

GLENN COUNTY
Planning & Community Development Services Agency

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Donald Rust, Director

GLENN COUNTY PLANNING COMMISSION

STAFF REPORT ADDENDUM-REPLY TO COMMENTS

Continued from the July 15, 2020, Planning Commission Meeting

MEETING DATE: August 19, 2020

TO: Glenn County Planning Commission

FROM: Andy Popper, Senior Planner

SUBJECT: **Conditional Use Permit 2020-001, Dolgen California, LLC**

Attachments:

1. July 14, 2020 Comment Letter
2. Business Owner's Letter to Planning Commission
3. Letter from Ken Hahn, Hamilton City Resident
4. Petition with Signatures
5. July 15, 2020, Planning Commission Staff Report and Documents

1. Introduction:

At the July 15, 2020, Planning Commission meeting it was unanimously elected to continue the Conditional Use Permit 2020-001, Dolgen public hearing to the August 19, 2020, Planning Commission meeting.

As previously reported the applicant is requesting a Finding of Public Convenience or Necessity (PCN) and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer's good store.

2. Public Input:

The Planning & Community Development Services Agency encourages and considers community input regarding proposals. In order to address the commenting items received for Conditional Use Permit 2020-001, the following responses are presented.

2.1 July 14, 2020 Comment Letter (3 Items):

The *July 14, 2020 letter (italicized below)* primarily addresses the Findings as listed in the Staff Report.

1. Finding # 01 claims that the approval of the application will provide a single location for household necessities as well as beer and wine. Looks like that the existing stores owned by local business owners, providing similar household necessities along with beer and wine, are not considered. We hereby contest that this finding is incorrectly trying to generate Public Convenience, in order to support a big corporate, which is bent to kill locally owned businesses all over the country.

In reply to the comment received, the existing stores do provide a public convenience, and the proposal will generate a Public Convenience. The proposal is reviewed and processed regarding compliance with state and local code(s), and does not include an analysis of corporate or local ownership.

2. Finding # 02 states that proposed use shall not be detrimental to the health, safety and general welfare of the persons or property in the vicinity. This finding is highly objectionable as staff report did not considered the effects on the health, safety and general welfare of students of high school, which is located in the close proximity. We appeal to the commission that high school is very sensitive use, which should not have been ignored by the staff, while recommending approval.

In reply to the statement, evidence has not been established that the proposal will be detrimental to the health, safety, and general welfare of the persons or property in the vicinity. The proposal includes no revisions to the property, other than to sell items sold by similar establishments in the vicinity.

3. Furthermore, report states that in Census tract #105.01, The ABC is authorized to issue up to 4 licenses. Four active licenses as detailed below are already active in the town since the year 2015 or before. This means that there is no Public Necessity for approval of this application.

In reply to the statement, the ABC requires that a Finding of Public Convenience or Public Necessity is required. To address the number of licenses; if Dollar General is to be denied, it could set a precedent for future businesses to locate in Hamilton City, or other areas of Glenn County which also may require a CUP or PCN Finding.

The narrative above explains that rejection of subject application will neither affect already existing Public Convenience nor Public Necessity. Rather the approval is not complying with General Plan policies to safeguard health, safety and general welfare of the sensitive use in the project vicinity.

The replies above, as well as, the Planning Commission Staff Report respond to the statement. The proposal is both consistent with the Community Commercial General Plan land use designation, as well as a permitted use in the Community Commercial zone.

Approval of this application will also be detrimental to the locally owned businesses, which are responsibly caring for the local community and helping local organizations. So we count on the Honorable Planning Commission for a favorable and unbiased decision to reject the subject application.

No evidence has been provided that the proposal will be detrimental to locally owned businesses. According to Assessor records the existing Dollar General contributes substantial funds via property taxes. In addition, similar to other establishments, Dollar General generates sales taxes for the County.

2.2 Business Owner's Letter to Planning Commission (14 Items):

The letter received from four business owners in Hamilton City, primarily include fourteen listed comments. The first comment is regarding Public Hearings during the COVID-19 pandemic, several Planning Commission meetings have been held in the same manner. The Public Meeting coronavirus protocols are in order to honor Executive Order N-29-20, issued by California Governor.

Comments 2 through 6 generally regard contributions to local organizations, locally spent funds, time in business, and residency. The comments are noted; however, compliance with legal codes are required analysis, not contributions or time in operation.

Comments 7 through 10 generally refer to 'corporate dollars' and 'big firms', also not criteria analyzed in review of this proposal. The applicant is applying for and meeting the requirements for a CUP and PCN as included in the Glenn County Code.

Comments 11 through 14 generally discusses a news article. The article is included in the record as a part of the public comment.

2.3 Letter from Ken Hahn, Hamilton City Resident

Item 1:

This letter is in opposition of granting a conditional use permit and/or finding of public convenience or necessity determination. I live in Hamilton City and have talked with several people who feel the same as I do. Currently there is four establishments where beer and wine can be purchased. One of the establishments is directly across the street from the proposed conditional use permit location. With an establishment located this close to the proposed site I do not see how there could be a positive determination of convenience or necessity. Also, the only grocery store in town sells beer and wine. Again, this shows that there is already an establishment that meets both convenience and necessity.

Item 2:

There is also the issue of location of the proposed site for the establishment looking to be granted a conditional use permit. Dollar general is separated from the town by highway 32. Highway 32 is a terribly busy roadway. I do not find that it is convenient to cross the highway to purchase beer or wine. If I thought it was a benefit to Hamilton City to grant the conditional use permit, PI would not be writing this letter, however I do not see any benefit to the town.

The letter primarily addresses similar items as previous comments. In reply to the comment regarding Highway (State Route) 32, roughly half of the daily vehicular traffic is in the west bound (northside) lane. The west bound lane is adjacent to the existing Dollar General Store; therefore, providing a public convenience for those vehicles not required to cross traffic.

2.4 Petition Received

We, the undersigned residents of the Hamilton City area do not support approval of the Conditional Use Permit #2020-001, to sell beer & wine for offsite consumption by Doller General located at 400 Sixth Street, Hamilton City. There are already enough ABC Type 20 licenses in our area and hence do not support the approval by the Honorable Planning Commission.

Community input is encouraged, approximately 33 people signed a document with the above statement. The 2010 census population of Hamilton City is 1,759 persons.

3. Conclusion

Numerous comments were received regarding the proposal. The comments received do not state how the proposal does not meet Federal, State, or County Code.

Other than a request to deny the proposal, the comments did not provide for how the proposal could be revised in order to address possible concerns. Therefore, no revisions in the Conditions of Approval or Recommendations are being revised in the July 15 Planning Commission Staff Report.

To
 The Planning Commission
 Glenn County CA

July 14, 2020

Re: Rejection of the staff recommendations to approve CUP 2020-001 for sale beer and wine at Dollar General Store located at 400 Sixth St, Hamilton City CA

Respected Commissioners,

In regards to the public hearing referred above, scheduled on July 15, please review the objectionable recommendations in staff report, as detailed below

- 1) Finding # 01 claims that the approval of the application will provide a single location for household necessities as well as beer and wine. Looks like that the existing stores owned by local business owners, providing similar household necessities along with beer and wine, are not considered. We hereby contest that this finding is incorrectly trying to generate Public Convenience, in order to support a big corporate, which is bent to kill locally owned businesses all over the country.
- 2) Finding # 02 states that proposed use shall not be detrimental to the health, safety and general welfare of the persons or property in the vicinity. This finding is highly objectionable as staff report did not considered the effects on the health, safety and general welfare of students of high school, which is located in the close proximity. We appeal to the commission that high school is very sensitive use, which should not have been ignored by the staff, while recommending approval
- 3) Furthermore, report states that in Census tract #105.01, The ABC is authorized to issue up to 4 licenses. Four active licenses as detailed below are already active in the town since the year 2015 or before. This means that there is no Public Necessity for approval of this application.

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	355312	ACTIVE	21	07/30/1999	06/30/2019	SINGH, GURSEWAK	DOUBLE EE MARKET	575 SACRAMENTO AVE HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
2	441395	ACTIVE	20	07/14/2006	06/30/2019	HUSSEIN, ISKANDER MOHAMED	EL TORO LOCO 1	570 MAIN ST HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
3	538805	ACTIVE	20	12/19/2013	11/30/2019	HS PETROLEUM LLC	HAMILTON GAS & FOOD	601 SIXTH ST HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
4	555475	ACTIVE	20	06/02/2015	05/31/2019	GILL, HARPREET SINGH	7 LUCKY FOOD MART	585 SIERRA AVE HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100

The narrative above explains that rejection of subject application will neither affect already existing Public Convenience nor Public Necessity. Rather the approval is not complying with General Plan policies to safeguard health, safety and general welfare of the sensitive use in the project vicinity.

Approval of this application will also be detrimental to the locally owned businesses, which are responsibly caring for the local community and helping local organizations.

So we count on the Honorable Planning Commission for a favorable and unbiased decision to reject the subject application.

Sincerely,

TIME RECEIVED
July 14, 2020 3:28:47 PM PDT

REMOTE CSID
5308263986

DURATION
473

PAGES
19

STATUS
Received

04.04.2021 14:24

5308263986

P 1/19

Glenn County Planning Commission,

Subject: CUP 2020-001_Public Hearing

We the business owners of Hamilton City are writing this letter to oppose the agenda item 7A conditional use permit ABC by Dollar General. Here are the reasons this license should not be granted to Dollar General.

