators as well as the community itself. The concerns of the businesses within the Purity Plaza complex as well as the managers of the complex is something that our department is actively working on. We are encouraged by the willingness of the businesses within the Purity Plaza complex to help us help them. It is important for the businesses to know that the police officers are bound by all laws and must keep everyone's constitutional rights and freedoms in mind when contacting them. This includes our local transient population. That said any criminal behavior will be dealt with at an enforcement level, and under the constraints of the law.

As a matter of crime prevention, we would ask that any of the bushes at the complex be kept trimmed so as to not offer a place for transients to gather or camp. We have found this one relatively easy change has helped immensely at other properties around Woodland. We also encourage business owners to call dispatch when they observe criminal behavior taking place. (Dispatch non-emergency phone number is 666-2411)

I hope this information will assist you in regards to your correspondence with the managers of Purity Plaza. If I can be of any further assistance to you, please don't hesitate to contact me.

03/04/2013,

*****Since this original document was sent on 12/13/2012, officers of the Woodland Police Department have continued with the enforcement of all applicable laws with regard to unlawful camping, drug possession violations, and other miscellaneous offenses, and they have been logging this information. The Main Street area, to include Purity Plaza, is still an active POP Project.***

ATTACHMENT G

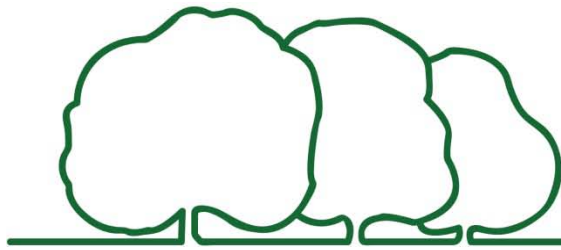
Conditions for the Public Convenience or Necessity for 3 Main Street, Romey's Gas

1. The sale of distilled spirits (Hard Liquor) is prohibited.
2. Any graffiti painted or marked upon the premises or on any adjacent area under the control of the licensee(s) shall be removed or painted over within hours of being applied.
3. The rear doors of the premises shall be equipped on the inside with an automatic locking device and shall be closed at all times, and shall not be used as a means of access by patrons to and from the licensed premises. Temporary use of these doors for delivery of supplies does not constitute a violation.
4. The petitioner(s) shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
5. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easily discernible the appearance and conduct of all persons on or about the parking lot. Additionally, the position of such lighting shall not disturb the normal privacy and use of any neighboring residences.
6. No wine shall be sold with an alcoholic content of greater than 15% by volume except for "Dinner Wines" which have been aged two years or more and maintained in corked bottles.
7. **No beer or malt beverage products shall be sold, regardless of container size, in quantities of less than six per sale.**
8. **The sales of beer or malt beverages in quantities of quarts, 22 oz., 32 oz., 40 oz., or similar size containers is prohibited. No beer or malt beverages shall be sold in quantities of less than six per sale.**
9. Beer, malt beverages, and wine coolers in containers of 16 oz. or less cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.
10. There shall be no cups, glasses, or similar receptacles commonly used for the drinking of beverages, sold, furnished, or given away at the petitioner's premises in quantities of less than twenty-four in their original multi-container package.
11. Wine shall not be sold in bottles or containers smaller than 750 ml. and wine-coolers, beer coolers, or pre-mixed distilled spirit cocktails (if allowed by the license) must be sold in manufacturer pre-packaged multi-unit quantities.
12. No alcoholic beverages shall be consumed on any property adjacent to the licensed premises under the control of the licensee(s).
13. There shall be no exterior advertising or sign of any kind or type, including advertising directed to the exterior from within, promoting or indicating the availability of alcoholic beverages. Interior displays of alcoholic beverages or signs which are clearly visible to the exterior shall constitute a violation of this condition.

14. No person under the age of 21 shall sell or deliver alcoholic beverages.
15. Petitioner(s) shall police the area under their control in an effort to prevent the loitering of persons about the premises.
16. Loitering is prohibited on or around these premises or this area under the control of the licensee(s).
17. The licensee shall keep the property, adjacent to the licensed premises and under the control of the licensee(s) clear of any objects which may encourage loitering.
18. No alcoholic beverages shall be sold to any person while such person is in a motor vehicle.
19. No alcoholic beverages shall be consumed on any portion of the licensed premises or any portion adjacent, thereto which is under the control of the licensee.
20. The sale and delivery of alcoholic beverages shall be made to persons who are within the licensed premises only and not through a pass-out window, or a slide-out tray to the exterior of the premises.
21. Alcoholic beverages offered for sale at the licensed premises shall be displayed and available for convenient inspection and purchase within the premises by the general public.
22. The possession of alcoholic beverages in open containers and the consumption of alcoholic beverages is prohibited on or around these premises
23. No wine tasting is to be permitted at this location.
24. Petitioner(s) shall make no changes in the premises interior without prior written approval from the Department.
25. The Petitioner(s) shall post and maintain a professional quality sign facing the premises parking lot(s) that reads as follows:

The sign shall be at least two feet square with two inch block lettering. The sign shall be in English and Spanish.

**NO LOITERING, NO LITTERING
NO DRINKING OF ALCOHOLIC BEVERAGES
VIOLATORS ARE SUBJECT TO ARREST**



City of Woodland

MEMORANDUM

TO: PLANNING COMMISSION MEMBERS

FROM: Paul L. Hanson, AICP, Senior Planner

SUBJECT: Notice of Appeal: Denial of Request for Public Convenience or Necessity (PCN) for Type 20 Permit for Beer and Wine Sales for Dollar General at 9 Main Street, Suite 101

DATE: March 21, 2013

RECOMMENDATION

Staff recommends that the Planning Commission deny the appeal submitted by Michael J. Brewer of Alcoholic Beverage Consulting Service representing Dollar General and uphold the Police and Community Development Departments denial of the request for Public Convenience or Necessity (PCN) letter.

BACKGROUND

On March 4, 1997, the Woodland City Council approved guidelines for the determination of Public Convenience or Necessity (PCN) (**See Attachment A**).

The State Department of Alcohol Beverage Control (ABC) informed Dollar General that they would need a PCN letter from City before ABC could allow the transfer of a Type 20 Off-Sale Beer and Wine License from West Sacramento.

On February 15, 2013, the applicant, Mr. Brewer of Alcoholic Beverage Consulting Service representing Dollar General requested a PCN letter from the City in order to transfer an existing Type 20 Off-Sale Beer and Wine license to establish the sale the beer and wine at the Dollar General Store at 9 Main Street, Suite 101 (**See Attachment B**).

On February 21, 2013, Mr. Brewer was informed that the City was denying the request for a PCN letter based on the fact the area has been deemed an area of over-concentration with existing alcohol licenses (**See Attachment C**). On February 25, 2013, Mr. Brewer submitted an application (**See Attachment D**) to appeal staff's denial of the requested PCN to be reviewed by the Planning Commission.

DISCUSSION

The State Department of Alcohol Beverage Control has a moratorium on issuing any new Type 20 Off-Sale Beer and Wine Licenses and Type 21-General Liquor Licenses, but instead allows for the transfer of alcohol licenses within Yolo County.

In census tracts that are deemed to be areas over-concentrated with alcohol licenses, ABC will not allow the transfer of an alcohol licenses into these areas unless the local jurisdiction (The City) determines that a public convenience or necessity would be served by the additional alcohol license. “Public Convenience or Necessity” is an additional tool for local governments that directly ties them into the state alcohol licensing process.

Currently, state law limits the issuance of new alcohol permits in geographical regions (census tracts) defined as areas of “undue concentration” of retail alcohol outlets. For the purpose of this review, “undue concentration” is defined in two specific ways: the first being areas that have experienced high levels of crime with a reporting district, **OR** by a ratio (X number of permits per number of persons within a given census tract). Per ABC, in the subject census tract 109.02, a total of six (6) licenses are permitted in the census tract, but there are currently nine (9) existing alcohol licenses with this census tract.

The review criteria for granting a PCN letter requires the applicant to demonstrate and justify why granting the transfer of a liquor license into an area deemed over-concentrated would serve a segment of the population which is not currently being served and thereby provides a public convenience or necessity. The applicant has stated that the establishing the sale of alcohol to their business would serve to provide a public convenience to many who prefer a one-stop shopping experience.

The City of Woodland Police and Community Development Departments reviewed the request for the PCN letter and on February 21, 2013, the request was denied by the City. The denial was based on evidence that suggest that the a new or transferred license into this area would not offer a service to the area that is not already being provided; and that no public convenience would be served by the issuance of a PCN letter allowing the transfer of a Type 20-Off-Sale Beer and Wine License to this location. The denial was also based on the evidence that the City received a petition from the business owners within Purity Plaza citing a major problem with vagrants and homeless persons hanging around the shopping center (*See Attachment E*)

REVIEW CRITERIA

In reviewing all applications for public convenience or necessity, the Community Development Director and Police Chief, shall consider the following factors:

1. The proposed use by the license: *The applicant proposes to establish a Type 20-Off-Sale Beer and Wine License in conjunction with a neighborhood market use.*
2. Whether the proposed use will be detrimental to the health, safety, and welfare of the community: *Approval of a Type 20 Off-Sale Beer and Wine License would not pose a significant threat to the health, safety, and welfare of the general public.*
3. Whether the Type 20 Off-Sale Beer and Wine License *would* enhance the economic vitality of the area in which it is proposed to be located: *the addition of beer and wine to the market*

would provide customers with the opportunity for a one-stop market retailer. The addition of beer and wine, it is likely the City could see an increase in sale tax revenues generated by the additional sales.

4. The extent to which the proposed license would be compatible with existing uses in the area: *The subject site is located within a General Commercial (C-2) zone. General retailers, such as Dollar General, are a permitted use.*
5. The number of off-sale alcohol licenses within a one-mile radius of the proposed license location: *ABC reports there are nineteen (19) off-sale alcohol licenses within a one-mile radius of the subject site.*
6. The type and location of alcohol licenses within a one-mile radius of the proposed license location and the extent to which, the proposed license would cause a further over-concentration within the area.

	Business Name	Address	Type of License
1	Chevron Gas	5 W. Main Street	20
2	Food N Gas	300 West Street	21
3	Nugget Market	157 Main Street	21
4	CVS Pharmacy	7 W. Main Street	21
5	Walgreens	10 W. Main Street	20
6	Economy Food	7 W. Court	20
7	Dollar Tree	18 W. Court	20
8	Mengalis Florist	2 Main Street	20
9	La Superior	34 W. Court	21
10	7 Eleven Store	301 Cottonwood Street	20
11	Romey's Liquor	9 Main Street, Suite 105	21
12	7 Eleven	1229 E Main Street	20
13	Hollywood Market	1321 College Street	21
14	Bobs Liquor Woodland	632 Cottonwood Street	21
15	Rite Aid 6066	295 W Main Street	21
16	Andy's Arco AM PM	313 W Main Street	20
17	Raley's 206	367 W Main Street	21
18	Quik Stop Market 4143	10 Kentucky Avenue	21
19	Del Valle Super	500 Kentucky Avenue	20
	Type 20 - Off sale Beer and Wine License		Type 21 - Off sale General License

7. The background of the proposed licensee and history, including the nature and extent of problems on any premises where he or she has operated an alcohol licensed business in the past: *The Police Department has not cited any major issues and/or problems with the subject site. According to the Community Development Department, Dollar*

General, currently holds an active business registration and has no current issues with code enforcement.

8. How close the proposed establishment will be to residential neighborhoods, places of worship, or schools:
 - a). The closest school is Harriet Lee Middle School at 520 West Street, approximately 750 feet away.
 - b). The closest place of worship is Woodland Bible Church at 433 California Street, approximately 1,000 feet away feet.
 - c.) The closest residential is to the south, approximately 300 feet away.
9. Whether there is history of police or crime-related problems in the area proposed for the license: *The City did receive a request for assistance on March 4, 2012, from the business owners and managers of Purity Plaza to the Woodland Police Department to help solve a major problem with vagrants and homeless persons in and around the shopping center (See Attachment E). The Police Department has responded with the POP Program (Problem Oriented Policing) to address the concerns of the business owners in Purity Plaza (See Attachment F).*
10. Whether the proposed license would enhance recreational or entertainment opportunities in the area: *Neither the Police or Community Development Departments believe that issuance of this Type 20 Beer and Wine license would enhance recreational or entertainment opportunities in this area beyond that which is already provided.*
11. Whether the proposed licensee will agree, in writing to comply with any or all of the conditions imposed on the license **(See Attachment G):** *The applicant/owner has stated that they agree, in writing to all the conditions of approval except Number 4 and 5, which would allow for the Type 20 Beer and Wine license at this site.*

4. Beers may not be sold in quantities of less than a 6-pack. (This also means no quart bottles of beer allowed on the premises for sale.)