- 1) They are trying to sneak this through while Glenn County citizens are under Covid-19 restrictions and can't attend the meetings and express their views.
- 2) Dollar General is a big corporation and spends all of their profits outside of Glenn County and does not contribute and invest locally.
- 3) Recently Dollar General appealed to get their property tax assessment lower so they would pay less taxes. These taxes go to fire, police and roads, which we are in desperate need of in Glenn County.
- 4) All 3 gas station owners have been here 20 plus years and reside in Glenn County. We all invest and spend our money locally to help our local businesses.
- 5) All businesses owners help local organizations such as lions club, boys and girls club, Hamilton City Women's club, Hamilton City Boosters, little league, etc.
- 6) Has Dollar General ever contributed helped any local organization? We dug deep and were not able to find and contributions or help from them to anyone.
- 7) With their big corporate dollars they are trying to buy this license, which no one has ever been able to do in Glenn County.
- 8) They hire big firms out of town and spend thousands of dollars to alter the process of applying for the license to get an advantage that was not provided to anyone except them.
- 9) Why is Dollar General allowed to set a precedence when no local business or resident or non profit has been allowed ever in Glenn County.
- 10) Dollar General only hires employees part time and pays the least amount so they can save every penny for their corporate CEOs.
- 11) We are providing a recent article from ProPublica which was Published on June 29 2020. The article highlights what Dollar General bring to the community and what they stand for. "The Gun Violence Archive, a website that uses local news reports and law enforcement sources to tally crimes involving firearms, lists more than 200 violent incidents involving guns at Family Dollar or Dollar General Stores since the start of 2017, nearly 50 of which resulted in deaths. Including 31 robberies where their own employees were killed." The article includes testimonies from their own employees that Dollar General does nothing to protect them. According to the article their employee wages must be kept at 5% of the gross sale, no matter what the cost is to their employees, customers, and local small towns.
- 12) According to the article Dollar General comes to small rural towns and destroys competition and pays the least and becomes a magnet for crime. They provide minimum security and provide no help to law enforcement for solving any crime that took place at their business. All current small businesses in Hamilton City have excellent security cameras and local knowledge. These business always work with local law enforcement to help with any crime that occurs.
- 13) IN THE PAST 5 YEARS, THE SHARE PRICE OF DOLLAR GENERAL HAS NEARLY TRIPLED, IN 2018, DOLLAR GENERALS CEO MADE 10 MILLION IN COMPENSATION, NEARLY 800 TIMES THE MEDIAN PAY FOR THE WORKERS AT THE COMPANY.
- 14) When a Dollar General part time employee was killed while working Dollar General did not even make a phone call to the grieving family, while other companies the employee had previously worked for gave a helping hand. How sad.

In the end, we small businesses have a track record in our town of running our businesses responsibly, caring for our community, and respecting our employees, giving a helping hand to

the needy and being good responsible citizens of our town. Please do not put Dollar General in front of the line and giving them an advantage, which they already have due to being a big corporation. We ask that their application be denied.

Thank you,

Gee Singh (Double EE Market) 21 years as the local family Business man

Prithvipal Gill/Sukhdev Sivla (Sinclair Gas Station)12 Years as local Business man

Preet Gill (Chevron Gas Station) 10 years as local Business man

Toro Loco Market 12 years as local Market Business man



A Dollar General in North St. Louis. An employee named Robert Woods was killed there in 2018. (Andres Gonzalez for The New Yorker)

How Dollar Stores Became Magnets for Crime and Killing

Discount chains are thriving — while fostering violence and neglect in poor communities.

by Alec MacGillis, June 29, 6 a.m. EDT

Above: A Dollar General in North St. Louis. An employee named Robert Woods was killed there in 2018. (Andres Gonzalez for The New Yorker)

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When Jolanda Woods was growing up in North St. Louis, in the 1970s and early '80s, she and her friends would take the bus to the stores downtown, on 14th Street, or on Cherokee Street, on the South Side, or out to the River Roads Mall, in the inner suburb of Jennings. "This was a very merchant city," Woods, who is 54, told me. There were plenty of places to shop in her neighborhood, too, even as North St. Louis, a mostly Black and working-class part of town, fell into economic decline. There was Perlmutter's department store, where women bought pantyhose in bulk, Payless shoes, True Value hardware and Schnucks grocery store.

Almost all these stores have disappeared. As St. Louis' population has dropped from 850,000, in the 1950s, to a little more than 300,000, owing to suburban flight and deindustrialization, its downtown has withered. The River Roads Mall closed in 1995. North St. Louis is a devastated expanse of vacant lots and crumbling late-19th-century brick buildings, their disrepair all the more dramatic for the opulence of their design. "This neighborhood has gone down," Woods said. "Oh, my God, these houses."

A new form of retail has moved into the void. The discount chains Family Dollar and Dollar General now have nearly 40 stores in St. Louis and its immediate suburbs, about 15 of them in North St. Louis. This is where the people who remain in the neighborhood can buy detergent and toys and pet food and underwear and motor oil and flashlights and strollers and mops and drain cleaner and glassware and wind chimes and rakes and shoes and balloons and bath towels and condoms and winter coats.

The stores have some nonperishable and frozen foods, too, for people who can't travel to the few discount grocery stores left in the area. Rudimentary provisions like these allowed the stores to remain open as "essential" businesses during the coronavirus shutdowns. "These stores are our little Walmarts, our little Targets," Darryl Gray, a local minister and civil rights activist, told me. "It's the stuff you won't get at a grocery store, that you get at a Walmart — but we don't have one."

Three years ago, Woods' husband, Robert, who was 42, began working at a Dollar General on Grand Boulevard, across from an abandoned grocery store. He and Jolanda had separated, but they stayed in touch over the years as Robert overcame a crack-cocaine addiction, got a job at the Salvation Army, was ordained as a minister and became an informal counselor to other men battling addiction. Dollar General paid a bit more than the Salvation Army, but he expressed anxiety about security problems at the store. Shoplifting was common, and occasionally there were even armed robberies.

The store lacked a security guard, and it typically had only a couple of clerks on hand.

On Nov. 1, 2018, Woods went to work on his day off, to fill in for an absent co-worker. Footage from a security camera shows a man entering the store just after 1 p.m., wearing a blue sweatshirt with the hood pulled up over a red cap, and holding a silver gun.

He fired down the center aisle, hitting Woods in the back of the head. Then he pointed the gun at the cash register, before seeming to panic. He ran out of the store empty-handed. An ambulance arrived, but Woods was no longer breathing. After his body was removed, Dollar General remained open for several hours, before closing amid protests from local residents.

Woods' murder was one of three homicides in six months at the two discount chains in the St. Louis area. On June 13, a man and a woman started arguing in a car in the parking lot of a Family Dollar on West Florissant Avenue, just outside the city line; he shot her once in the head, killing her. Less than a month after Woods' death, a 65-year-old woman was shopping at the Family Dollar on St. Charles Rock Road when a seemingly mentally ill 34-year-old woman grabbed steak knives from a shelf in the store and stabbed her to death.

The Gun Violence Archive, a website that uses local news reports and law enforcement sources to tally crimes involving firearms, lists more than 200 violent incidents involving guns at Family Dollar or Dollar General stores since the start of 2017, nearly 50 of which resulted in deaths. The incidents include carjackings in the parking lot, drug deals gone bad and altercations inside stores. But a large number involve armed robberies in which workers or customers have been shot. Since the beginning of 2017, employees have been wounded in shootings or pistol-whippings in at least 31 robberies; in at least seven other incidents, employees have been killed. The violence has not let up in recent months, when requirements for customers to wear masks have made it harder for clerks to detect shoppers who are bent on robbery. In early May, a worker at a Family Dollar in Flint, Michigan, was fatally shot after refusing entry to a customer without a mask.

The number of incidents can be explained in part by the stores' ubiquity: There are now more than 16,000 Dollar Generals and nearly 8,000 Family Dollars in the United States, a 50% increase in the past decade. (By comparison, Walmart has about 4,700 stores in the U.S.) The stores are often in high-crime neighborhoods, where there simply aren't many other businesses for criminals to target. Routine gun violence has fallen sharply in prosperous cities around the country, but it has remained stubbornly high in many of the cities and towns where these stores predominate. The glowing

signs of the discount chains have become indicators of neglect, markers of a geography of the places that the country has written off.



Vacant lots surround a Family Dollar in North St. Louis. (Andres Gonzalez for The New Yorker)

But these factors are not sufficient to explain the trend. The chains' owners have done little to maintain order in the stores, which tend to be thinly staffed and exist in a state of physical disarray. In the 1970s, criminologists such as Lawrence Cohen and Marcus Felson argued that rising crime could be partly explained by changes in the social environment that lowered the risk of getting caught. That theory gained increasing acceptance in the decades that followed. "The likelihood of a crime occurring depends on three elements: a motivated offender, a vulnerable victim, and the absence of a capable guardian," the sociologist Patrick Sharkey wrote, in "Uneasy Peace," from 2018.

Another way of putting this is that crime is not inevitable. Robberies and killings that have taken place at dollar store chains would not have necessarily happened elsewhere. "The idea that crime is sort of a whack-a-mole game, that if you just press here it'll move over here," is wrong, Richard Rosenfeld, a criminologist at the University of Missouri-St. Louis, told me. Making it harder to commit a crime doesn't just push crime elsewhere; it reduces it. "Crime is opportunistic," he said. "If there's no opportunity, there's no crime."

James Luther Turner left school in 1902, when he was 11. His father had died in a wrestling accident, and Turner had to run his family's farm, in Macon County, Tennessee. He was successful and entrepreneurial, and when he was 24 other farmers asked him to manage the local co-op; he started a bridle shop behind the store. Eventually, he took a job working for a Nashville dry goods wholesaler, hawking samples across southern Kentucky and middle Tennessee. In 1929, at the onset of the Depression, he opened a store in Scottsville, a small town in Kentucky. He bought up failed retailers' stock, which he either liquidated, sold to other store owners or took back to his own shop, Turner's Bargain Store. "He also knew that where there was failure, there was opportunity," his grandson Cal Turner Jr. wrote in a memoir, called "My Father's Business," published in 2018.

In 1939, James Luther Turner's only child, Hurley Callister Turner, known as Cal Sr., bought a building in Scottsville to serve as the warehouse for a new wholesale business, J. L. Turner and Son. Soon, he was buying so much discount merchandise that he had trouble finding stores to take it, so he and his father started a chain of stores in partnership with local managers. At first, Cal Sr. later said, the plan was "selling the good stuff to the rich folks, but we were late getting into retailing." He concluded, "We had to sell the cheap stuff to the poor folks." Cal Sr. had high standards: He called all his store managers on Saturday nights and made frequent rounds in person. "He wanted a store to be clean and well displayed," Cal Jr. wrote. He started working for the company when he was about 13, sweeping the warehouse for 25 cents an hour.

By 1955, the Turners had three dozen stores across Kentucky and Tennessee. Cal Sr. noticed that crowds of shoppers came to department stores in larger cities when they held "dollar days," selling off excess merchandise cheaply. On June 1 of that year, the company converted a store in Springfield, Kentucky, into one called Dollar General. The store was a sensation, as was a second one, in Memphis, which in 10 months did more than a million dollars in sales. Soon, all J. L. Turner and Son stores were renamed Dollar General, with a new slogan above the window: "Every Day Is Dollar Day." Signs outside read "Nothing Over \$1."

At first, the Turners didn't have to radically change their business model. They bought inventory, including irregular items and closeouts, very cheap and sold it for a little more. When a friend's textile company had an excess of pink corduroy, Cal Sr. had the friend make men's pants, which he sold for a dollar a pair. He bought a truckload of wet socks in Nashville and had workers sort and hang them around the Scottsville warehouse. When bell-bottoms went out of fashion, he turned them into cutoff shorts. Once, at the end of the Christmas season, he bought 35,000 fruitcakes; he sold them all a

year later.

Cal Sr. sought out cheap real estate. "We don't have to have great locations," he said. "With our merchandise and our prices, we just need some kind of building around us." And he paid poorly: Wages were to be kept at a maximum of 5% of a store's gross sales, which, Cal Jr. acknowledged, "placed us at the bottom of a low-paying industry." A store typically had only two employees — and, if business was slow, it got by with just one at a time. When a bookkeeper invited two colleagues to lunch with a union organizer, Cal Sr. had her fired. After the Teamsters tried to organize the company's truck drivers, the company outsourced its transportation to a contractor and hired a slew of armed guards to escort the new drivers past picketers.

Sales nearly doubled between 1963 and 1968, and the Turners took the chain public. By 1972, they had 500 stores, and, a few years later, around the time that Cal Sr. passed the reins to Cal Jr., they started buying up other chains, also in small towns, extending the company far from its upland-South base. A competing chain, Family Dollar, started by Leon Levine in Charlotte in 1959, focused mostly on low-income urban areas. By 1974, Levine had 200 stores; he took his company public five years later.

As the two chains have grown, expanding to offer many goods for more than a dollar, the urban-rural distinction between them has diminished. Today, it is not uncommon to find both stores on the same small-town main street or a few blocks apart in a distressed urban neighborhood. (Dollar Tree, which bought Family Dollar in 2015 and has maintained both brands, keeps prices closer to a dollar with a more limited selection — wrapping paper, party supplies — sold to a more middle-class clientele. Unlike Dollar General and Family Dollar, Dollar Tree's stores tend to be in suburban locations.) As Amazon and its e-commerce rivals have devastated brick-and-mortar shopping, the two chains represent just about the only branch of physical retail that is still growing in America. Even Walmart, often viewed as the bane of small-town retailers, has been consolidating. Last year, it closed about 20 stores, leaving some communities even more dependent on the two chains. In 2019, discount chains accounted for about half of all new retail store openings. Dollar General alone opened nearly 1,000 stores.

The chains' executives are candid about what is driving their growth: widening income inequality and the decline of many city neighborhoods and entire swaths of the country. Todd Vasos, the CEO of Dollar General, told The Wall Street Journal in 2017, "The economy is continuing to create more of our core customer."



A Dollar General on the west side of Dayton where the reporter encountered Jimmy Donald shopping with his mom. (Andres Gonzalez for The New Yorker)

Because dollar stores are heavily concentrated in poor towns and neighborhoods, many middle- and upper-middle-class consumers are unaware of their ubiquity — or of the frequency of armed robberies and shootings. In 2017, the manager of a Dollar General in Baltimore, where I live, was shot and killed as he was closing up. But I discovered the pervasiveness of the problem while reporting elsewhere. In Dayton, Ohio, I got to know Jimmy Donald, who was working for a heating and air conditioning contractor while trying to start an organization to help ex-felons and others with troubled backgrounds, a category that included himself. Donald, who is 38, served in the Marines in Iraq. He then spent four years in prison, after being involved in the beating death of a man outside a Michigan bar, in 2004. He lived on the west side of Dayton, which is predominantly Black; as the area has lost several grocery stores, the dollar store chains have proliferated.

This correlation is not a coincidence, according to a 2018 research brief by the Institute for Local Self-Reliance, which advocates for small businesses. The stores undercut traditional grocery stores by having few employees, often only three per store, and paying them little. “While dollar stores sometimes fill a need in cash-strapped communities, growing evidence suggests these stores are not merely a byproduct of economic distress,” the brief reported. “They’re a cause of it.”

There are now more than a dozen Family Dollars and Dollar Generals on

Dayton's west side. "In a lot of these areas, they're the only stores around," B. J. Bethel, who has reported on the chains for WDTN, the local NBC affiliate, told me. For robbers, he added, "it's the only place to get cash." Donald did much of his shopping at the stores, and each week he drove his mother to them to do her shopping as well. One day in Dayton, needing a winter hat, I stopped by a Dollar General at West Third Street and James H. McGee Boulevard, where Donald and his mother were making their way down an aisle. Goods spilled off the shelves, and carts were piled high with boxes waiting to be opened and stacked, giving the store an air of neglect.

Shortly before Donald and I first met, he had been the victim of an armed robbery at another west side Dollar General. It was homecoming weekend at Central State University, the historically Black college near Dayton, and his mother needed some barbecue sauce. Donald was standing in line to pay when two young men, probably in their late teens, came in and pointed a gun at the cashier. Donald concluded that they were amateurs — they weren't wearing masks, and when the one with the gun pulled the slide back, not realizing that a round was already chambered, the bullet popped out. They ordered Donald and two women in line to get on the floor, then took the money that he had just cashed from his paycheck: \$700.

Donald described this event in an undramatic and routine manner. And for good reason: armed robberies are a regular occurrence at the Dayton stores. In 2017, the year he was held up, there were 32 armed robberies at 18 Dollar Generals and Family Dollars in Dayton. (This count didn't include the store where he was robbed, which sits just beyond the city line.) Last year, there were two dozen. The violence has included more than robberies, too. Last July, a man and a woman were killed outside a west side Family Dollar in a murder-suicide; in September, a man was shot during a drug deal outside the Dollar General where I had run into Donald and his mother.

All told, the Dayton police receive an average of nearly 1,000 calls for service to the stores each year. There have been more calls to just nine of the city's Family Dollars than there have been to one of Dayton's two major hospitals, Grandview Medical Center, where police are often summoned for interviews with victims of violent crimes, drug overdoses and other problems.

The Dayton Police Department prides itself on being a modern, data-driven force, embracing such initiatives as "harm reduction" measures to combat the opioid epidemic. Several years ago, noticing the rise in calls to the dollar stores, the department provided training sessions for Family Dollar managers in how to practice what police call "crime prevention through environmental design." Officers showed them how less trash outside and less clutter inside and fewer big ads in the windows, which block the view of responding police officers, would make their stores safer. The store

managers were told to instruct cashiers to make frequent transfers of cash from the register to the safe. (Until 2004, Dollar General did not accept credit cards, and the stores still deal heavily in cash.)

But Jason Hall, the commander of the city's Violent Crime Bureau, told me that the effect of the training had dissipated, partly because the stores, which pay a starting wage of about \$9 or \$10 an hour in states without higher minimum-wage thresholds, have such high turnover. "It was supposed to be passed down to the rest of the employees, but it didn't trickle down," he said. "The rank and file did not reap the benefit of that training." Store managers have resisted pleas to reduce trash or loitering outside their stores, saying that their responsibility is limited to the stores themselves. And they are often slow about getting police the feed from store cameras after robberies,



Donald in Dayton, outside the store where he was robbed. (Andres Gonzalez for The New Yorker)

Hall said. The cameras are typically of such low quality and so poorly placed that their records are of limited use anyway. Nan Whaley, the mayor of Dayton, told me that managers sometimes discourage employees from testifying in court against robbers, because they're needed to staff the stores. (A spokesperson for Dollar General said that she was unaware of this practice.) "What is that? They're not even respecting the justice system," Whaley said. "They don't even care if they're being held up at gunpoint."

Recently, Dayton has cited the crime and violence that the stores attract as a reason to challenge their requests to sell alcohol. Several years ago, Dollar General obtained alcohol licenses for many of its Dayton-area stores. In 2017, the city's law department began seeking to block requests by Family Dollar to obtain licenses for seven of its stores, including three on the west side. The city had an easier time enlisting community testimony against alcohol license applications for stores on the north and east sides of town, which are less heavily African American. City officials attributed this imbalance in part to a general sense of resignation and powerlessness on the west side.

When the state's Division of Liquor Control approved all but one Family Dollar request, Martin Gehres, the assistant city attorney, drove a 15-passenger van full of north and east side residents to appeals hearings in Columbus. The residents, who included the owner of a bakery across from a Family Dollar and the manager of an adjacent library branch, won reversals of the approval for that store and for another on the north side. But the alcohol sales went ahead on the west side, where crime is worse. "The stores they got them at were the ones I was most concerned about," Gehres said.

When I met with Gehres and Hall, they told me they were aware that the stores filled a retail void for many residents of Dayton, which has lost nearly half its residents since 1960. But they also cited research suggesting that, in some places, the dollar stores have exacerbated the problem. "They are filling a food desert," Gehres said. "And they are helping cause a food desert."

Even the most image-conscious public corporations tend to acknowledge, in their required disclosures to investors and in their quarterly calls with market analysts, the challenges facing them. So it was startling to find no mention of the prevalence of crime and violence in recent filings for either Dollar General or Family Dollar and Dollar Tree. Company executives make occasional reference to "shrink," the industry euphemism for stock lost mainly to shoplifting or employee theft. But the steady stream of violence at

the stores, much of it directed against employees, was omitted.

Dollar General emphasized its efforts to keep costs down. In its disclosures for the third quarter of 2019, Dollar General lamented the rise in nationwide hourly wages, and it said that it was aiming to shift to self-checkout in many stores. The company hopes not to have to increase security at stores, since its “financial condition could be affected adversely” by doing so. “Our ability to pass along labor costs to our customers is constrained by our everyday low price model,” Dollar General concluded, “and we may not be able to offset such increased costs elsewhere in our business.” Similarly, Dollar Tree executives told analysts in a quarterly call in March that they were pushing “productivity initiatives” in stores, which would help get more from fewer workers. “We are well positioned in the most attractive sector of retail to deliver continued growth and increase value for our shareholders,” Gary Philbin, the company’s CEO, said.

In the past five years, the share price of Dollar General has nearly tripled, outpacing the broader stock market by some 80% and vastly outperforming traditional grocery stores and retailers such as Kroger and Macy’s. In 2018, Vasos, Dollar General’s CEO, received more than \$10 million in total compensation, nearly 800 times the median pay for workers at the company. Philbin, at Dollar Tree, was paid about the same amount.



A marquee lists a Family Dollar in a mostly empty shopping plaza in St. Louis. (Andres Gonzalez for The New Yorker)

Asked about the hundreds of incidents of violent crime at their stores, the

companies said that they took security concerns seriously, but they did not elaborate on preventive measures at the stores. Both companies declined to say how many had armed security. Randy Guiler, a Family Dollar spokesman, said, in written responses to questions, "To ensure the integrity of our security systems and procedures, we do not publicly share specific details." None of the 10 dollar stores that I visited in Dayton had a security guard present. In liquor board testimony, the Family Dollar manager for the region stretching across Interstate 70 from Dayton to St. Louis said that the company deployed security guards at only a couple of stores in his region, in St. Louis and Cincinnati.

Guiler said that the stores cooperated fully with local police departments and had in some places opened tip lines with rewards for information leading to arrests. He told me that the company recently hired the security firm ADT to upgrade the stores' camera systems. Asked about the stores' low staffing levels, Guiler said, "We are a small-box retailer. Staffing levels can, and do, vary by day, by hour and based on store sales volumes."