5. Wine coolers and Malt beverage will not be sold in quantities less than a four pack

The applicant would to modify Conditions No. 4 and 5 to read: “Beer, malt beverages and wine coolers, regardless of size, cannot be sold by single containers, but must be sold in manufacturer pre-packaged multi-unit quantities.” The Police Department has these conditions on the Walgreens Store’s PCN and strongly recommends that Conditions 4 and 5 remain.

APPEAL PROCESS

Any decision made by the Police and Community Development Departments in either approving or denying a letter of public convenience or necessity can be appealed to the Planning

Commission. For the record, any decision of the Planning Commission can be further appealed to the City Council within 15 days of the date of the Planning Commission decision.

SUMMARY

The applicant, Michael J. Brewer of Alcoholic Beverage Consulting Service representing Dollar General is requesting a PCN letter from the City in order to transfer a Type 20 Off-Sale Beer and Wine license from West Sacramento to establish the sale the beer and wine at the Dollar General at 9 Main Street, Suite 101. On February 21, 2013, staff denied the requested PCN based on an over-concentration of existing liquor licenses in subject census tract (109.02) and around the subject area.

RECOMMENDED

Staff recommends the Planning Commission deny the appeal submitted by Michael J. Brewer of Alcoholic Beverage Consulting Service representing Dollar General and uphold the Police and Community Development Departments denial of the PCN.

PLANNING COMMISSION ACTION

Staff has prepared alternative motions for the Planning Commission to consider. Motion No. 1 upholds the Police and Community Development Departments decision to deny the PCN, whereas Motion No. 2 directs the Planning Commission to conditional approved the PCN. Staff further recommends should the Planning Commission approve the PCN, the approval include staff's recommended conditions for issuing a PNC.

MOTION No. 1 That the Planning Commission uphold staff decision to deny a letter of Public Convenience or Necessity to allow for the transfer of a Type 20 Beer and Wine license to Dollar General at 9 Main Street, Suite 101.

Findings

- The PCN was reviewed by the Woodland Planning Commission
- The denial of the PCN for Dollar General at 9 Main Street, Suite 101 was based on the existing over-concentration of off-sale liquor license in and around the area;

MOTION #2 Move to conditionally approve a letter of Public Convenience or Necessity (PCN) to allow the transfer for a Type 20 Beer and Wine license for Dollar General at 9 Main Street, Suite 101, subject to the Conditions of Approval.

Findings

- The PCN was reviewed by the Woodland Planning Commission
- The approval of the PCN for Dollar General at 9 Main Street, Suite 101 would serve a public convenience for the citizens of Woodland.

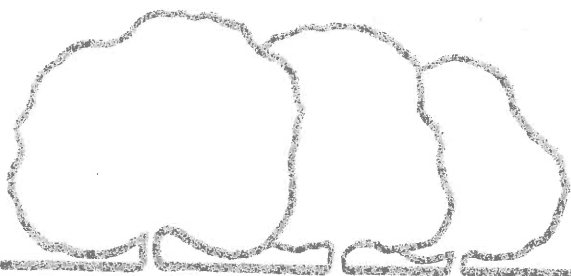
Attachment Guidelines For The Determination Of Public Convenience Or Necessity

- A. PCN application
- B. Letter denying PCN
- C. Letter of Appeal

- D. Purity Plaza Letter
- E. Police Response
- F. PCN Conditions of Approval

H:\APAU\alcohol permit\Romey's\PCN Appeal Romey's Gas.docx

ATTACHMENT A



City of Woodland

**Guidelines for
Determination of Public Convenience or Necessity**

Approved by the Woodland City Council on March 4, 1997

DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY

Background

On January 1, 1995, a state law went into effect limiting the number of liquor licenses allowed within a census tract based on population. Under this law, certain areas of Woodland are deemed to be "over concentrated" in terms of the ratio of liquor licenses to total population. In areas deemed "over concentrated", the state office of Alcoholic Beverage Control (ABC) will not issue a new license unless the local government first determines that the issuance of the license would serve a public convenience or necessity.

Figure 1 shows the census tracts in Woodland that are deemed "over concentrated" under the state law. The types of liquor licenses not requiring the City of Woodland to make such a public convenience or necessity determination are the following: non-retail licenses, retail on-sale at bonafide eating place licenses, and licenses issued to hotels, beer manufacturers and wine growers. For all other types of licenses, the ABC will not issue a license unless the City of Woodland has already determined that such an issuance would serve a public convenience or necessity.

State law did not provide any criteria that the local government should use in deciding whether or not the issuance of a particular license would serve a public convenience or necessity. The City of Woodland has therefore developed these guidelines to govern the issuance of "public convenience or necessity" statements.

Application

An applicant requesting a letter of public convenience or necessity shall provide written information to the Community Development Director as follows:

- (1) Type of license requested;
- (2) Name, home address(s), birth date, Social Security number, and home telephone number(s) of applicant(s), except in the case of a corporate applicant, in which case the name, home address, and Social Security number and home telephone number of all corporate officers shall be supplied as well as the company's employee identification number;
- (3) Name, address, and telephone number of proposed business;
- (4) Days and hours of operation;
- (5) Number of employees per shift and number of shifts;

- (6) Name and address of any other alcohol-licensed businesses owned/operated by applicant, or in which applicant has had a financial interest, at any time in the past ten (10) years;
- (7) Date(s), location(s), and disposition of any criminal offense, whether infraction, misdemeanor, or felony, for which the applicant has been convicted or pled no contest at any time in the past; and
- (8) A diagram of the premises with precise measurements and sufficient detail to determine the percentage of square footage devoted to the sale of alcohol. The diagram measurements shall be in feet and inches and shall include the shelving unit height and length.
- (9) A statement explaining why the applicant feels the granting of this license would serve a public convenience or necessity.

Any application for a letter of public convenience or necessity can not be submitted until after all necessary zoning approvals have been given by the City.

Review of Application

The Community Development Director and the Police Chief, or their designees, shall review all applications for public convenience or necessity and may request additional information pertinent to the applicant, the proposed license, or the location. All applications shall be either approved or denied within 30 days, unless additional information is requested of the applicant, in which case the application shall be either approved or denied within 30 days of receiving any additional information. In no case shall the City's total review time exceed 90 days.

In the event that either the Community Development Director or Police Chief feels that a public hearing on the matter should be held to receive public input, the application shall be forwarded to the Planning Commission for determination.

Review Criteria

In reviewing all applications for public convenience or necessity, the Community Development Director and Police Chief, or their designees, shall consider the following factors:

- (1) The type of proposed use by the licensee;
- (2) Whether the proposed use will be detrimental to the health, safety and welfare of the community;
- (3) Whether the use would enhance the economic viability of the area in which it is proposed to be located;

- (4) The extent to which the proposed license would be compatible with existing uses in the area.
- (5) The number of licenses within a one-mile radius of the proposed licensed location;
- (6) The type of alcohol-licensed premises within a one-mile radius of the proposed licensed location and the extent to which the proposed license would cause a further overconcentration of that particular type of premises in the area;
- (7) The background of the proposed licensee and the history, including the nature and extent of problems on any premises where he or she has operated an alcohol licensed business in the past;
- (8) How close the proposed establishment will be to a residential neighborhood, place of worship, or school;
- (9) Whether there is a history of police or crime-related problems in the area proposed for a license;
- (10) Whether the proposed license would enhance recreational or entertainment opportunities in the area;
- (11) Whether the proposed licensee will agree, in writing, to comply with any or all of the conditions imposed on the license.

Conditions

The City has the right to impose any condition(s) which it feels is needed to guarantee that the establishment will serve a public convenience or necessity. Conditions that could be imposed include, but are not limited to, the following:

- (1) Sales of beer and malt beverages shall be in quantities of not less than a six pack;
- (2) Sales of wine shall be in containers of at least 750 ml;
- (3) Wine coolers shall not be sold in quantities of less than factory packs of four;
- (4) Distilled spirits shall be sold in containers of at least 200 ml;
- (5) No wine shall be sold with an alcohol content greater than fifteen percent (15%) by volume;

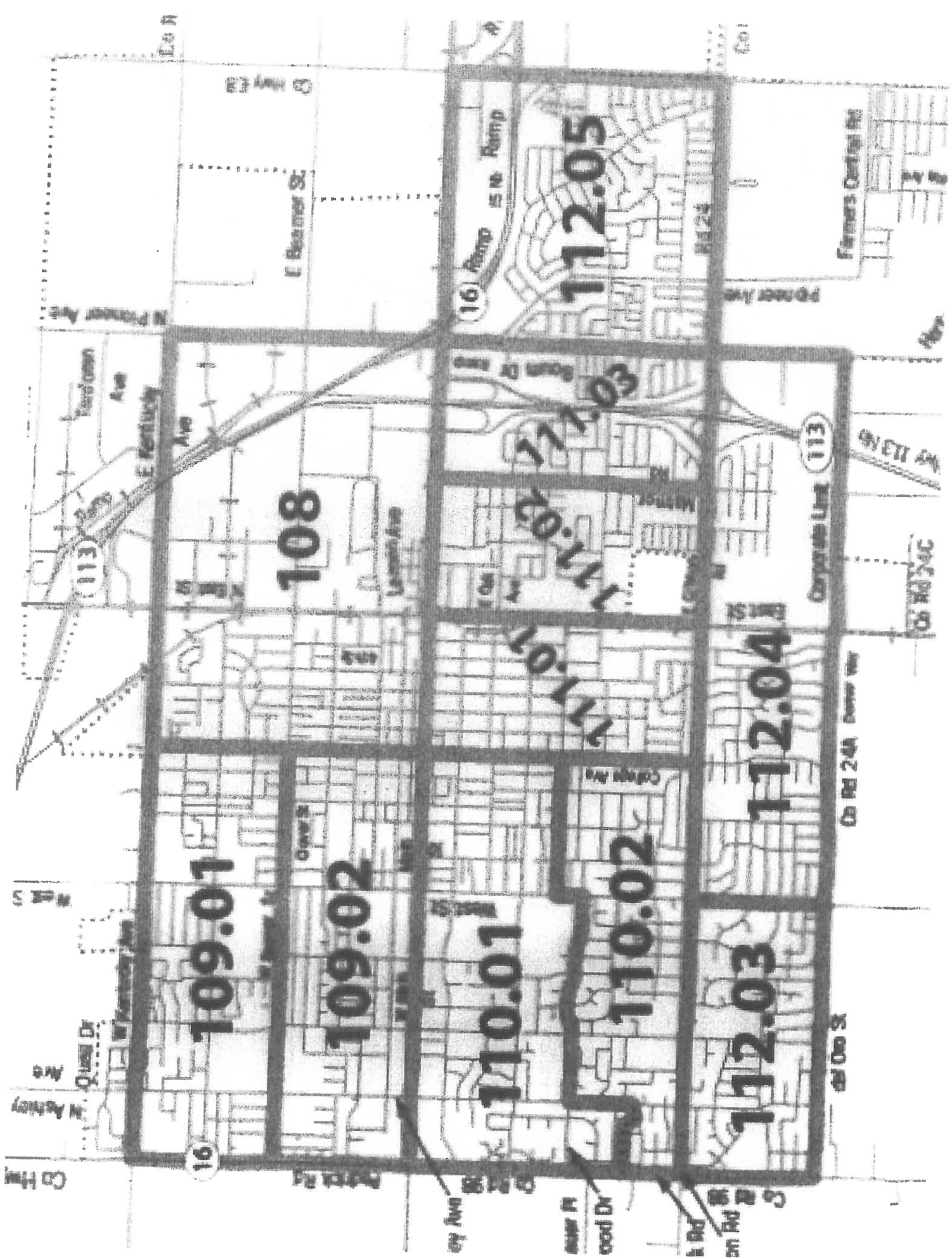
- (6) For any premises holding an on-sale license, the quarterly gross sales of alcoholic beverages shall not exceed the gross sales of food during the same period.