A spokesperson for Dollar General said, "In keeping with our mission of serving others, we are proud to provide a convenient, affordable retail option to customers and communities that other retailers choose not to serve."

When Jolanda Woods heard about Robert's murder, she returned to St. Louis from Philadelphia, where she had been working at a nonprofit, to organize his funeral. In an interview with KMOV, the local CBS affiliate, she faulted Dollar General for leaving stores understaffed and for allowing stock to pile up near the door, making it harder for workers and customers to escape robberies. "That's not enough staff to secure your store with no security," she said. "You can't expect them to watch the aisles, work the cash registers, watch the thieves and stop the thieves."

In February, I went to St. Louis and visited the Dollar General where Robert was killed. Inside the entrance was just the sort of barrier that Jolanda had described: a double-wide column of several dozen "totes," or large plastic crates, holding a jumble of goods on clearance. There were cable protectors and scented oils and chicken jerky curls and baby pacifiers and "Frozen"-themed Ziploc bags and party napkins and elastic wrist supports and charcoal foot scrub and romance novels. In the shampoo aisle, a manager was telling an employee to mark down certain goods with a price gun. "I want to sell this because this is what creates totes in the back room, and I hate totes in the back room," he said. "So get your gun."

The next morning, I went to see Jolanda at her new house, in an inner

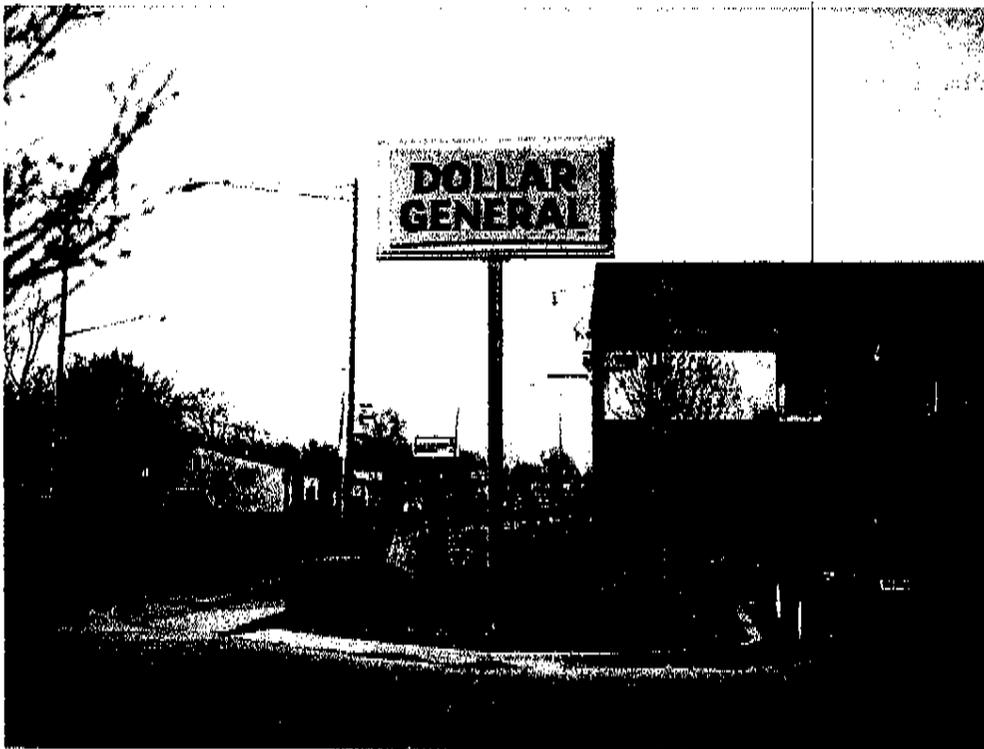
suburb just north of the city. She called up her friend Winter and put her on speakerphone. Winter knew a lot about crime that had occurred at that Dollar General in the years when Jolanda had been living in Philadelphia. There was the time some men loaded up a large trash can with stolen goods at the store's back door and then just hauled it out. There was the time a manager she knew became so frustrated by the crime that he asked a friend from East St. Louis to serve as de facto security. After the friend got in an altercation with a suspected thief, the company reprimanded them, which led both to quit. "When they quit, it was all on again," Winter said.

The police say that Robert Woods' killing remains unsolved. Jolanda had received a workers-compensation payment on Robert's behalf, but she was contemplating organizing a class-action lawsuit on behalf of family members of other victims of violence at Dollar Generals. "You have a service and a product that's needed in a community," she said. "Well, you have to be part of the community to make that work.

"And being part of it means 'I'm going to secure you while you're here. I'm going to have somebody on my lot to make sure you get to your cars. I'm going to secure it.' These stores are throughout our community, but they have no interest in the community. They're not giving nothing back. They give nothing back."

Last October, Jimmy Donald was in line with a friend at a Dollar General on the west side of Dayton, at 2228 North Gettysburg, a short drive from the one where he took his mother to shop and the one where he had been robbed. He was startled to see that the cashier was carrying a pistol on his hip. The cashier, Dave Dukes, said that he had been held up recently and wanted to be ready in case it happened again.

Frustration was rising at City Hall, too. When Whaley, the mayor, entered city government, in 2005, she viewed the dollar chains as serving a useful purpose, but over time she saw how the chains' stores in urban neighborhoods contrasted with the ones in rural areas. Residents often sent her photos of dangerously cluttered aisles, and she asked fire marshals to issue warnings. "The more and more ubiquitous they've gotten, they've gotten less and less caring," she said. "I came to see them as glorified check-cashing and payday lenders for the way they prey off the poor but don't really care about the poor."



Outside the Dollar General in Dayton, where cashier Dave Dukes, after being held up, began carrying a pistol on his hip. (Andres Gonzalez for The New Yorker)

In January 2019, John Cranley, the mayor of Cincinnati, wrote a letter about his city's struggles with the stores to the CEO of Dollar Tree, which led to a meeting at Cincinnati's City Hall with Cranley, Whaley, the cities' police chiefs and some company executives. The executives started giving a PowerPoint presentation about Dollar Tree, but the mayors cut them off and threatened to file lawsuits against the company. The executives promised to work on "good neighbor" agreements with the cities instead, laying out terms for better cooperation. (Asked for an update this spring, Gehres, Dayton's assistant city attorney, wrote in an email: "Family Dollar and the City are ironing out the terms. Some language concerns a litter abatement program and environmental improvements to mitigate some of our concerns.")

Some cities have started to take more dramatic measures. In 2018 and 2019, Tulsa, Oklahoma; New Orleans; and Birmingham, Alabama, believing that the stores' concentration dissuaded traditional grocers from moving in, were among the cities that passed legislation requiring new chain dollar stores to be at least a mile apart, unless they held a minimum square footage of fresh food. Whaley and Gehres told me that Dayton had considered taking this step but decided that it would be of little more than symbolic value, since the city's immediate challenge was contending with problems at the stores it already had.

Eventually, I made it to the Dollar General on North Gettysburg, where Jimmy Donald had seen Dave Dukes, the cashier with the gun on his hip. But he was no longer there.

On Oct. 9, 2019, Roosevelt Rappley, a 23-year-old man who police said had been involved in several dollar store robberies, came into the store carrying a gun. Dukes, who is 28, had been employed at the store for a year and a half, after years of working in construction. He had been promoted to assistant manager and, he said, had repeatedly asked his supervisors for a security guard at the store, to no avail. He had a concealed-carry permit for the gun, and, in any case, Ohio allowed open carry without a permit. The store manager knew about the gun and had not prevented him from carrying it.

When Rappley drew his gun and threatened him, Dukes shot him dead. Dukes then called 911. "I just had somebody try to attempt and rob me over here at Dollar General on Gettysburg," he said. "Came in with a firearm, threatened to take money out the drawer, pointed a gun at me and my staff members. ... He pointed a gun at me. I had a firearm on me. I pulled my firearm, and I shot him in self-defense." (Dukes was not charged.)

The next day, Dollar General told Dukes not to return to work, according to Dukes' lawyer, Erik Blaine. "This is a company that decided to place their stores in certain areas and absolutely fought requests for security, and then, when someone does defend themselves and their co-workers, they're thrown out the next day," Blaine told me. "For a company that puts profits so far over people to put their store employees at risk of life and death, it's just unconscionable." Dollar General declined to answer questions about the case. "When employee actions are part of police investigations, we thoroughly review matters and take appropriate action, as necessary," the company said.

In November, just a few weeks after Rappley's death, someone robbed the Dollar General on nearby Salem Avenue, where Jimmy Donald had been robbed in 2017. The robber wore a surgical mask and fired a gun before leaving.

Soon afterward, Edwin Goldsmith, who is 32, took a job there. The only security training he received was a 12-minute video. Cashiers were instructed to give up the cash in the drawer if threatened, to include a dye pack to make it easier to trace the money and to use a red phone behind the register to call a security company that Dollar General uses. Goldsmith's supervisors ignored his request for security guards. On St. Patrick's Day, as Ohio started to shut down amid the coronavirus pandemic, a man walked into the store while pulling on a mask and took out a gun. There was only \$80 in the register; the cashiers had just transferred cash to the drop box.

There was no dye pack in the register to add to the money — it still hadn't been replaced after the November robbery. Goldsmith had only recently removed a part of the counter that the gunman had damaged with a bullet.

Goldsmith, the most senior of the three employees on shift, worried that the robber would come back for more money. So Goldsmith got his own gun from his car and slipped it under his waistband. The police arrived, as did the Dollar General district manager. When they played back the camera footage to see the robbery, they also saw Goldsmith getting his gun. The following day, the store manager told Goldsmith that the company had told her to fire him for having violated the company handbook's rule against bringing a gun to work. Dollar General declined to comment on the firing.

Goldsmith had never seen the handbook. "It's not right for me to lose my job all because I didn't want to die in the store," he told me the next day.

About six months after Robert Woods' murder, Javon Pearson took a job at the Family Dollar on Dr. Martin Luther King Drive in St. Louis, a mile and a half from the Dollar General where Woods was killed. Pearson, who was 31, had worked at Wendy's for seven years, but his prospects for promotion conflicted with his child-care schedule; he had three children, ages 10, 6 and 3, whose custody he shared. So he switched to Family Dollar, while working a second job at Save A Lot, one of the few grocery stores left in North St. Louis. He worked midnight to 6 a.m. stocking shelves at Save A Lot, then 9 a.m. to 3 p.m. at Family Dollar, getting home in time to see his kids, often with some treats from Family Dollar in hand, and to rest for a few hours before returning to Save A Lot. "We don't sleep," his mother, Carolyn Noble, said. She cared for Pearson's children when she wasn't working as a medical assistant at a mental health facility. "We work."

On Oct. 3, Pearson was working at the Family Dollar when, according to an account that co-workers later gave to his family, he had a dispute with a man whose girlfriend he had caught shoplifting. He left the store at 3 p.m. with another employee, who was going to give him a ride home. As they were crossing the parking lot, two young men approached and shot him. Pearson's aunt, Shari Ealy, had lost a 17-year-old daughter to gun violence in 2006. When she heard about the shooting at Family Dollar, she rushed to the store. Even from a distance, Ealy recognized him by his sneakers. Carolyn Noble got to the store moments later. "That's not my baby, is it?" she asked, before collapsing to the pavement.

I went to see Noble and Ealy at Ealy's house, a small bungalow in University City, an inner suburb just west of St. Louis. The blinds were drawn, a large

TV was on, and children and teenagers were coming and going from the house. It had been four months since Pearson's murder — the police had not made any arrests — and Noble said that she had been too grief-stricken to go back to work. "I'm just starting to come out," she said.

She began by talking about the air conditioners and kept coming back to them in the hour that followed. Why did the stores go to such lengths to lock down the air conditioning units that cool their buildings but do so little to secure the workers and shoppers inside?

The disregard had continued after her son's death, she said. Save A Lot had sent food and sodas to the family, with condolences. Even Wendy's, where he no longer worked, had offered to help, and several area managers had come to the funeral. But Family Dollar management had not contacted her and had discouraged employees from attending the funeral, she said. (Family Dollar declined to comment.)

After the funeral, she said, several other family members had asked why her son had worked at the Family Dollar, given the level of crime there. This bothered Noble. The store was close to their home, which made it convenient, considering all the rushing between jobs and child care. "Why can't I work in my neighborhood?" she said. "Why can't you work in your neighborhood?"

She used to shop at Family Dollar sometimes, to buy toiletries or household items or little gifts for her mental health clients — jogging suits or the occasional \$5 perfume. She had stopped going since the murder, but one day she had been driving past a Family Dollar a little farther west and had gone in and asked the cashier how she felt working there. "For real? It's scary," the cashier said, and mentioned the fatal shooting at the store down the road. Carolyn Noble said nothing.

Sean Campbell contributed reporting.



Alec MacGillis

Alec MacGillis covers politics and government for ProPublica.

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Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

This letter is in opposition of granting a conditional use permit and/or finding of public convenience or necessity determination. I live in Hamilton City and have talked with several people who feel the same as I do. Currently there is four establishments where beer and wine can be purchased. One of the establishments is directly across the street from the proposed conditional use permit location. With an establishment located this close to the proposed site I do not see how there could be a positive determination of convenience or necessity. Also, the only grocery store in town sells beer and wine. Again, this shows that there is already an establishment that meets both convenience and necessity. There is also the issue of location of the proposed site for the establishment looking to be granted a conditional use permit. Dollar general is separated from the town by highway 32. Highway 32 is a terribly busy roadway. I do not find that it is convenient to cross the highway to purchase beer or wine. If I thought it was a benefit to Hamilton City to grant the conditional use permit, PI would not be writing this letter, however I do not see any benefit to the town.



Ken Hahn

560 Capay Ave, (P.O. Box 15)

Hamilton City, CA 95951

(530) 809-1727

RECEIVED

JUL 06 20

GLENN COUNTY
PLANNING DIVISION

To,
 The Glenn County Planning Commission
 525 West Sycamore Street,
 Willows, CA

Date:

RECEIVED

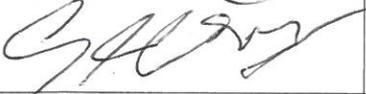
JUL 06 20

SUBJECT: CUP 2020-001_Public Hearing

GLENN COUNTY
 PLANNING DIVISION

We, the undersigned residents of the Hamilton City area do not support approval of the Conditional Use Permit #2020-001, to sell beer & wine for offsite consumption by Doller General located at 400 Sixth Street, Hamilton City. There are already enough ABC Type 20 licenses in our area and hence do not support the approval by the Honorable Planning Commission.

Signed	Name	Physical or Email Address
	Jaime	830 PARK AVE A/c
ALEX	Alejandro	525 Sierra Ave Hamilton
	JUAN SALAZAR	4 Robles St Hamilton city
Juan	Salazar	Ros 565 Hamilton City
Rita	Herrera Rita	125 Sacramento Ave Hamilton city
J-S Gill		Hamilton City
	Harpreet Gill	Hamilton
	Manjit Vrodi	ORLAND

Signed	Name	Physical or Email Address
	Salome Ianda	365 Sacramento Ave Hamilton city
Froilan Fria	FROLAN FRIAS	1390 Esperanza Ave
Juanita Carmona	JUANITA CARMONA	38 water st Hamilton
Rogelio Trevado	Rogelio Trevado	420 sierra HAMILTON CITY
Joseph Q	Julio	1430 Esperanza Hamilton city
Miguel Navarro	Miguel Navarro	Rancho Hamilton city
Jesus Martinez		6380 comm. road 25 Horicon
Angel Montes	Angel Montes	837 5th st Hamilton city
Clemente Lopez	CLEMENTE ANILIXIO	335 SIERRA AVE HAMILTON
Josa Ahumada	 JOSA AHU.	1101 Cortina Rd ORLAND
Miguel Navarro	Miguel Navarro	Rancho Hamilton city
Alfredo Romero	Alfredo Romero	29 Sacramento St. Hamilton CITY
	FAUNDO ROSAS	210 BROADWAY ST HAMILTON CITY
Vcesar	JULIO Cesar	1430 Esperanza Ave Hamilton
	EDITH ORTEGA	1260 ESPERANZA Ave Hamilton

RECEIVED

2

JUL 06 20

To,

Date:

The Glenn County Planning Commission
525 West Sycamore Street,
Willows, CA

RECEIVED

JUL 06 20

GLENN COUNTY
PLANNING DIVISION

SUBJECT: CUP 2020-001_Public Hearing

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Signed	Name	Physical or Email Address
<i>Alex Jaime</i>	Alexandria Jaime	alexjaime94@gmail
<i>Aylin</i>	Aylin Gallegos	aylinngallegos@gmail.com

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

I the undersigned disagree with 6.3- the County of Glenn finding for public convenience and/or necessity. The finding states that selling of alcohol will be beneficial to the public and the community of Hamilton City. I believe that there is no benefit to the public or the community, in fact I ^{feel} that the sale of beer and wine would be a detriment to the community for the following reason. The proposed location is too close to existing beer and wine sale locations. The State licensing body (ABC) has recognized that the location creates an overabundance of sales locations in a small zone leading to crime and undesirable location for new businesses. I also do not believe that the location provides any convenience due to the property proximity to other beer and wine locations. If the proposed sales site were to be located on the south side of town it could be argued that it provided a convenience. The County's finding also states that sale of beer and wine contributes to the general well-being of the public by providing a single location of household necessities as well as beer and wine. Unfortunately, Dollar General does not sell either fresh produce or meats which require a person to shop at more than one location. As for household necessities and beer and wine these items can be found at the present four existing stores. Another issue with the location is that Dollar General is separated from the town by a busy highway. The intersection is not controlled with stop signs or stop lights. This creates a hazard for anyone attempting to cross the busy highway. Lastly to address the statement that the sales of beer and wine would be beneficial to the community is not true. Dollar General has a policy of not assisting the community. Dollar General takes the store's profits out of the community and county. Store policy is that there are to be no donations given to the community. The store does not even allow the posting of fundraisers flyers on the store's location. The existing retail stores in Hamilton give back to the community through donations or outright gifts of money. This is the type of businesses that are beneficial to the community. Thank You for the time to address my concerns.


Larry Krecht

P.O. Box 252- Hamilton City

Glenn County Planning Division

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Willows, CA 95988

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Roger Fritter

P.O. Box 36- Hamilton City

Glenn County Planning Division

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Willows, CA 95988

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Ray Odom

P.O. Box 812- Hamilton City

Glenn County Planning Division

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Judy Igelman

122 Main St- Hamilton City

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

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Scott Miller

P.O. Box - Hamilton City

Glenn County Planning Division

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Adrian Zazagoza

P.O. Box 703- Hamilton City

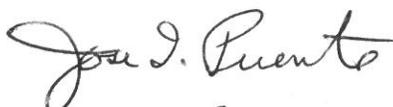
Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

I the undersigned disagree with 6.3- the County of Glenn finding for public convenience and/or necessity. The finding states that selling of alcohol will be beneficial to the public and the community of Hamilton City. I believe that there is no benefit to the public or the community, in fact I feel that the sale of beer and wine would be a detriment to the community for the following reason. The proposed location is too close to existing beer and wine sale locations. The State licensing body (ABC) has recognized that the location creates an overabundance of sales locations in a small zone leading to crime and undesirable location for new businesses. I also do not believe that the location provides any convenience due to the property proximity to other beer and wine locations. If the proposed sales site were to be located on the south side of town it could be argued that it provided a convenience. The County's finding also states that sale of beer and wine contributes to the general well-being of the public by providing a single location of household necessities as well as beer and wine. Unfortunately, Dollar General does not sell either fresh produce or meats which require a person to shop at more than one location. As for household necessities and beer and wine these items can be found at the present four existing stores. Another issue with the location is that Dollar General is separated from the town by a busy highway. The intersection is not controlled with stop signs or stop lights. This creates a hazard for anyone attempting to cross the busy highway. Lastly to address the statement that the sales of beer and wine would be beneficial to the community is not true. Dollar General has a policy of not assisting the community. Dollar General takes the store's profits out of the community and county. Store policy is that there are to be no donations given to the community. The store does not even allow the posting of fundraisers flyers on the store's location. The existing retail stores in Hamilton give back to the community through donations or outright gifts of money. This is the type of businesses that are beneficial to the community. Thank You for the time to address my concerns.