Appeal to the Planning Commission and City Council

Any decision made by the Community Development Director and Police Chief in either approving or denying a letter of public convenience or necessity can be appealed to the Planning Commission.

The request for an appeal of the decision of the Community Development Director and Police Chief shall be made in writing and delivered to the Community Development Department within 15 days of the date of mailing the decision. The hearing before the Planning Commission shall be within sixty (60) days of the denial or approval of the application by the Community Development Director and Police Chief.

The decision of the Planning Commission can be appealed to the City Council within 15 days of the date of the Planning Commission decision.



109.01

109.02

110.01

110.02

112.03

112.04

110.01
110.02
110.03

112.05

108

(16) Ramp 15 N Ramp

Corporate Line 113

Co Rd 24A Diverse Way

Co Rd 24C

del Oro St

Farmers Court Rd

Power Line

Rd 24

E 16th St

E 16th St

E 16th St

Co Rd 24

E Kentucky Ave

E Kentucky Ave

E 16th St

Co Rd 24

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ATTACHMENT B

February 15, 2013

City of Woodland
Community Development Department
Attention: Paul Hanson
300 First St.
Woodland, CA 95695

Re: Dolgen California LLC
9 Main St. Ste. 101
Woodland, CA 95695

Dear Mr. Hanson:

Please consider this letter our official request for a finding of Public Convenience or Necessity required by the Department of Alcoholic Beverage Control pursuant to § 23958.4 of the Business and Professions Code. Please consider the following as justification of Public Convenience and Necessity, for the proposed Dollar General at the above location.

1. Dolgen California LLC has applied for a Type 20 Off Sale Beer and Wine license.
2. Please see attached lists of officers, corporate address', phone numbers, and the Tax ID for the applicant Dolgen California LLC.
3. The applied for type 20 Off Sale license will be at 9 Main St. Ste. 101 in the City of Woodland, the phone number is 530-405-9719 for this premise.
4. Dolgen California LLC will operate the Woodland Dollar General store on Sunday through Saturday from 6:00am to 12:00 am.
5. Employees will work one of three (3) shifts with a minimum of four (4) employees per shift.
6. Please see attached list, showing the address of other alcohol –licensed stores operated by Dolgen California LLC.
7. Dolgen California LLC has not had any violations, criminal offenses, infractions, or misdemeanors against their stores or alcohol licenses.
8. Please find the attached diagrams depicting the measurements and details of the store including the square footage devoted to the sale of alcohol.
9. Please see the attached statement of how granting this premise the type 20 Off Sale alcohol license will serve the public's convenience and necessity below.

Statement of Public Convenience or Necessity

Dollar General is committed to taking all feasible steps to address law enforcement concerns about the site. In addition, Dollar General has an extensive employee – training program and is a responsible retailer of alcoholic beverages. Dollar General Stores are designed to provide a safe environment for patrons and employees. To that end, the following design elements are incorporated into our security plan. The

storefront includes a significant number of windows so that the interior of the store is visible from the exterior of the building. Additional security measures include; adequate lighting levels both on the interior and exterior of the store, 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 out of the facility.

Public Convenience or Necessity

First, it is important to emphasize that Business & Professional Code § 23958.4 require a positive finding of public convenience **"or"** necessity in order for an on-site ABC application to be approved. This it is legally sufficient if Dolgen California LLC shows **either** public convenience **or** public necessity. It is **not** legally necessary to show both:

Second, it is only necessary to show public convenience or necessity where there is an "undue concentration" of licensees in the census tract. The term "undue concentration" (also referred to as "over concentration") is specifically defined in Business and Professional Code § 23958.4 as simply a ratio of ***the number of licenses in a census tract*** compared to ***the average number of licenses in a County***, as a whole. It does **not** mean that a particular census tract necessarily has too many licenses for the needs of convenience of residents in that tract.

"Over Concentration" also does not mean that the State, or anyone else, has previously looked at this census tract and determined that it has suffered any deleterious effects from the actual number of licenses existing; or that it will suffer if a new license is issued. It merely provides a guideline for making such a determination, in the form of determining whether in a particular situation, the ABC license would serve the "public convenience or necessity".

Thus the fact that the census tract in which the Dolgen California LLC, (DBA: Dollar General) site is located is statutorily "over concentrated" does not mean that the selling of alcoholic beverages at a store selling a small amount of alcoholic beverages at a small box store will have adverse impacts. Rather, it simply means that either public convenience or public necessity will be served by the sale of alcoholic beverages at this site in conjunction with the sales of other items carried.

BASIS FOR SUPPORTING OFFSITE ALCOHOLIC BEVERAGES SALES AS AN INTEGRAL PART OF THE PROPOSED PROJECT.

1. The convenience of Dollar General's Concept:

For more than 50 years, Dollar General has been delivering convenience and value to shoppers. Today with over 10,000 stores in 40 states from coast to coast Dollar General is committed to helping shoppers save time and money every day. Dollar General, the nation's largest small – box discount retailer makes shopping for everyday needs simpler and hassle – free by offering a carefully edited assortment of the quality private and national branded items that are frequently used and replenished, such as food, snacks, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal

items at everyday low prices in convenient neighborhood stores. Dollar General ranks among the largest retailers of top quality brands made by America's most – trusted manufactures, such as Proctor & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco.

In Dollar General Stores, consumers can find everyday low prices on products they use every day without the need of a membership. The goal of Dollar General is to provide their customers a better life and their employee's opportunity and a great working environment. Customers' reliance on Dollar General varies from using Dollar General for fill-in shopping, to making periodic trips to stock up on household items, to making weekly or more frequent trips to meet most essential needs. We believe that our value and convenience proposition attracts customers from a wide range of income brackets and life stages. The Dollar General Plus Store in Woodland features an expanded food offering including frozen and refrigerated products as well as a larger footprint than a traditional Dollar General store.

Although alcoholic beverages comprise only a small percent of the store shelf-space, it is nevertheless necessary in order to provide Dollar General Customers with a complete range of products. Thus, alcoholic beverages are a key element of the Dollar General Plus concept. By providing an assortment of products, including alcoholic beverages, readily available to the Dollar General consumer, the public convenience of the area is certainly served. Without it, customers may be obliged to travel to a range of retail outlets in order to complete their shopping needs. Alcoholic beverages will comprise no more than approximately 5% of total sales floor space.

Furthermore, Dollar General wants to maximize the availability of a large diversity of food and sundry items at the site pursuant to its concept. Permitting the sale of beer and wine at the site will complete Dollar General's concept, enabling customers to purchase a variety of products at one convenient stop. Providing customers all of this at one location is what "public convenience or necessity" is really all about.

2. Over Concentration in Primarily Commercial Census Tracts is consistent with Good Zoning Policy

According to the Department of Alcoholic Beverage Control, in Census Tract 109.02, the tract in which the Dollar General is located, there are currently nine (9) active off-sale alcoholic beverages licenses and five (5) are allowed. The threshold for over-concentration established by the ABC, while a valuable guideline, is determined directly by population and does take into account zoning or general plan designations. As a result, the ABC establishes high license limits for largely residential census tracts and low thresholds for densely commercial tracts, while the General Plan encourages the concentration of commercial activity, as opposed to an even dispersal among residential neighborhoods. As a result almost all commercial areas are over concentrated. Census tract 109.02 incorporates the area south of West Beamer Street, west of College Street, north of Main Street, east of County Road 98. The fact that the population of Census Tract 109.02 is 6189 given the tract's geographical size reflects the largely commercial and composition of the tract. The census tract incorporates the main commercial/retail corridor of the City of Woodland and naturally you would expect to find a concentration

of licensed retail establishments. The addition of a Dollar General Plus Store with the sale of a small amount of beer and wine in conjunction a larger selection of food items is justified when considering the over- concentration licenses is driven by retail concentration of this area.

3. Dollar General's Distinction Among Other Existing Off-Sale Licensed Retailers in the Census Tract

As noted above, the Department of Alcoholic Beverage Control reported that there are currently nine (9) active off-sale alcoholic beverages licenses in Census Tract 109.02. However, a review of the Department's data revealed that one of the 9 licenses listed, license number 453574, issued at 3 Main Street, to Tesoro West Coast Company LLC, DBA USA Gasoline is surrendered and not actively selling beer and wine. Therefore currently, there are only 8 off-site retail locations selling alcoholic beverages in the census tract. Of these eight (8) retailers, they can be categorized generally as larger supermarkets (2); drug and variety store (2); gas station/convenience store (3); and liquor store (1).

Each licensed retail format serves a different consumer shopping need. The two large supermarkets in the tract, The Nugget Market and the La Superior Supermercado, are all traditional full service supermarkets that shoppers tend to do their weekly grocery shopping at. Dollar General is distinctly different from these retailers. The shopping trip to a Dollar General store is significantly different in terms of parking, time and overall convenience than that of a large format supermarket. Customers of the large Supermarkets stores must walk further to enter the store, must spend more time within the store to select their products, and must wait in lines that are much longer than those in Dollar General site. A customer who, for example, imply desired to purchase a few groceries and six-pack of beer could do so without parking in an expansive parking lot, navigating through a large box store, and waiting in long lines next to customers purchasing a weeks' worth of groceries. This would clearly serve the public convenience.

There are four small convenience/liquor stores in the census tract. They are Romey's Liquors at 3 Purity Plaza, 7 Eleven at 301 Cottonwood Street, Valerio at 300 West Street and Economy Food Market at 7 West Court Street. The shopping experience at the Dollar General is very different from that of convenience store or Liquor store. Liquor and convenience stores traditionally offer a different product mix than a Dollar General, most liquor stores emphasize alcoholic beverages including hard liquor, as well as often have objectionable products such as adult materials, while convenience stores focus on snacks and beverages as opposed to a Dollar General that focus on food, frozen and dairy, health and beauty aids, cleaning supplies, basic apparel, house wares and seasonal items at everyday low prices with beer and wine as important but secondary product line. Moreover, the Dollar General is well lit, has great visibility into the store and is open traditional retail hours and is closed by 10. While Liquor/Convenience stores thrive on late night sales and often have signs covering the windows and are not well lit and do not offer the same value pricing that can be found at Dollar General.

The other two licenses in the tract are issued to Walgreens at 10 West Main Street and Dollar Tree at 18 West Court St. Walgreens is a full service pharmacy and offers many

items found in a traditional drug store along with some food and beverages while Dollar Tree is more of a dollar variety store. Dollar General is not a "dollar" store but a general store that offers quality private and national branded items that are frequently used and replenished, at low prices in convenient neighborhood stores. The Woodland Dollar General Plus store offers a larger food selection than the Dollar Tree which does not offer frozen or refrigerated foods.

In summary, consumers shopping needs vary and their use of different retail store formats to fulfill those needs can be demonstrated by the diversity of retailers found in this retail shopping district. Public Convenience or necessity refers to the character and style of the licensed premises, not just the mere availability of alcoholic beverages and whether the proposed premises will serve a community desire or need. Dollar General absolutely serves the public convenience by offering a carefully edited assortment of the quality private and national branded items that are frequently used and replenished, to customers in one convenient location at everyday low prices which is unmatched by any other store in the census tract.

4. A Good Neighbor:

Dolgen California LLC thinks it is important to be a neighbor. That is why they will be keeping their stores, parking lots, and backyards clean and tidy, and their deliveries will be scheduled to minimize noise and disruption. That means no night deliveries to stores with homes nearby and no driving through school zones during student pickup and drop-off times.

5. Security and Control:

Dolgen California LLC is committed to taking all feasible steps to address law enforcement concerns about the site. In addition, Dollar General recognizes the seriousness of loitering, delinquency, crime, and underage drinking and has an aggressive minor policy which has proven to be successful for their company. They comply with all education/certificate requirements for each state they are in, and conduct internal training and refresher training programs in addition to state required education.

Dollar General Stores are designed to provide a safe environment for patrons and employees. To that end, the following design elements are incorporated into our security plan. The storefront includes a significant number of windows so the interior of the store is visible from the exterior of the building. Additional security measures include; adequate lighting levels both on the interior and exterior of the store, 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 out of the facility.