P.O. Box 1343 Hamilton City

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

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P.O. Box ⁵¹⁰⁸ Hamilton City

GEE SIENY

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

I the undersigned disagree with 6.3- the County of Glenn finding for public convenience and/or necessity. The finding states that selling of alcohol will be beneficial to the public and the community of Hamilton City. I believe that there is no benefit to the public or the community, in fact I feel that the sale of beer and wine would be a detriment to the community for the following reason. The proposed location is too close to existing beer and wine sale locations. The State licensing body (ABC) has recognized that the location creates an overabundance of sales locations in a small zone leading to crime and undesirable location for new businesses. I also do not believe that the location provides any convenience due to the property proximity to other beer and wine locations. If the proposed sales site were to be located on the south side of town it could be argued that it provided a convenience. The County's finding also states that sale of beer and wine contributes to the general well-being of the public by providing a single location of household necessities as well as beer and wine. Unfortunately, Dollar General does not sell either fresh produce or meats which require a person to shop at more than one location. As for household necessities and beer and wine these items can be found at the present four existing stores. Another issue with the location is that Dollar General is separated from the town by a busy highway. The intersection is not controlled with stop signs or stop lights. This creates a hazard for anyone attempting to cross the busy highway. Lastly to address the statement that the sales of beer and wine would be beneficial to the community is not true. Dollar General has a policy of not assisting the community. Dollar General takes the store's profits out of the community and county. Store policy is that there are to be no donations given to the community. The store does not even allow the posting of fundraisers flyers on the store's location. The existing retail stores in Hamilton give back to the community through donations or outright gifts of money. This is the type of businesses that are beneficial to the community. Thank You for the time to address my concerns.



Ken Hahn

P.O. Box 15 - Hamilton City

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

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Ron Knecht

P.O. Box ~~52~~⁵⁵ Hamilton City

Glenn County Planning Division

225 North Tehama St.

Willows, CA 95988

Conditional Use Permit 2020-001

I the undersigned disagree with 6.3- the County of Glenn finding for public convenience and/or necessity. The finding states that selling of alcohol will be beneficial to the public and the community of Hamilton City. I believe that there is no benefit to the public or the community, in fact I feel that the sale of beer and wine would be a detriment to the community for the following reason. The proposed location is too close to existing beer and wine sale locations. The State licensing body (ABC) has recognized that the location creates an overabundance of sales locations in a small zone leading to crime and undesirable location for new businesses. I also do not believe that the location provides any convenience due to the property proximity to other beer and wine locations. If the proposed sales site were to be located on the south side of town it could be argued that it provided a convenience. The County's finding also states that sale of beer and wine contributes to the general well-being of the public by providing a single location of household necessities as well as beer and wine. Unfortunately, Dollar General does not sell either fresh produce or meats which require a person to shop at more than one location. As for household necessities and beer and wine these items can be found at the present four existing stores. Another issue with the location is that Dollar General is separated from the town by a busy highway. The intersection is not controlled with stop signs or stop lights. This creates a hazard for anyone attempting to cross the busy highway. Lastly to address the statement that the sales of beer and wine would be beneficial to the community is not true. Dollar General has a policy of not assisting the community. Dollar General takes the store's profits out of the community and county. Store policy is that there are to be no donations given to the community. The store does not even allow the posting of fundraisers flyers on the store's location. The existing retail stores in Hamilton give back to the community through donations or outright gifts of money. This is the type of businesses that are beneficial to the community. Thank You for the time to address my concerns.

Daniel Knecht

P.O. Box 1121- Hamilton City



7.25.2020

GLENN COUNTY
Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530.934.6540 Fax 530.934.6533
www.countyofglenn.net



Donald Rust, Director

STAFF REPORT

MEETING DATE: July 15, 2020
TO: Glenn County Planning Commission
FROM: Andy Popper, Senior Planner
SUBJECT: Conditional Use Permit 2020-001, Dolgen California, LLC

Attachments:

1. Conditions of Approval
2. Request for Review, Application, PCN Request Letter, and Comments
3. Site Plan and Floor Plan
4. Notice of Exemption, PCN Letter, Vicinity Notice

1 PROJECT SUMMARY

The applicant is requesting a Finding of Public Convenience or Necessity (PCN) and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer's good store. Additional information is included in the application and plot plans.

The General Plan land use designation is "Community Commercial" and the zoning designation is "CC" (Community Commercial). The proposed project is a permitted use with a conditional use permit in the "CC" zone.

The project site is located at 400 Sixth Street, Hamilton City, on the north side of State Highway 32 (Sixth Street), east of County Road 203, and west of Main Street, in the unincorporated area of Glenn County, California (APN: 032-230-019).

1.1 RECOMMENDATIONS

That the Planning Commission find that the proposed Conditional Use Permit 2020-001 exempt from CEQA, approve Conditional Use Permit 2020-001, and approve the Finding of Public Convenience or Necessity to sell beer and wine for off-site consumption, with the Findings as presented in the Staff Report and the corresponding Conditions of Approval.

2 ANALYSIS

On May 8, 2019, the Planning Division received a formal request letter for a PCN from Dollar General. At that time the County did not have a codified procedure for reviewing ABC licensing requests.

Therefore, on June 4, 2019, the Glenn County Board of Supervisors directed the Planning & Community Development Services Agency to develop an ordinance to amend the zoning code relating to the sale of alcoholic beverages. On July 17, 2019, the Planning Commission recommended adoption of the proposed changes to the Glenn County Board of Supervisors. On November 19, 2019, the Board of Supervisors adopted the Alcoholic Beverage Sales ordinance. On March 23, 2020, Dollar General applied for a Conditional Use Permit as required by the adopted ordinance.

Glenn County Code 15.745.040 Alcoholic Beverage Sales generally states that if a revenue source of the establishment consists of the sale of alcoholic beverages, including but not limited to a convenience store; or if the ABC has determined that the business will exceed census tract concentration thresholds and requires a letter of PCN, then the proposed business shall be required to obtain a Conditional Use Permit approving the PCN.

Undue Concentration is generally defined in Business and Professional Code §23958.4 as the ratio of the number of licenses in a census tract compared to the average number of licenses in a County. Dollar General is a convenience store requesting to sell beer and wine, which now requires a Conditional Use Permit, and ABC has determined that the business exceeds the census tract concentration threshold of four off sale licenses.

Therefore, a Planning Commission approval of the Conditional Use Permit, as well as the finding of Public Convenience or Public Necessity, is prerequisite to ABC issuing the license.

2.1 ENVIRONMENTAL DETERMINATION

The approval of the Conditional Use Permit 2020-001 can be considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Public Resources Code section 15061(b) (3) (the "general rule" exemption). Therefore, pending the Glenn County Planning Commission approval, staff has prepared a Notice of Exemption pursuant to CEQA.

A project is exempt from CEQA, if the activity is covered by the general rule that CEQA applies only to projects that have the potential for causing a significant effect on the environment. Where it can be seen with certainty that there is no possibility that the activity in question may have a significant effect on the environment, the activity is not subject to CEQA. The proposed project is to occur within an existing permitted structure, with no revisions to the exterior premises required and therefore, will not result in or otherwise compel any physical disturbance to the existing environment.

2.2 GENERAL PLAN AND ZONING CONSISTENCY

The site is designated "Community Commercial" in the Glenn County General Plan and is zoned "CC" (Community Commercial District). This project is within an area of existing commercial structure and is permitted with an approved Conditional Use Permit in the "CC" zone (Glenn County Code Chapter 15.400).

The project is consistent with the surrounding land uses because the area consists of commercial uses. The proposal will not adversely affect the General Plan.

"CC" Community Commercial District (Glenn County Code Chapter 15.400):

Purpose (Glenn County Code §15.400.010)

The purpose of the community commercial district is to provide a full range of commercial retail and service establishments to communities.

Uses Permitted (Glenn County Code §15.400.020)

When conducted within a completely enclosed building, when open to the public between the hours of six a.m. and twelve midnight, when without drive-through facilities, and when not exceeding a maximum of five thousand square feet of gross floor area per use or a total of ten thousand square feet of gross floor area.

The 9,100 square foot Dollar General store is a permitted use, meets the requirements of Glenn County Code Section 15.400.020, and was approved via Site Plan Review 2014-012. Glenn County Code 15.400.020 (D) generally states that off-site sale of beer, wine and liquor are subject to Title 15 Unified Development Code, Division 5, Special Use Standards, Chapter 745 Alcoholic Beverage Sales.

2.3 PERFORMANCE STANDARDS (GLENN COUNTY CODE CHAPTER 15.560)

The Glenn County Code performance standards apply to all development proposals. The proposal is not anticipated to exceed applicable performance standards. All of the applicable performance standards were discussed in the staff report for Site Plan Review 2014-012, and subsequently met in the development process.

Off-Street Parking and Loading Facilities (Glenn County Code Chapter 15.610)

Parking Space Requirements (Glenn County Code §15.610.020)

This project was previously approved with off-street parking in accordance to Glenn County Code §15.610.020 via Site Plan Review 2014-012.

Letter of Public Convenience or Necessity Procedures (Glenn County Code §15.745.030)

In accordance with §15.745.030 staff has reviewed the application and is referring the item to the Planning Commission for action. Notification of the license request was noticed to properties within 1,000 feet of the exterior parcel boundary of the proposed establishment no less than 19 days prior to the requested Planning Commission decision. In addition, a sign with the required dimensions and notification was also posted on the property. This report includes the information finding that a public convenience or necessity will be served by the granting of the license.

3 GENERAL PROVISIONS

The project site is located Flood Zone “X” (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0425D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone “X” (shaded) is a moderate flood hazard area and consists of areas between the limits of the base flood and the 0.2-percent annual chance (or 500-year) flood.

4 COMMENTS

A Request for Review requesting comments on the proposal was sent on April 22, 2020, with preliminary commenting closing May 15, 2020. The Glenn County Environmental Health Department and Pacific Gas and Electric Company (PG&E) submitted comments regarding this proposal. Comment letters are attached to this report for review.

The Glenn County Environmental Health Department commented that they reviewed the project information and that they had no comments and recommend it be approved.

The Pacific Gas and Electric Company provided their standard form letter, stating that this project is not anticipated to require revisions in the PG&E systems.

5 OTHER REQUIREMENTS

Based on the information submitted with the application and supplemental documentation the following Conditions of Approval shall apply:

1. *Display of alcohol shall not exceed 5% (five percent) of the gross floor area of the store.*
2. *There shall be no single sales of beer or malt beverage cans or bottles.*
3. *Beer, wine coolers, and malt beverages shall be sold in manufacturer pre-packaged multi-unit quantities.*

There is a ten (10) calendar day appeal period following Planning Commission action on this conditional use permit (Glenn County Code §15.050.020).

The appeal made to the Glenn County Board of Supervisors must be made in accordance with §15.050.020 of the Glenn County Code. The Board of Supervisors will hear the appeal as outlined by this code. The decision of the Board of Supervisors may then be challenged in court.

An approved conditional use permit expires one (1) year from the date of granting unless substantial physical construction and/or use of the property in reliance on the permit has commenced prior to its expiration. An approved conditional use permit may be extended by the director for an additional sixty (60) calendar days provided that the applicant/owner submits a written request for extension to the director at least twenty-one (21) calendar days prior to the expiration date. Only one (1) extension shall be allowed for each permit (Glenn County Code §15.090.100.A).