Dollar General understands the importance of maintaining the appearance of a facility to both expanding their customer base and preventing criminal activity. Dolgen California LLC's property maintenance program includes timely graffiti and litter removal, repairs to structures and replacement of dead or diseased plant material, signs and curbs painting

to encourage parking in designated parking spaces, and strategic trash receptacle placement.

6. The site will not result in an adverse impact on public health, safety, or welfare:

Dollar General acquisition of this site will have a positive impact on public health, safety, and welfare. In fact, by providing a new, safe, and convenient location to make grocery purchases, public health, safety, and welfare will be advanced by this site. The addition of selling alcoholic beverages will not change this.

7. Community Service and Investment:

At Dolgen California LLC, they believe in promoting a spirit of involvement, and carry Dollar General's mission to serve deep into the communities they call home.

Dollar General believes literacy is the foundation for improving the quality of life for many Americans. Nationwide, more than 40 million adults can't read well enough to fill out a job application or read a book to their children. Inspired by one of the company's founders, who had only a third-grade education, Dollar General today helps thousands of individuals take their first steps toward literacy, a general education diploma or English proficiency

When you shop Dollar General, you join an effort to make our communities and our world a better place. They are committed to conducting business in a way that promotes healthy families, thriving communities and a cleaner environment. At Dollar General, corporate responsibility is built into their mission to serve others. By providing safe products, supporting our communities and enforcing environmentally-friendly practices, they proudly display the values that make their company great.

CONCLUSION

Dolgen California LLC has been a responsible retailer of alcoholic beverages for over 50 years with 10,000 stores in 40 states. Permitting the sale of alcoholic beverages at this site will not change this, but will allow Dollar General's concept at this site, providing customers the added convenience to make purchases of alcoholic beverages. Dolgen California LLC by reason of its location, character, manner, and method of operation, merchandise, and potential clientele, will serve the community of Woodland. To that end, Dolgen California, LLC respectfully requests that they are granted a finding of Public Convenience for the alcoholic beverage license.

Thank you for your time and consideration if you have any questions or comments please feel free to call me at 951-698-6868.

Sincerely,



Michael J. Brewer
Alcoholic Beverage Consulting Service

Dolgen California LLC
FEIN Number: 27-2199414
Corporate Officers

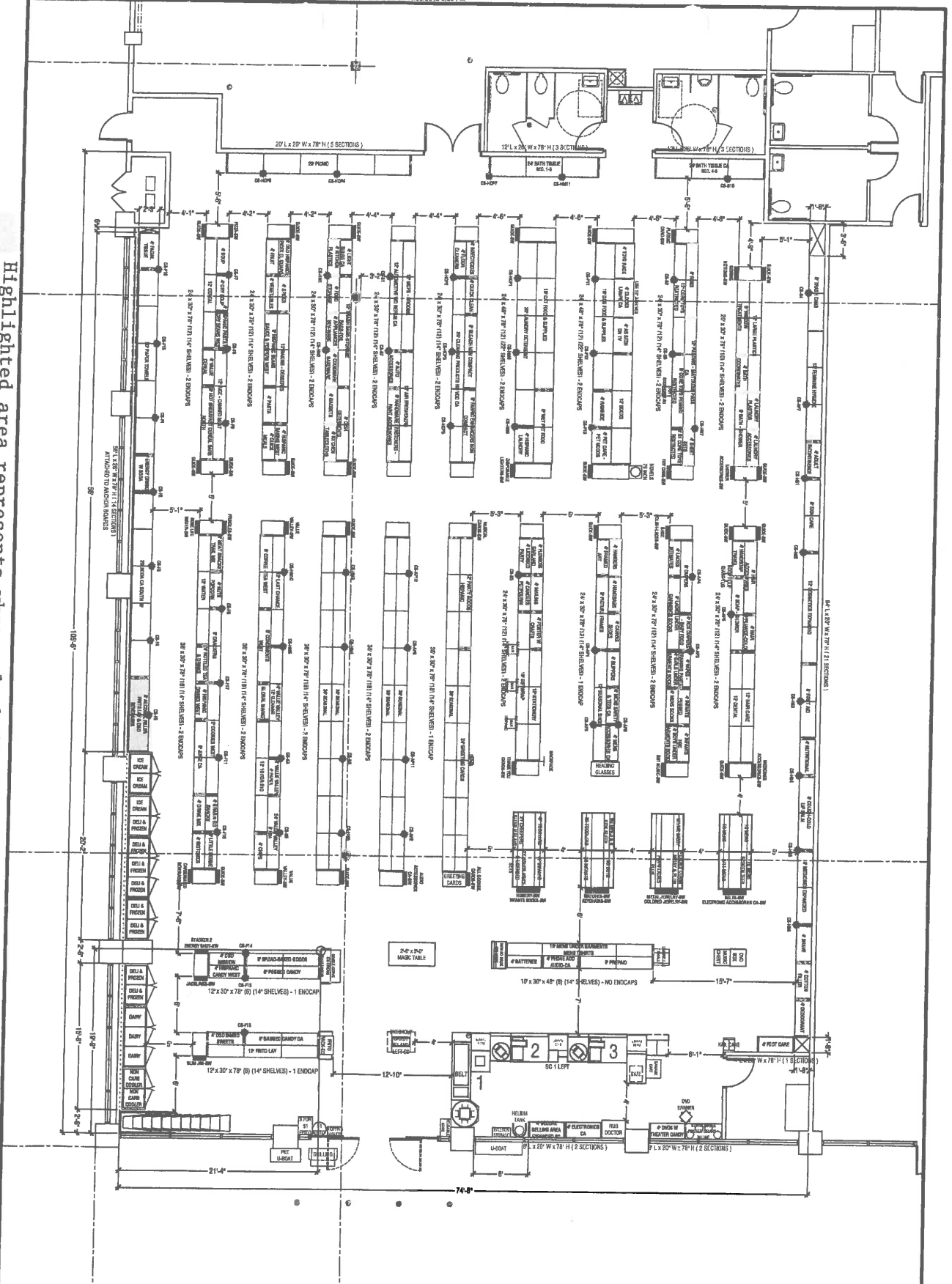
<u>Name</u>	<u>Office</u>	<u>Address</u>	<u>Phone</u>
William C. Bass	CEO	100 Mission Ridge, Goodlettsville, TN 3704	615-855-4000
James W. Thorpe	Sr. Vice Pres.	100 Mission Ridge, Goodlettsville, TN 3704	615-855-4000
John W. Feray	Sr. VP/CFO	100 Mission Ridge, Goodlettsville, TN 3704	615-855-4000
Robert R. Stephenson	Secretary	100 Mission Ridge, Goodlettsville, TN 3704	615-855-4000

Dollar General Stores

Address	City
14723 Palmdale Road	VICTORVILLE
471 Rimrock Rd	BARSTOW
13540 Navajo Road	APPLE VALLEY
3101 Wilson Road	Bakersfield
2317 N Chester Ave	Bakersfield
2900 Niles St	Bakersfield
12000 Yosemite Blvd	WATERFORD
14532 7th St	VICTORVILLE
1616 NILES STREET	BAKERSFIELD
1201 MAIN STREET	RIPON
9860 Central Ave	Montclair
869 N Rancho Ave.	Colton
2003-B Tully Road	Modesto
80 West Bullard #101	Clovis
560 North Main Street	Manteca
2150 W Alpine Ave	Stockton
310 W MLK Jr Blvd (was Charter)	Stockton
4232 E Main	Stockton
2907 Waterloo Road	Stockton
7963 Auburn blvd	Citrus Heights
13473 Perris Blvd.	Moreno Valley
1625 N. Fruit Avenue	Fresno
1316 W Olive	Porterville
700 S San Jacinto Ave	San Jacinto
3030 Brundage Lane	Bakersfield
7820 Brentwood Blvd	Brentwood
520 Perkins	MCFARLAND
244 E. Palmdale Blvd.	Palmdale
6810 WINTON WAY	WINTON
1729 West State Hwy 140	Merced
7970 Lander Ave #N	Hilmar
55532 29 Palms Hwy	YUCCA VALLEY
4115 N El Dorado St	Stockton
350 W. Main Street	BARSTOW
2277 N Garey Ave.	Pomona
111 Roberts Lane	BAKERSFIELD
9 Main Street Suite 101	Woodland
12524 Central Ave	Chino
4103 Tyler Street	Riverside
13721 Palm Drive	Desert Hot Springs
1200 S Madera	Madera
720 Oller St	Mendota
205 East Stetson Ave.	Hemet
1124 W Ocean Avenue	Lompoc

Dollar General Stores

Address	City
5166 E Olive Ave	Fresno
1905 E Main Street	Quincy
1802 Dairy Avenue	Corcoran
1111 Elgin Ave	Dos Palos
5101 White Lane	Bakersfield
1045 North Main Street	Salinas
1850 Highway 46	Wasco
1750 W Robertson Blvd	Chowchilla
803 E. BASELINE	SAN BERNARDINO
460 Antelope Blvd	Red Bluff
NWC Union & 4th	Bakersfield
SWC Santa Barbara St. & Hwy 165	Los Banos
550 N Imperial Avenue	El Centro
NEC Elkhorn Blvd. & Andrea Blvd.	Sacramento
258 Bernard Street	Bakersfield
SWC Holt Blvd & Bon View Ave	Ontario
1445 S Main Street	Santa Ana
376 Main Street	Chester
17200 Main Street	Hesperia
7870 Florin Road	Sacramento
2150 Solano Way	Concord
201 South Gateway Drive #101	Madera
1989 "E" East Pacheco Blvd	Los Banos
2626 E Ashlan Ave	Fresno
2641 Geer Road	Turlock



Highlighted area represents where alcoholic beverages to be kept.
5'6" x 2'3" cooler, 3 cubic sq feet of space

DOLLAR GENERAL

PRELIMINARY:

DATE: 08/18/12 BY: MH

111 08/26/12 MH

121

DRAWING HISTORY

DATE: 11/08/12 BY: MH

DATE: TYPE: BY:

111 11/26/12 REV MH

REVISION CODE KEY

131

141

151

161

171

181

191

201

211

221

231

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251

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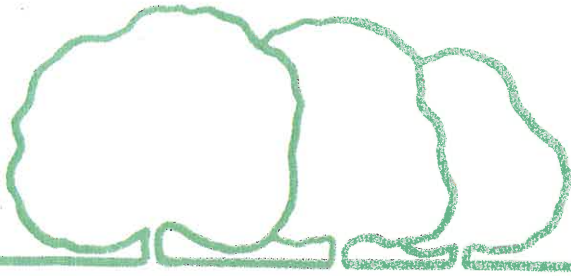
521

531

541

STORE # 14271
ADDRESS: 9 MAIN STREET
CITY ST ZIP: WOODLAND, CA 95665
DIVISION #: 0010
REGION #: 0091
DISTRICT #: 0051
NOTE: THE FLOOR PLAN AND MERCHANDISE PLAN IS SUBJECT TO CHANGE IF THE STORE DOES NOT RECEIVE WITHIN FOUR (4) WEEKS OF THE LAST ISSUE DATE.
STORE PLANNING HOTLINE
(615) 655-5305

ATTACHMENT C



City of Woodland

COMMUNITY DEVELOPMENT DEPARTMENT
(530) 661-5820

300 FIRST STREET
(530) 406-0832 FAX

WOODLAND, CA 95695
<http://www.cityofwoodland.org>

February 21, 2013

Michael J. Brewer
Alcoholic Beverage Consulting Service
26023 Jefferson Ave., Suite D
Murrieta CA 92562

RE: Request for determination of Public Convenience or Necessity (PCN) for a Type 20 (Off-sale Beer & Wine) permit for Dollar General located at 9 Main Street, Woodland California

Mr. Brewer,

After reviewing your application and supporting evidence concerning the proposed request for a Type 20 license for the Offsite Sale of Beer and Wine for Dollar General located at 9 Main, the Community Development Director and Police Chief have denied your request as the proposal would not serve a public convenience or necessity.

The service area location being proposed for the offsite sale of beer and wine has been deemed over concentrated. Overconcentration is based on the total number of existing licenses within a census tract with a maximum number of licenses assigned per tract. At this time there are seven (7) active Type 20 or Type 21 licenses within this census tract (109.02) which clearly suffices the convenience and necessity for patrons wishing to purchase beer and wine.