The necessary permits shall be secured in all affected federal, state, and local agencies. It is the responsibility of the applicant/operator to make certain all requirements are met and permits are obtained from all other agencies.

In addition to the Conditions of Approval, the applicant's and his/her technical or project management representative's attention is directed to the project comments from other agencies reviewing the application. The items noted are a guide to assist the applicant in meeting the requirements of applicable government codes. Project comments may also note any unusual circumstances that need special attention. The items listed are a guide and not intended to be a comprehensive summary of all codified requirements or site-specific requirements.

6 FINDINGS

6.1 FINDING FOR CEQA EXEMPTION

Finding A

The project for a Finding of Public Convenience or Necessity and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control

(ABC) Type 20 License) from an existing grocery and consumer's good store can be considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Public Resources Code section 15061(b) (3) (the "general rule" exemption). Selling beer and wine within an existing store will not result in, or otherwise compel any physical disturbance to the existing physical environment.

6.2 FINDINGS FOR CONDITIONAL USE PERMIT

According to Glenn County Code Sections 15.220.010 and 15.220.030, the following Findings listed in Glenn County Code 15.220.020 shall be made prior to recommending approval of a conditional use permit:

Finding 1

That the proposed use at the particular location is necessary or desirable in providing a service or facility, which will contribute to the general well-being of the public. The proposal contributes to the general well-being of the public, by providing a single location for household necessities, as well as, beer and wine that otherwise may require visiting multiple locations.

Finding 2

That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, or general welfare of persons residing or working on the vicinity, or injurious to property or improvements in the vicinity. This project will not be subjected to hazardous conditions due to adverse geologic conditions, proximity to airports, fire hazards, or topography. Because of existing laws and statues, this project will not be detrimental to the health, safety, or general welfare of persons or property in the vicinity of the project.

Finding 3

That the site for the proposed use is adequate in size and shape to accommodate said use and to accommodate all of the yards, setbacks, walls or fences, and other features required herein or by the Planning Commission. No revisions to the exterior of the building or the property will be required. The existing site is adequate in size and shape to accommodate this proposal. There is adequate space for on-site parking and unloading/loading, and proposed buildings.

Finding 4

That granting the permit will not adversely affect the General Plan or any area plan of the County because the proposed project conforms to the General Plan and County Code. The proposed project is consistent with the Land Use Designation of "Community Commercial" and the zoning designation of "CC" (Community Commercial). The proposed project is a permitted use with a conditional use permit in the "CC" zone. The proposed project will meet the land use and zoning requirements of the General Plan and the Zoning Code.

6.3 FINDING FOR PUBLIC CONVENIENCE OR NECESSITY

The proposal to sell alcohol within an existing retail store will be beneficial to the public and the community of Hamilton City. The issuance of the requested alcohol license is necessary for the development of the community because the project would provide additional facilities to meet the retail and service needs of the community and a public convenience would be provided. Furthermore, the proposal to sale alcohol is permitted per Glenn County Code 15.745.040 with a Planning Commission approved Conditional Use Permit.

According to the application narrative the store saves consumers time for purchasing necessities. Therefore, alcohol sales provide for a public convenience by minimizing the public from travelling to an additional store, specifically for beer or wine. In addition, Glenn County code permits the sale of alcohol with an approval from the Planning Commission.

7 SAMPLE MOTIONS

Environmental Determination

I move that the Planning Commission find the proposed Conditional Use Permit 2020-001 exempt from CEQA.

Conditional Use Permit

I (further) move that the Planning Commission approve Conditional Use Permit 2020-001, with the Findings as presented in the Staff Report and the corresponding Conditions of Approval.

Public Convenience or Necessity

I (further) move that the Planning Commission approve the Finding of Public Convenience or Necessity to sell beer and wine for off-site consumption, with the Findings as presented in the Staff Report.

**GLENN COUNTY PLANNING &
COMMUNITY DEVELOPMENT SERVICES AGENCY**

CONDITIONS OF APPROVAL

Conditional Use Permit 2020-001, Dolgen California, LLC

APN: 032-230-019

Pursuant to the approval of the Glenn County Planning Commission, Dolgen California, LLC is hereby granted Conditional Use Permit 2020-001 to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from the existing grocery and consumer's good store.

Pending final approval by the Glenn County Planning Commission the applicant shall file a signed copy of the Conditions of Approval with the Glenn County Planning & Community Development Services Agency.

CONDITIONS OF APPROVAL:

1. Display of alcohol shall not exceed 5% (five percent) of the gross floor area of the store.
2. There shall be no single sales of beer or malt beverage cans or bottles.
3. Beer, wine coolers, and malt beverages shall be sold in manufacturer pre-packaged multi-unit quantities.

COMMENTS:

1. The applicant shall adhere to the Pacific Gas & Electric comment letter and requirements as it relates to Gas facilities and Electric facilities.

I hereby declare under penalty of perjury that I have read the foregoing conditions, which are in fact the conditions that were imposed upon the granting of the Conditional Use Permit, and that I agree to abide fully by said conditions. Additionally, I have read the Staff Report and I am aware of codified county, state, and/or federal standards and regulations that shall be met with the granting of this permit. I have the proper legal authority to, and am signing on the behalf of, those with interest in Dolgen California, LLC.

Signature: _____
Steve Rawlings – Applicant/Agent

Date: _____

GLENN COUNTY Planning & Community Development Services Agency

225 North Tehama Street
Willows, CA 95988
530-934-6540
www.countyofglenn.net



Donald Rust, Director

REQUEST FOR REVIEW

COUNTY DEPARTMENTS/DISTRICTS

- Glenn County Agricultural Commissioner
- Glenn County Air Pollution Control District/CUPA
- Glenn County Assessor
- Glenn County Building Inspector
- Glenn County Public Works Agency
- Glenn County Environmental Health Department
- Glenn County Sheriff's Department
- Glenn County Board of Supervisors
- Glenn County Counsel
- Glenn County Planning Commission
- Glenn LAFCO

FEDERAL AGENCIES

- U.S. Army Corps of Engineers
- U.S. Fish and Wildlife Service
- U.S. Department of Agriculture
- U.S. Bureau of Reclamation - Willows

OTHER

- California Water Service Co. (Chico)
- Sacramento River National Wildlife Refuge
- City of Willows
- Comcast Cable (Chico Office)
- Community Services District: Hamilton City
- Pacific Gas and Electric Company (PG&E)
- Fire Protection District: Hamilton City
- Glenn County Resource Conservation District
- School District: Hamilton City

STATE AGENCIES

- Central Valley Flood Protection Board
- Central Valley Regional Water Quality Control Board (RWQCB)
- State Water Resources Control Board – Division of Drinking Water
- Department of Alcoholic Beverage Control (ABC)
- Department of Conservation, Division of Land Resource Protection
- Department of Conservation, Office of Mine Reclamation (OMR)
- Department of Conservation, Division of Oil, Gas, and Geothermal Resources
- Department of Fish and Wildlife
- Department of Food and Agriculture
- Department of Forestry and Fire Protection (Cal Fire)
- Department of Housing and Community Development (HCD)
- Department of Public Health
- Department of Toxic Substances Control (DTSC)
- Department of Transportation (Caltrans)
- Department of Water Resources (DWR)
- Office of the State Fire Marshall
- CalRecycle

- Northeast Center of the California Historical Resources Information System
- Grindstone Rancheria of Wintun-Wailaki
- Paskenta Band of Nomlaki Indians
- Mechoopda Indian Tribe of Chico Rancheria
- Middletown Rancheria of Pomo Indians California
- Railroad: Southern Pacific
- Orland-Artois Water District
- Sacramento-San Joaquin Draining District:
- Special District:
- Irrigation District

DATE: April 21, 2020

PROJECT: Conditional Use Permit 2020-001, Dolgen California, LLC

PLANNER: Andy Popper, Senior Planner; apopper@countyofglenn.net

APPLICANT: Dolgen California, LLC Store #15680
Attn: Licensing Department
100 Mission Ridge
Goodlettsville, TN 37070

APPLICANT
REPRESENTATIVE: Steve Rawlings c/o Rawlings Consulting
26023 Jefferson Avenue, Suite D
Murrieta, CA 92562
Ser@rawlingspm.com
(951)-667-5152

LANDOWNER: Louis Stalcar and Maria Stalcar
1265 Lasuen Court
Milbrae, CA 94030

PROPOSAL: Conditional Use Permit 2020-001

The applicant is requesting a *Finding of Public Convenience or Necessity* and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer's good store. Additional project information/documentation has been included. Please refer to the attached application and plot plan.

LOCATION: The project site is located at 400 Sixth Street, Hamilton City, on the north side of State Highway 32 (Sixth Street), east of County Road 203, and west of Main Street, in the unincorporated area of Glenn County, California.

ZONING: Community Commercial

GENERAL PLAN: Community Commercial

APN: 032-230-019

FLOOD ZONES: Flood Zone "X" (shaded) according to Flood Insurance Rate Map (FIRM) No. 06021C 0425D, dated August 5, 2010, issued by the Federal Emergency Management Agency (FEMA). Flood Zone "X" (shaded) is a moderate flood hazard area and consists of areas between the limits of the base flood and the 0.2-percent annual chance (or 500-year) flood.

The Glenn County Planning Division is requesting comments on this proposal for determination of completeness, potential constraints, and/or proposed conditions of approval. If comments are not received by **Friday, May 15, 2020**, it is assumed that there are no specific comments to be included in the analysis of the project. Comments submitted by e-mail are acceptable. Thank you for considering this matter.

AGENCY COMMENTS:

Please consider the following:

1. Is the information in the application complete enough to analyze impacts and conclude review?
2. Comments may include project-specific code requirements unique to the project. Cite code section and document (i.e. General Plan, Subdivision Map Act, etc.).
3. What are the recommended Conditions of Approval for this project and justification for each Condition? When should each Condition be accomplished (i.e. prior to any construction at the site, prior to recording the parcel map, filing the Final Map, or issuance of a Certificate of Occupancy, etc.)?
4. Are there significant environmental impacts? What mitigation(s) would bring the impacts to a less than significant level? When should mitigation(s) be accomplished (i.e. prior to recording parcel map, filing Final Map, or Certificate of Occupancy, etc.)?

CUP 2020-001

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

APPLICATION FOR CONDITIONAL USE PERMIT

NOTE: FAILURE TO ANSWER APPLICABLE QUESTIONS AND REQUIRED ATTACHMENTS COULD DELAY THE PROCESSING OF YOUR APPLICATION.

1. Applicant(s):

Name: Dolgen California LLC Store #15680 Attn: Licensing Dept.