Please note that you do have the right to appeal this decision to deny your request for a letter of public convenience or necessity (PCN) to the City of Woodland Planning Commission. Any request to appeal the decision of the Community Development Director and Police Chief shall be made in writing and delivered to the Community Development Department within 15 days of the date of this mailing (The appeal fee is \$243). The hearing before the Planning Commission shall be within sixty (60) days of the denial of the application.

If you have questions, please free feel to contact me at (530) 661-5814 or by e-mail at paul.hanson@cityofwoodland.org.

Respectfully,

Paul L. Hanson, AICP, Senior Planner

11 APACU alcohol permit Dollar General Dollar General.docx

ATTACHMENT D



February 25, 2013

City of Woodland
Community Development Department
Attention: Paul Hanson
300 First St.
Woodland, CA 95695

Re: Dolgen California LLC
9 Main St. Ste. 101
Woodland, CA 95695

Dear Mr. Hanson:

Please consider this letter our official request for as appeal of the recent denial of our request for a finding of public convenience or necessity (PCN). Attached you will find a check in the amount of \$243.00 for the appeal fees as noted in your denial letter.

Thank you for your consideration and time regarding our request.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Michael J. Brewer', is written over a faint, stylized blue line.

Michael J. Brewer
Alcoholic Beverage Consulting Service



ATTACHMENT E

Paul Hanson

From: Mark Stevenson [mcstevenson@sbcglobal.net]
Sent: Monday, December 10, 2012 12:54 PM
To: Paul Hanson
Subject: Purity Plaza
Attachments: Woodland City.pdf

Paul Hanson, Senior Planner
CITY OF WOODLAND

Dear Paul,

Enclosed is the petition that I spoke to you about today regarding problems due to vagrants and homeless hanging around and drinking at the Purity Plaza Center. They often come on bikes, buying liquor and hanging around the center.

The Memorandum was personally delivered by me to Ana B. Gonzalez, City Clerk of the City of Woodland, at 300 First Street, for presentation to the City Manager and other city officials in May of 2009 and again in March of 2012.

As you can see, th shopping center tenants are NOT happy with the situation.

Call me if you have any questions.

Mark Stevenson
PARKER STEVENSON BROKERAGE CO., INC.
P.S. PROPERTY MANAGEMENT
4030 Truxel Road, Suite D
Sacramento, CA 95834
PH (916) 928-3800
FAX (916) 928-3808

MEMORANDUM

DATE: March 4, 2012
TO: **CITY OF WOODLAND**
FROM: **BUSINESS OWNERS and MANAGERS at PURITY PLAZA
Woodland, CA**
RE: **IMMEDIATE ASSISTANCE**

We, the undersigned Business Owners and Managers at *Purity Plaza Shopping Center* request immediate assistance from the City of Woodland and its Police Department in solving a major problem with vagrants and homeless in and around our shopping center.

These vagrants and homeless have created a major problem with our businesses. Listed below are some of their objectionable activities:

1. Urinating and defecating on the sidewalk and around the property.
2. Dumping trash and debris throughout the property.
3. Loitering near business entrances.
4. Consuming alcohol and drugs.
5. Making threatening, rude and vulgar statements and even possible physical attacks to patrons and business owners.
6. Sleeping in and around the property.
7. Damaging the property and creating an environment detrimental to operating a successful business.

We would appreciate an immediate response to this request.

Signatures on following page:

PAPA MURPHY'S PIZZA
9 Main Street, Suite 115
(530) 669-7272

GLAMOUR TOUCH
9 Main Street, Suite 111A
(530) 669-7509

CHECK MAX PLUS
9 Main Street, Suite 113
(530) 666-7711

PUPUSERIA LA CHICANA
9 Main Street, Suite 123
(530) 668-0270

LIBERTY TAX SERVICE
9 Main Street, Suite 119
(530) 574-2722

Star Zone - SMOKELAND
9 Main Street, Suite 109
(530) 661-9935

KIMBERLY'S FASHIONS
9 Main Street, Suite 117
(530) 662-7510

SPIN CITY LAUNDROMAT
9 Main Street, Suite 121
(530) 666-7563

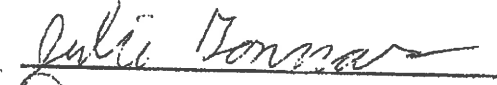
EL POLLO
9 Main Street, Suite 107
(530) 554-0271

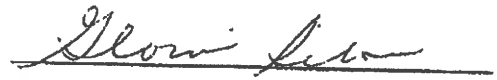
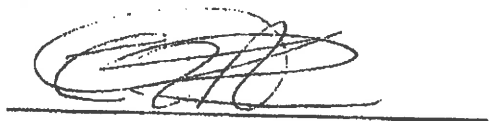
ROMEY LIQUOR

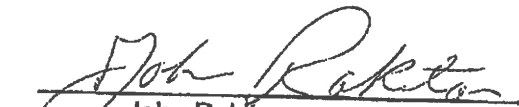
DUTCH BROS. COFFEE

Wayne Jensen

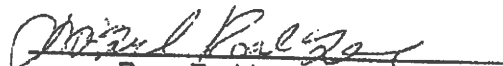
P.S. PROPERTY MANAGEMENT
4030 Truxel Road, Suite D
928-3810

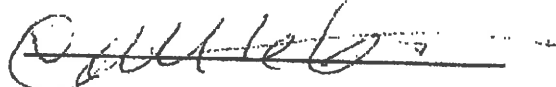

Carmen Herrera

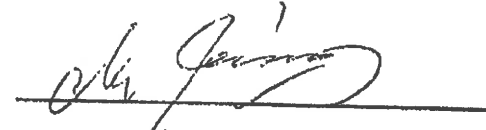
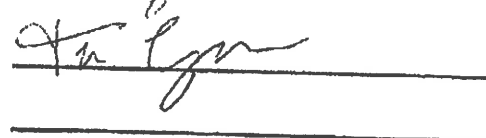




John Rakitan

Sal Jweinat


Rosa Rodriguez
MIGUEL RODRIGUEZ




Mark Stevenson

ATTACHMENT F

Paul,

Since March of this year, the Woodland Police Department has been actively working with transients along the entire Main Street corridor, to include Purity Plaza. Since then, officers have regularly been in contact with transients in the area of Purity Plaza and have documented their contacts through our POP Program. (Problem Oriented Policing)

A couple of months ago, I reported to the Chief and Captain here at the PD, the enforcement actions that have been taken by our officers as they attempt to deal with transient issues. At that time, and since that time, there have been more than three dozen citations issued to transients for illegal camping, and a number of other miscellaneous violations of both the City Ordinance as well as state law. Aside from the citations we've issued, there have also been numerous physical arrests/bookings made on transients for violations ranging from in-progress misdemeanor crimes, to outstanding warrants, and even a small handful of drug possession cases.

The Woodland Police Department is committed to addressing the concerns of all of our community members through contact and enforcement, but also through education of both the violators as well as the community itself. The concerns of the businesses within the Purity Plaza complex as well as the managers of the complex is something that our department is actively working on. We are encouraged by the willingness of the businesses within the Purity Plaza complex to help us help them. It is important for the businesses to know that the police officers are bound by all laws and must keep everyone's constitutional rights and freedoms in mind when contacting them. This includes our local transient population. That said any criminal behavior will be dealt with at an enforcement level, and under the constraints of the law.

As a matter of crime prevention, we would ask that any of the bushes at the complex be kept trimmed so as to not offer a place for transients to gather or camp. We have found this one relatively easy change has helped immensely at other properties around Woodland. We also encourage business owners to call dispatch when they observe criminal behavior taking place. (Dispatch non-emergency phone number is 666-2411)

I hope this information will assist you in regards to your correspondence with the managers of Purity Plaza. If I can be of any further assistance to you, please don't hesitate to contact me.

03/04/2013,

*****Since this original document was sent on 12/13/2012, officers of the Woodland Police Department have continued with the enforcement of all applicable laws with regard to unlawful camping, drug possession violations, and other miscellaneous offenses, and they have been logging this information. The Main Street area, to include Purity Plaza, is still an active POP Project.***

ATTACHMENT G

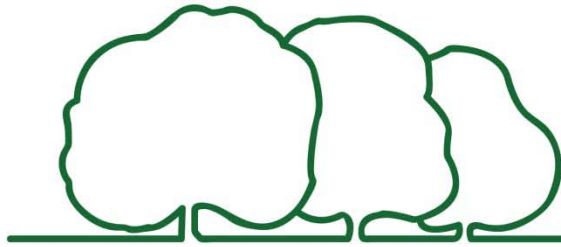
Date: March 6, 2013

To: City Planning Commission

From: Woodland Police Department

Re: Conditions for Dollar General's PCN, 9 Main Street, Suite 101

1. The sales of alcoholic beverages shall not be made to persons through a drive through window.
2. No display or sale of beer or wine shall be made from an ice tub.
3. It shall be the responsibility of the applicant licensee to provide all staff with the knowledge and skills that will enable them to comply with their responsibilities under state law.
 - a. Woodland Police and the Department of Alcohol Beverage Control hold a training seminar annually to educate and update the licensees and their staff on the laws as they pertain to their license.
 - b. The knowledge and skills necessary for responsible alcoholic beverage service shall include, but not limited to the following:
 - State laws relating to sales of alcoholic beverages, particularly ABC and penal provisions concerning sales to minors and intoxicated persons..
 - Alcohol and the effects on the body and behavior, including the operation of motor vehicles.
4. Beers may not be sold in quantities of less than a 6 pack. (This also means no quart bottles of beer allowed on the premises for sale.)
5. Wine coolers and Malt beverage will not be sold in quantities less than a four pack
6. No sales of fortified wine (A fortified wine is a wine to which spirits such as brandy have been added, raising the alcohol content of the wine.)
7. No advertising of alcoholic beverages shall be visible from the exterior of the premises.
8. Exterior public telephones that permit incoming calls may not be located on premises.
9. No beer or wine shall be displayed within five feet of the cash register or the front door unless it is in a permanently affixed cooler.



City of Woodland

MEMORANDUM

TO: Planning Commission Members

FROM: Cindy A. Norris, Principal Planner
Heidi Tschudin, General Plan Project Manager

SUBJECT: General Plan Update and Climate Action Plan Environmental Impact Report
Notice of Preparation Public Information Scoping Meeting

DATE: March 21, 2013

RECOMMENDED ACTIONS: Staff recommends that the Planning Commission take the following actions:

- 1.) Receive a staff report regarding the meeting; and
- 2.) Provide an opportunity for the public to comment on the scope of the EIR.

OVERVIEW:

The City Council has provided direction to pursue a General Plan Update and preparation of a Climate Action Plan. Toward this end, consulting staff including a professional project manager, general plan consultant and transportation consultant were authorized in December 2012 and January 2013. The City intends to prepare an Environmental Impact Report as part of this effort. California Environmental Quality Act (CEQA) Guidelines that state that, "Immediately after deciding that an environmental impact report is required for a project, the lead agency shall send to the Office of Planning and Research and each responsible and trustee agency a notice of preparation stating that an environmental impact report will be prepared." Further, in accordance with Section 15082(c)(1.), of the CEQA Guidelines, for projects of statewide, regional, or area wide significance, the lead agency shall conduct at least one scoping meeting. Early "scoping" is very helpful in identifying the range of possible impacts as soon as possible in order to address them in the proposed General Plan and environmental document.

BACKGROUND:

The last significant update to the City of Woodland's General Plan was completed in February 1996. This update was significant in scope and followed an involved and controversial public process, including a referendum process. In November 1996, Woodland residents voted to keep the General Plan as

approved by the Council in February. Then, in 2002, the city conducted a five-year technical update to the General Plan and adopted a Mitigated Negative Declaration.

Since that time, there have been signification legislative, policy and technological changes that should be incorporated into a General Plan update.

Project Manager

The City of Woodland has hired a project manager, independent from the Consultant Team who will function as an extension of staff to assist and oversee the preparation of the General Plan update. Heidi Tschudin is that individual.

General Plan Consultant

The General Plan consulting firm of Dyett and Bahtia have been hired to prepare the General Plan, Climate Action Plan and Environmental Document. Consultants under that contract include AECOM and Bay Area Economics. A separate transportation contract with Fehr and Peers is in place.

Planning Commission and City Council

It is anticipated that the Planning Commission and City Council will be actively involved in the overall process of development of the General Plan through initial workshops, meetings, and public hearings.

DISCUSSION

The City of Woodland is preparing a General Plan Update and Climate Action Plan and has determined that a comprehensive Environmental Impact Report (EIR) will be necessary. The purpose of this meeting is to receive comments from any interested party regarding the scope and content of the EIR, not to debate or respond. For state and federal agencies comments are limited under state law to the respective agency's statutory/ regulatory responsibilities. Oral comments provided at the meeting will be summarized for inclusion in the EIR. Those who wish to have their verbatim comments incorporated in the EIR must submit their comments in writing.

A Notice of Preparation (NOP) was released March 6, 2013. Written comments on the NOP can be sent anytime during the NOP review period which begins March 6, 2013 and ends April 5, 2013 at 5:00pm. Views and comments on how the project may affect the environment, and what potential environmental impacts the EIR should consider, are welcomed.

NEXT STEPS

The NOP comment period closes April 5, 2013 at 5:00pm. Comments received after that date and time may not be considered. Additional keys steps in the process are identified below.

March – EIR Scoping, Housing Forum, Household Survey
April – Community Vision Workshops
May – Draft Housing Element
June to August – Alternative land use plans
September – Final Housing Element

October – Preferred land use plan, draft policies

November to February 2014 – Preparation of Draft General Plan, Draft CAP, Draft EIR

February 20, 2014 – Release of Draft General Plan, Draft CAP, Draft EIR

March to April – Workshops and Comment Periods

May to June – Hearings and Final Adoption

Attachments:

Notice of Preparation

NOTICE OF PREPARATION (NOP)
AND NOTICE OF SCOPING MEETING FOR THE DRAFT ENVIRONMENTAL
IMPACT REPORT (EIR) FOR THE CITY OF WOODLAND GENERAL PLAN UPDATE
(2035) AND CLIMATE ACTION PLAN

Date: March 6, 2013

To: Responsible Agencies, Interested Parties and Organizations

Subject: **Notice of Preparation of an Environmental Impact Report for the City of Woodland General Plan Update and Climate Action Plan and Scheduling of a CEQA Scoping Meeting on Thursday, March 21, 2013**

Project Title: City of Woodland General Plan Update and Climate Action Plan

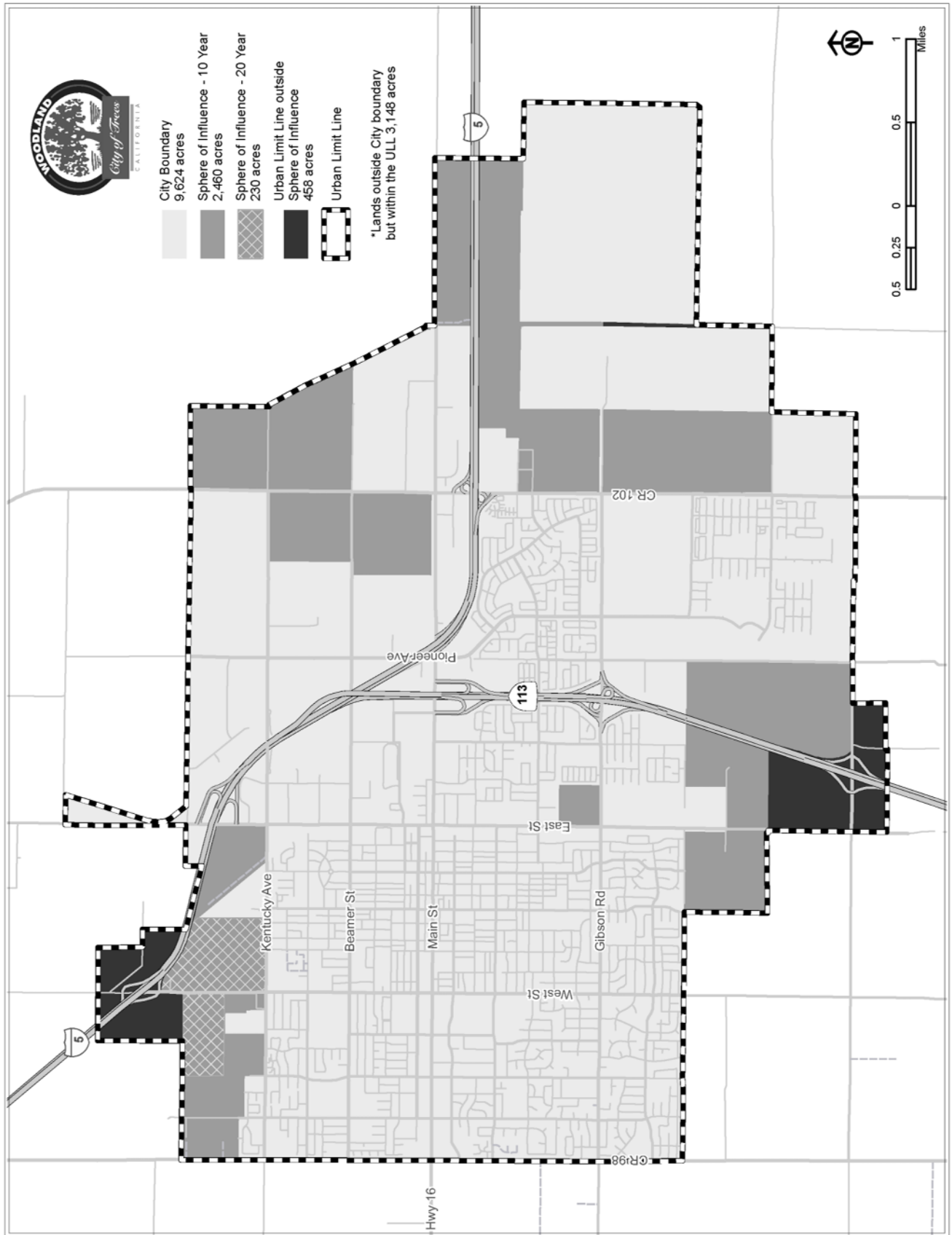
Location: The project area encompasses the entire incorporated boundary of the City of Woodland, California plus a portion of the adjoining Yolo County unincorporated area that falls within the City's voter-adopted Urban Limit Line (see Figure 1, Planning Area).

PROJECT OVERVIEW: The City of Woodland is preparing a General Plan Update and Climate Action Plan and has determined that a comprehensive Environmental Impact Report (EIR) will be necessary. The EIR will examine impacts in all environmental issue areas recommended in Appendix G of the CEQA Guidelines. The City of Woodland requests your input regarding the scope and content of environmental analysis that is relevant to your respective agency's statutory/regulatory responsibilities in order to ascertain potential impacts of the proposed project. More detailed project information including additional information on the proposed actions, project maps, and preliminary identification of environmental effects may be attached or is available from the City of Woodland. As allowed under Section 15060 of the CEQA Guidelines, the City has not prepared an Initial Study. This Notice of Preparation (NOP) has been prepared pursuant to Section 15082 and 15083 of the CEQA Guidelines.

COMMENT PERIOD: Written comments on the NOP can be sent anytime during the NOP review period which begins March 6, 2013 and ends April 5, 2013 at 5:00pm. Your views and comments on how the project may affect the environment, and what potential environmental impacts the EIR should consider, are welcomed. Please send your written responses, with the name of your agency contact person, to the following address: Cindy Norris, City of Woodland Community Development Department; 300 First Street, Woodland, CA 95695. Comments may also be submitted electronically by 5:00pm on April 5, 2013 to cindy.norris@cityofwoodland.org.

SCOPING MEETING: Oral responses on the NOP may be provided at the Scoping Meeting to be held Thursday, March 21, 2013, at 6:30 pm before the Planning Commission at the Woodland City Council Chambers located at 300 First Street in Woodland. If you have questions regarding this NOP or the Scoping Meeting, please contact Cindy Norris at (530) 661-5911.

Detailed information and access to additional information relating to this NOP and other project documents will be available at the City of Woodland City Hall and online at the General Plan Update Website: (www.cityofwoodland.org) or more specifically at http://www.cityofwoodland.org/gov/depts/cd/woodland_general_plan_2035/default.asp



DETAILED PROJECT INFORMATION

1. PROJECT TITLE:

City of Woodland General Plan Update and Climate Action Plan

2. LEAD AGENCY NAME AND ADDRESS:

City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

3. CONTACT PERSON AND PHONE NUMBER:

Cindy Norris
Principal Planner
(530) 661-5911
Cindy.Norris@cityofwoodland.org

4. PROJECT LOCATION:

The City is situated in east-central Yolo County, approximately nine miles north of the City of Davis and 15 miles northwest of the City of Sacramento (Figure 2, Regional Location). With a 2010 Census population of 55,468, Woodland is the second-largest city in Yolo County and the county seat.

The project area encompasses the entire incorporated boundary of the City of Woodland, California plus a portion of the adjoining Yolo County unincorporated area that falls within the City's voter-adopted Urban Limit Line (ULL) (Figure 1, Planning Area). The City of Woodland is 9,624 acres or about 15 square miles in size. The ULL includes an additional 3,148 acres of which 2,460 acres fall within the 10-year Sphere of Influence (SOI) designated by the Yolo Local Agency Formation Commission (LAFCO) and 230 acres fall within the designated 20-year SOI. The Planning Area for the City (incorporated area plus ULL) totals 12,772 acres.

Interstate 5 passes through the northeast portion of the City, while State Route 113 runs north-south through the east-central part of the City. The City is served by local and regional transit operated by YoloBus. Additionally, the City is served by the Sacramento International Airport, which is located eight miles east of City limits along Interstate 5.

5. PROJECT SPONSOR'S NAME AND ADDRESS:

City of Woodland
Community Development Department
300 First Street
Woodland, CA 95695

6. DESCRIPTION OF PROJECT:

General Plan Update

The General Plan Update provides the community with an opportunity to clarify its vision for future development patterns, transportation systems, economic development opportunities, and sustainable growth. The current City of Woodland General Plan was last comprehensively updated in 1996, with a technical update in 2002, and an update of the Housing Element in 2009. In addition, there have been a dozen project-driven amendments since that time (these can be reviewed on the project website). The horizon year for the current plan is 2020 with the exception of the current Housing Element, which has a horizon that extends through October 31 of this year (2013). The proposed update will address long-term planning for the entire planning area through 2035, with a new horizon of October 31, 2021 for the revised Housing Element.

The General Plan Update will include an update and in some cases revisions in every chapter of the current document to meet the requirements of state law and address topics such as those listed below:

Chapter 1: Land Use and Community Design Element – including examination of the current cap on new single-family dwelling units; analysis of the appropriate balance between re-use, infill, and growth in new development areas; consideration of new higher densities and types of housing; assessment of appropriate goals and policies for community character; and identification of changes to planned land use throughout the city and planning area, where appropriate.

Chapter 2: Housing Element – including update pursuant to state law; identification of available land to meet the City's fair share of housing in various low income categories.

Chapter 3: Transportation and Circulation Element – including examination of appropriate levels of service for street operations and congestion; standards for mobility in all modes and for complete streets; ultimate rights-of-way for primary circulation routes; location and feasibility of transit; bicycle and pedestrian facilities; and appropriate street character and patterns.

Chapter 4: Public Facilities and Services Element – including identification of appropriate levels of service for city services and utilities.

Chapter 5: Recreational, Educational, and Community Services Element – including identification of community vision, unmet needs, and feasible service levels.

Chapter 6: Historic Preservation Element – including preservation of historic Woodland character and appropriate integration of historic features and flavor into new development.

Chapter 7: Environmental Resources Element – including state requirements for open space and conservation; identification of appropriate policies and goals to address changed environmental conditions and requirements; and integration of policies and goals to address sustainability, climate change, and greenhouse gas reduction.

Chapter 8: Health and Safety Element – including state requirements for noise and safety; identification of appropriate policies and goals to address flood risk and flood regulations; and assessment of the link between public health, community design, and the built environment.

Chapter 9: Economic Development Element – including appropriate policy and regulatory response to market and fiscal changes and projections; and assessment of how to best position the City to achieve maximum economic success.

Chapter 10: Administration and Implementation Element – including development of an implementation plan; examination of cost and priority for each implementation action; and identification of maximum potential for CEQA streamlining of consistent development projects.

The General Plan Update will address whether and how to accommodate the following projected growth in the City of Woodland by 2035:

Year	Population	Dwelling Units	Jobs
2010	55,468(1)	19,912(1)	25,423(3)
2035	66,041(1)	24,452(2)	32,224(2)
Change	+10,573 (19%)	+4,540 (23%)	+6,801 (27%)

Source: (1) CA DOF 2010; (2) SACOG 2035; (3) SACOG 2008

Figure 3 (Existing General Plan Land Use Diagram) shows the adopted land uses for the City of Woodland. Figure 4 (Existing General Plan Land Use Table) identifies all currently planned land uses by acreage. The General Plan Update will modify these two figures. It is anticipated that this will occur in areas that are currently vacant or underutilized, or identified for new or changed uses as a part of the update process. Areas to be examined for change include but are not limited to the following:

- Downtown core
- East Street
- Northeast industrial area

- Northwest area along Kentucky Avenue
- In and around County Fair Mall
- In and around County Fair

Throughout the process, detailed information and access to all project documents is or will be made available at the City of Woodland City Hall (www.cityofwoodland.org) and online at the General Plan Update Website:

http://www.cityofwoodland.org/gov/depts/cd/woodland_general_plan_2035/default.asp

Climate Action Plan

A Climate Action Plan (CAP) is a comprehensive plan for addressing a community's greenhouse gas (GHG) emissions. A CAP, or similar strategy, can serve as a mitigation strategy under CEQA for GHG/climate change impacts associated with a proposed project. With an adopted CAP, projects consistent the General Plan and CAP undergo a streamlined process for mitigation of GHG emissions under CEQA. This is the approach the City proposes to take with the General Plan Update and efforts already underway to prepare a citywide CAP.

The final Technical Report for the City's CAP was released December 2012 and is available online at:

<http://www.cityofwoodland.org/documents/WoodlandCAPFinalReportv7.pdf>

The report identifies: the City's 2005 baseline greenhouse gas (GHG) inventory as 544,145 metric tons (MT) of CO₂e in three sectors (energy use, transportation, and water/waste water); the 2020 projected GHG emissions as 562,987 MTCO₂e; and the 2020 reductions target as 15 percent of 2005 or 462,523 MTCO₂e. This means that projected 2020 emissions must be reduced by 100,464 MTCO₂e. A suite of reduction strategies and a framework for implementation are introduced in the Technical Report and will be finalized in the CAP.

As a part of the General Plan Update the CAP will be expanded to satisfy all of the requirements of Section 15183.5 of the CEQA Guidelines and to include a projection for 2035 GHG emissions and appropriate mitigation.

10 POTENTIAL ENVIRONMENTAL IMPACTS TO BE CONSIDERED:

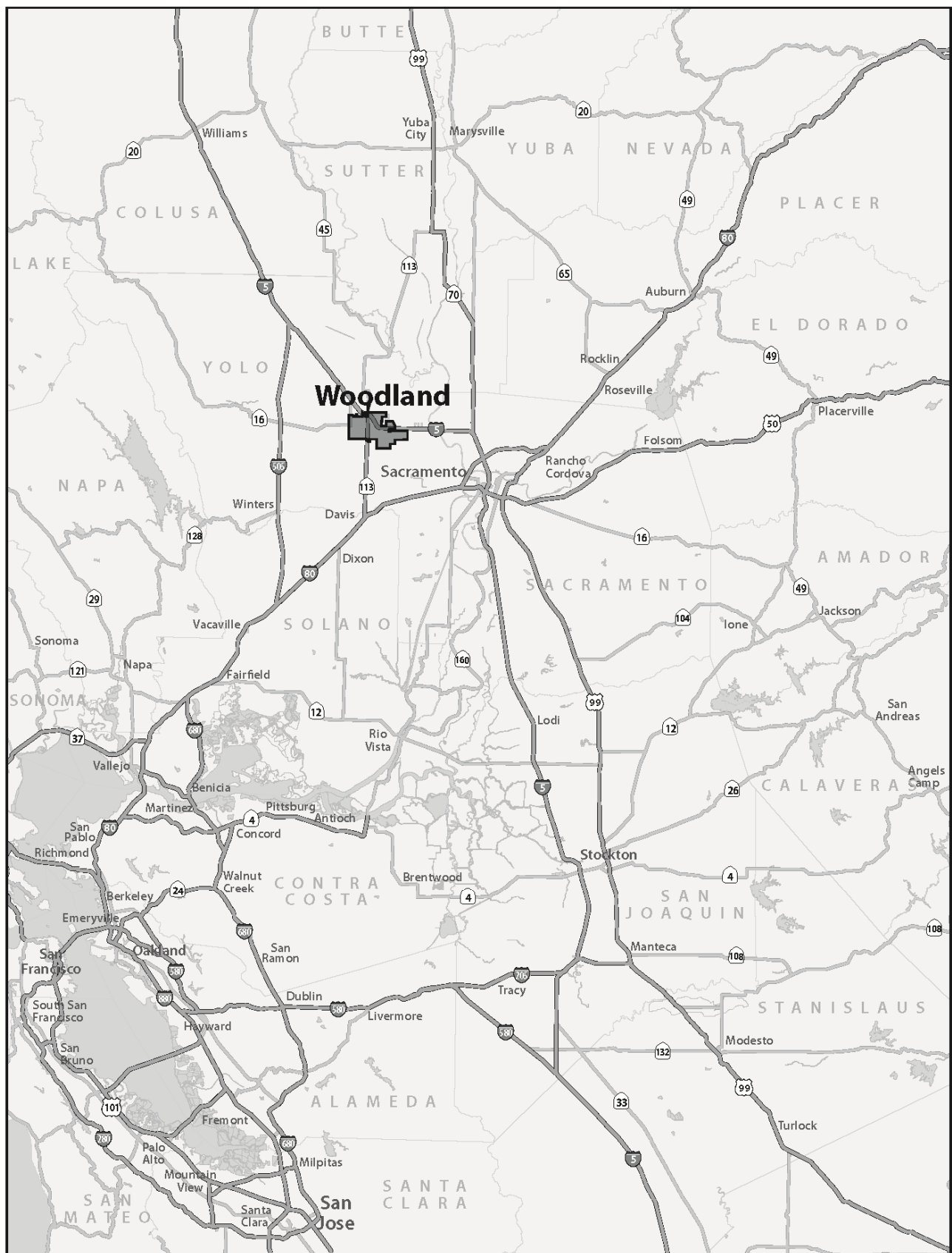
The City has determined that an EIR is required for this project. Therefore, as allowed under Section 15060 of the CEQA Guidelines, the City has not prepared an Initial Study and will instead begin work directly on the EIR process described in Article 9, commencing with Section 15080. As required, the EIR will focus on the significant effects of the project and will document the reasons for concluding that other effects will be less-than-significant or potentially significant.

The Draft General Plan EIR will analyze a broad range of potential environmental impacts associated with implementation of the General Plan and the CAP. Where potentially significant environmental impacts are identified, the EIR will also discuss mitigation measures (in the form of modified or new policies and actions) that may

make it possible to avoid or reduce significant impacts, as appropriate. The EIR will analyze the following areas:

- Land Use (including population, jobs, and housing);
- Aesthetics and Visual Resources;
- Biological Resources;
- Cultural Resources;
- Transportation and Circulation;
- Air Quality;
- Noise;
- Geology, Soils, and Mineral Resources;
- Hydrology, Flooding, and Water Quality;
- Public Services and Utilities;
- Climate Change and Energy; and
- Hazardous Materials and Toxics.

In addition to the potential environmental effects listed above, the EIR will evaluate potential cumulative effects and potential growth-inducing impacts of the proposed project as well as alternatives. The No Project alternative will evaluate the impacts resulting from continued implementation of existing plans, policies, and regulations which govern the city. As appropriate, other alternatives that will avoid or lessen environmental effects related to the proposed Woodland General Plan Update and CAP will be discussed. The draft EIR will also recommend measures to mitigate any significant environmental impacts.





General Plan Land Use

Land Use Designations

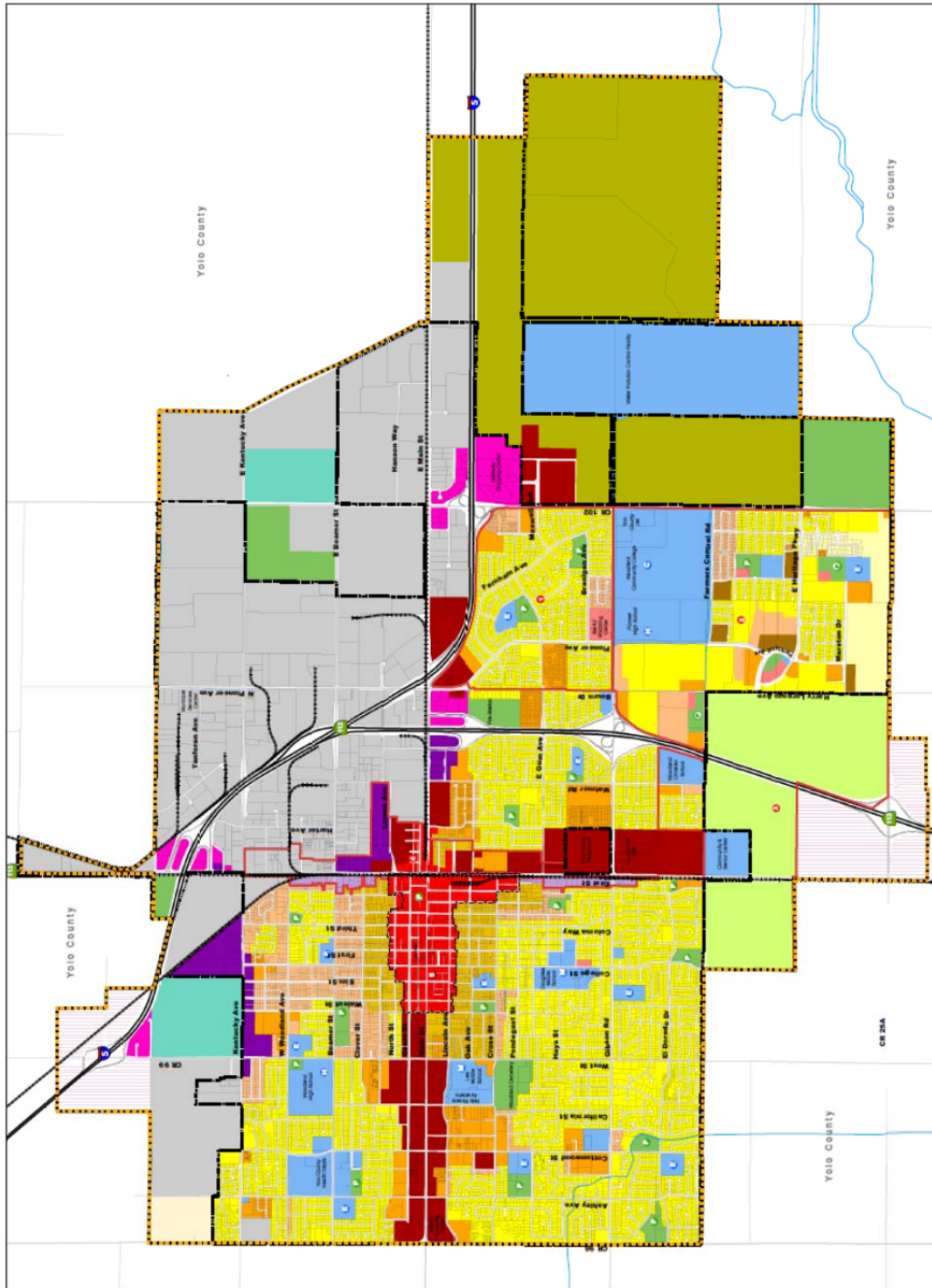
- Residential**
- Rural (0.0 – 2.0 dwelling units/gross acre)
 - Very Low Density (1.0 – 4.0 du/gross ac)
 - Low Density (3.0 – 8.0 du/gross ac)
 - Medium Low Density (5.0 – 12.0 du/gross ac)
 - Neighborhood Preservation (3.0 – 8.0 du/gross ac)
 - Medium Density (8.0 – 15.0 du/gross ac)
 - High Density (15.0 – 25.0 du/gross ac)
 - Planned Neighborhood (1.0 – 25.0 du/gross ac)
- Commercial**
- Neighborhood Commercial
 - Central Commercial
 - General Commercial
 - Highway Commercial
 - Service Commercial
- Mixed Use**
- Business Park
 - Industrial
 - Other
 - Open Space
 - Public Service
 - Urban Reserve
 - Undesignated



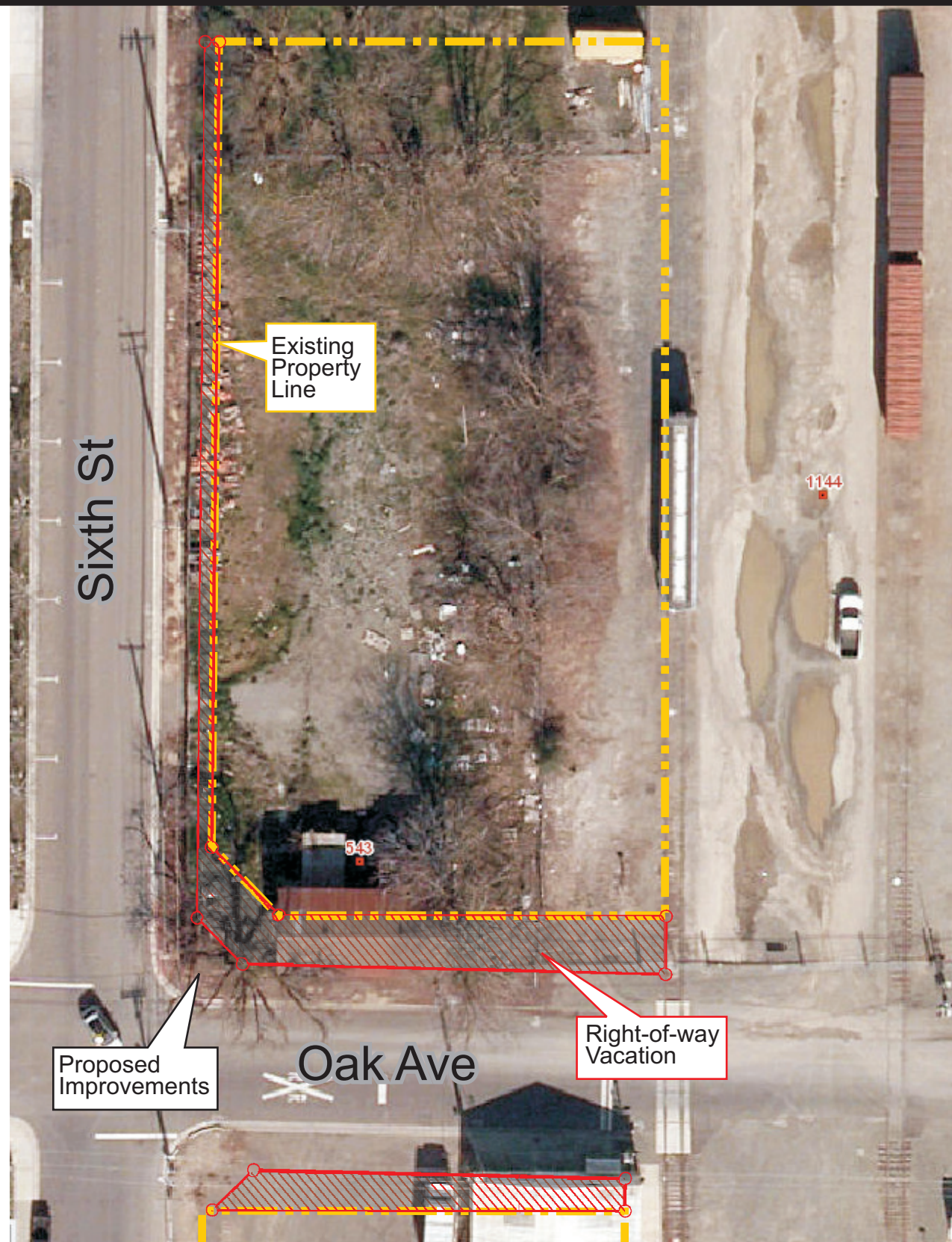
- Schools**
- Elementary School
 - Middle School
 - High School
 - College
- Specific Plans**
- Southwest Area
 - Spring Lake
 - Spring Lake Master Plan Remaster
 - East Street
 - Downtown
- Parks**
- Proposed Park



This map includes all lands within the
unincorporated Urban Limit Line.
City of Woodland, March 2013
Source: Woodland Planning Dept.



Land Use Description	Total Acres	Inside City	Outside City w/in ULL
Business Park	226.7	0.0	226.7
Central Commercial	159.7	159.7	0.0
General Commercial	455.8	359.6	96.2
High Density Residential	34.0	34.0	0.0
Highway Commercial	128.7	117.2	11.4
Industrial	2,544.2	1,792.5	751.6
Low Density Residential	2,105.9	2,105.9	0.0
Medium Density Residential	363.5	363.5	0.0
Medium Low Density Residential	331.6	331.6	0.0
Mixed Use	37.8	37.8	0.0
Neighborhood Commercial	26.9	26.9	0.0
Neighborhood Preservation	182.9	182.9	0.0
Open Space	442.2	352.6	89.6
Planned Neighborhood	584.8	0.0	584.8
Public Space	1,079.4	1,079.4	0.0
Rural Residential	53.5	0.0	53.5
Service Commercial	126.0	126.0	0.0
Undesignated	333.0	0.0	333.0
Urban Reserve	1,657.3	890.0	767.3
Very Low Density Residential	125.9	125.9	0.0
Right of Way	1,772.4	1,538.3	234.1
Grand Total	12,772.0	9,623.8	3,148.2



Right-of-Way Vacation
Courthouse Parking Lots
February 28, 2013

Descriptions

**Yolo County Superior Courthouse Offsite Parking
January, 2013**

North Parcel

All that certain real property situated in the State of California, County of Yolo, City of Woodland, described as follows:

Beginning at the southeast corner of Parcel 1, as said Parcel is shown on Parcel Map No. 3898, filed November 6, 1991 in Book 10 of Parcel Maps at Page 7, Yolo County Records;

thence South 00° 32' 02" West 17.25 feet;

thence North 88° 37' 10" West 125.70 feet;

thence North 44° 03' 26" West 19.17 feet;

thence parallel with the west line of Parcel 1 North 00° 32' 02" East 259.87 feet;

thence South 89° 59' 36" East 4.15 feet to the northwest corner of Parcel 1;

thence along the boundary of Parcel 1 the following three courses:

1. South 00° 32' 02" West 239.07 feet;
2. South 44° 39' 27" East 28.19 feet;
3. South 89° 50' 57" East 115.00 feet to the point of beginning.

Containing 3,377 square feet or 0.078 acres, more or less.

South Parcel

All that certain real property situated in the State of California, County of Yolo, City of Woodland, described as follows:

Beginning at a point on the south line of Oak Avenue (80 feet wide), from which the east line of Sixth Street (60 feet wide) bears North 89° 50' 57" West 1.35 feet;

thence North 45° 54' 49" East 17.28 feet;

thence South 88° 41' 37" East 112.35 feet;

thence South 00° 32' 02" West 9.79 feet to the north line of Oak Avenue;

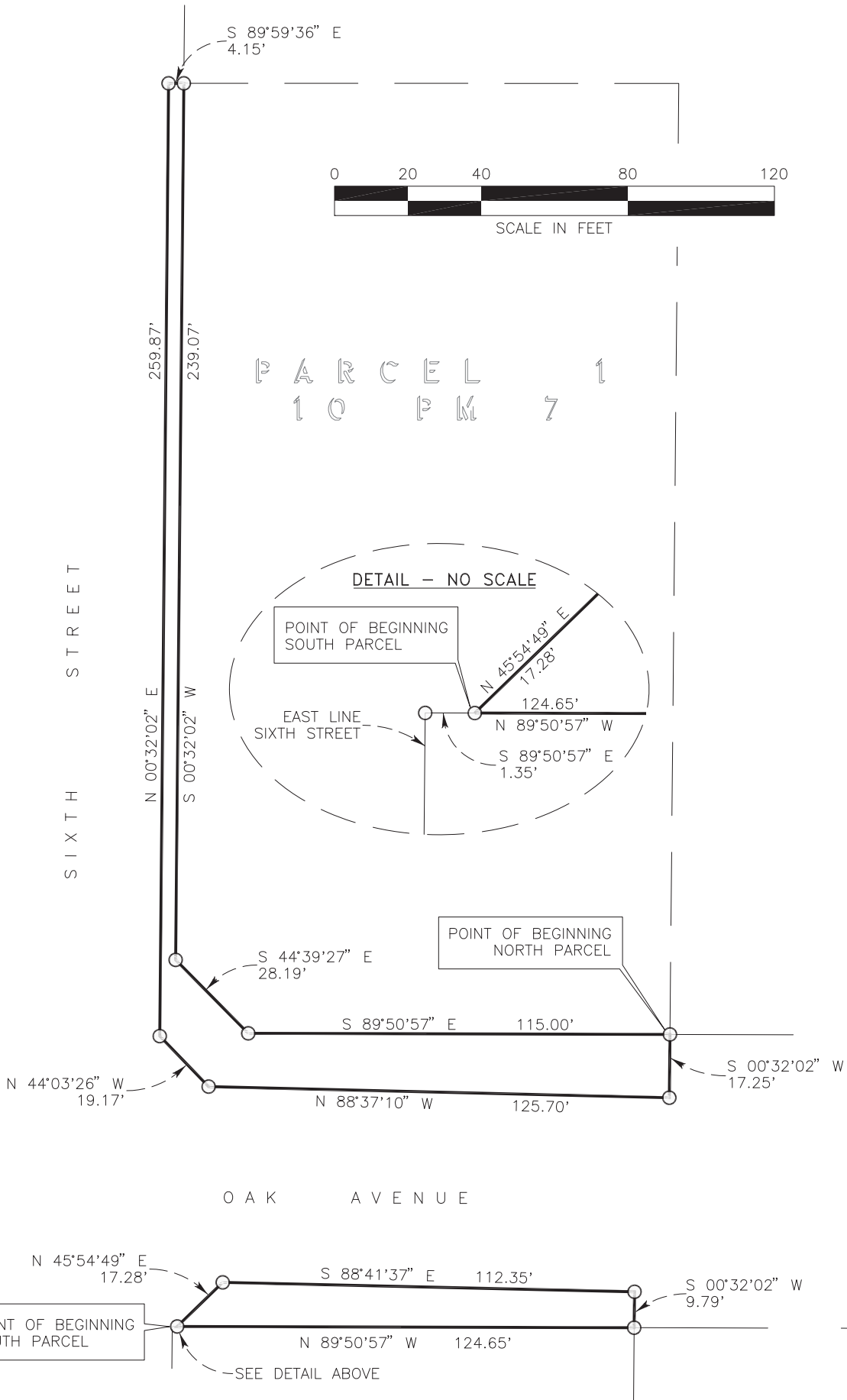
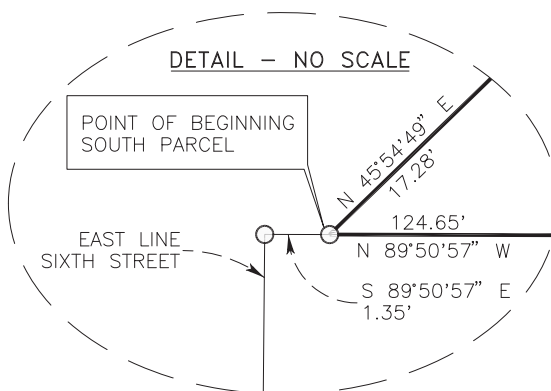
thence along said north line North 89° 50' 57" West 124.65 feet to the point of beginning.

Containing 1,302 square feet or 0.030 acres, more or less.



SIXTH STREET

PARCEL 1
10 PK 7



FRAME SURVEYING & MAPPING
609 A STREET DAVIS, CA 95616
530.756.8584 (v&f) jhframe@dcn.org
2111-001A

RIGHT-OF-WAY VACATION
YOLO SUPERIOR COURTHOUSE OFFSITE PARKING
CITY OF WOODLAND, YOLO COUNTY, CALIFORNIA
JANUARY, 2013 SHEET 3 OF 3 SCALE: 1"= 40'