Address: 100 Mission Ridge, Goodlettsville, TN 37070

Phone:(Business) (651) 855-4000 ext 5484 (Home) _____

Fax: _____ E-mail: tax-beerwinelicensing@dollargeneral.com

2. Property Owner(s):

Name: Louis Stalcar and Maria Stalcar

Address: 1265 Lasuen Court, Milbrae, CA 94030

Phone:(Business) 650-697-5413 (Home) _____

Fax: _____ E-mail: mimistal@yahoo.com

3. ~~XXXXXX Person who Prepared Site Plan (if applicable)~~

Applicant Rep:

Name: Steve Rawlings c/o Rawlings Consulting

Mailing Address: 26023 Jefferson Ave., Ste. D, Murrieta, CA 92562

Phone:(Business) (951) 667-5152 (Home) _____

Fax: (951) 667-3455 E-mail: Ser@rawlingspm.com

4. Name and address of property owner's duly authorized agent (if applicable) who is to be furnished with notice of hearing (Section 65091 California Government Code).

Name: Louis and Maria Stalcar

Mailing Address: 1265 Lasuen Court, Milbrae, CA 94030

5. Request or Proposal:

Finding of Public Convenience or Necessity and permit to sell beer and wine for off-site consumption (ABC Type 20 License) from a grocery and consumers good store.

6. Address and Location of Project: 400 Sixth Street, Hamilton City

7. Current Assessor's Parcel Number(s): 032-230-019-000

8. Existing Zoning: Community Commercial
Zoning Map <http://gis.gcppwa.net/zoning/>

9. Existing Use of Property: Grocery and consumer goods store.

10. Provide any additional information that may be helpful in evaluating this request:

See enclosed materials.

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))

(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: _____

Print: _____

Date: _____

Address: 100 Mission Ridge, Goodlettsville, TN 37070

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: Jacob Stalcar & Maria Stalcar

Print: LOUIS Stalcar & MARIA STALCAR

Date: 1, 24, 20

Address: 1265 Lasuen Court, Milbrae, CA 94030

DECLARATION UNDER PENALTY OF PERJURY

(Must be signed by Applicant(s) and Property Owner(s))
(Additional sheets may be necessary)

The Applicant(s) and/or Property Owner(s), by signing this application, shall be deemed to have agreed to defend, indemnify, release and hold harmless the County, its agents, officers, attorneys, employees, boards and commissions from any claim, action or proceeding brought against the foregoing individuals or entities, the purpose of which is to attack, set aside, void or null the approval of this development entitlement or approval or certification of the environmental document which accompanies it, or to obtain damages relating to such action(s). This indemnification agreement shall include, but not be limited to, damages, costs expenses, attorney fees or expert witness fees that may be asserted by any person or entity, including the applicant, arising out of or in connection with the approval of the entitlement whether or not there is concurrent passive or active negligence on the part of the County.

Applicant(s):

Signed: John Garratt

Print: John Garratt

Date: 1/28/20

Address: 100 Mission Ridge, Goodlettsville, TN 37070

I am (We are) the owner(s) of property involved in this application and I (We) have completed this application and all other documents required.

I am (We are) the owner(s) of the property involved in this application and I (We) acknowledge the preparation and submission of this application.

I (We) declare under penalty of perjury that the foregoing is true and correct.

Property Owner(s):

Signed: _____

Print: _____

Date: _____

Address: 1265 Lasuen Court, Milbrae, CA 94030

Project Narrative/Statement of Operations
Dollar General Store #15680
400 Sixth Street, Hamilton City, CA
3/5/20

Proposed Use: Finding of public convenience or necessity to sell beer and wine for off-site consumption (ABC Type 20) within a 9,111 square foot grocery store.

Hours of Operation: 7 days per week from 6:00 a.m. to 11:00 p.m.

Customers Per Day: 300-500

Beer and Wine Display Area and Sales: Display of alcohol will not exceed 3% of gross floor area of the store. Alcohol sales are anticipated to represent less than 5% of overall store sales. There will be no single sales of beer or malt beverage cans or bottles. Beer, wine coolers and malt beverages will be sold in manufacturer pre-packaged multi-unit quantities only.

Security Measures: Surveillance cameras are located throughout the sales area as well as storage area. Employees go through corporate training for alcohol sales and must input date of birth into cash register to complete any alcohol transaction.

Average number of employees per shift: 3 – 8: 2 shifts per day

About Dollar General:

Dollar General Corporation is the nation's largest small-box discount retailer with nearly **15,000 locations in 41 states**. Dollar General is publicly traded on the NYSE under the ticker symbol: DG. Dollar General ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco. Dollar General's goal is to provide customers a better life and employee's opportunity and a great working environment.

Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. Dollar General designs small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. We don't carry every brand and size, just the most popular ones.

Shopping at Dollar General saves consumers time by staying focused on life's simple necessities: bread, milk, eggs, soup, cereal, coffee, sodas, laundry detergent, paper towels, soap, shampoo, socks and underwear as well as alcohol. The average Dollar General customer completes their shopping trip in less than 10 minutes.

Case CUP 2020-001

GLENN COUNTY
PLANNING AND COMMUNITY DEVELOPMENT SERVICES AGENCY
777 North Colusa Street
WILLOWS, CA 95988
(530) 934-6540
FAX (530) 934-6533
www.countyofglenn.net

ENVIRONMENTAL INFORMATION FORM

**To be completed by applicant or engineer
Use extra sheets if necessary**

This list is intended to meet the requirements of State of California Government Code Section 65940.

I. GENERAL INFORMATION:

1. Name: Dolgen California LLC Store #15680

Address, City, State, Zip: 100 Mission Ridge, Goodlettsville, TN 37070

Telephone: (615) 855-4000 Fax: _____

E-mail: tax-beerwinelicensing@dollargeneral.com

2. Name: Steve Rawlings c/o Alcoholic Beverage Specialists

Address, City, State, Zip: 26023 Jefferson Ave., Ste. B, Murrieta, CA 92562

Telephone: (951) 667-5152 Fax: (951) 667-3455

E-mail: ser@rawlingspm.com

3. Address and Location of Project:
400 Sixth Street, Hamilton City

4. Current Assessor's Parcel Number(s):
032-230-019-000

5. Existing Zoning: Community Commercial

6. Existing Use: Grocery and Consumer Goods store

7. Proposed Use of Site (project for which this form is prepared):
Finding of Public Convenience or Necessity and permit to sell beer and wine for
off-site consumption (ABC Type 20 License) from a grocery and consumer goods
store.
8. Indicate the type of permit(s) application(s) to which this form pertains:
Public Convenience or Necessity Permit and Conditional Use Permit.
9. If the project involves a variance, conditional use permit, or rezoning application, state this and indicate clearly why the application is required:

10. List and describe any other related permit(s) and other public approvals required for this project, including those required by city, regional, state, and federal agencies:
ABC Type 20 License
11. Have any special studies been prepared for the project site that are related to the proposed project including, but not limited to traffic, biology, wetlands delineation, archaeology, etc? N/A

II. ENVIRONMENTAL SETTING:

1. Describe in detail the project site as it exists before the project, including information on topography, soil stability, plants and animals (wetlands, if any), different crops, irrigation systems, streams, creeks, rivers, canals, water table depth, and any cultural historical or scenic aspects. Describe any existing structures on the site, and the use of the structures. Attach photographs of the site. Snapshots or Polaroid photos will be accepted.

The site is an existing grocery and consumer goods store. The proposed use is to
add the sale of beer and wine for off-site consumption.

2. Describe the surrounding properties, including information on plants, animals, and any cultural, historical or scenic aspects. Indicate the type of land use (residential, commercial, agricultural, etc.), intensity of land use (one-family, apartment houses, shops, department stores, dairy, row crops, orchards, etc.) Attach photographs of the vicinity. Snapshots or Polaroid photos will be accepted.

North: Agricultural Land Use

East: Agricultural Land Use

South: Residential Land Use

West: Commercial Land Use

3. Describe noise characteristics of the surrounding area (include significant noise sources):

None

III. SPECIFIC ITEMS OF IMPACT:

1. Drainage:

Describe how increased runoff will be handled (on-site and off-site):

N/A

Will the project change any drainage patterns? (Please explain):

N/A

Will the project require the installation or replacement of storm drains or channels? If yes, indicate length, size, and capacity:

N/A

Are there any gullies or areas of soil erosion? (Please explain):

N/A

Do you plan to grade, disturb, or in any way change swales, drainages, ditches, gullies, ponds, low lying areas, seeps, springs, streams, creeks, river banks, or other area on the site that carries or holds water for any amount of time during the year?

N/A

If yes, you may be required to obtain authorization from other agencies such as the Army Corps of Engineers or California Department of Fish and Game.

2. Water Supply:

Indicate and describe source of water supply (domestic well, irrigation district, private water company):

N/A

Will the project require the installation or replacement of new water service mains? N/A

3. Liquid Waste Disposal:

Will liquid waste disposal be provided by private on-site septic system or public sewer?: N/A

If private on-site septic system, describe the proposed system (leach field or seepage pit) and include a statement and tests explaining percolation rates, soil types, and suitability for any onsite sewage disposal systems:

N/A

Will any special or unique sewage wastes be generated by this project other than normally associated with resident or employee restrooms? Industrial, chemical, manufacturing, animal wastes? (Please describe)

N/A

Should waste be generated by the proposed project other than that normally associated with a single family residence, Waste Discharge Requirements may be required by the Regional Water Quality Control Board.

4. Solid Waste Collection:

How will solid waste be collected? Individual disposal, private carrier, city?
N/A

5. Source of Energy:

What is the source of energy (electricity, natural gas, propane)?
N/A

If electricity, do any overhead electrical facilities require relocation? If so, please describe:
N/A

If natural gas, do existing gas lines have to be increased in size? If yes, please describe:
N/A

Do existing gas lines require relocation? If yes, please describe:
N/A

6. Fire Protection:

Indicate number and size of existing and/or proposed fire hydrants and distance from proposed buildings:
N/A

Indicate number and capacity of existing and/or proposed water storage facilities and distance from proposed buildings:
N/A

IV. FOR ZONE CHANGE, ZONE VARIANCE, AND SPECIAL USE PERMIT APPLICATION:

1. Number and sizes of existing and proposed structures:

N/A

Square footage (structures) _____ S.F.; _____ S.F.
(New) (Existing)

2. Percentage of lot coverage: N/A

3. Amount of off-street parking provided: N/A

4. Will the project be constructed in phases? If so, please describe each phase briefly:

N/A

5. If residential, include the number of units, schedule of unit sizes, range of sale prices or rents, and type of household size expected:

N/A

6. If commercial, indicate type, estimated employment per shift, days and hours of operation, estimated number of daily customers/visitors on site at peak time, and loading facilities:

N/A

7. If industrial, indicate type, estimated employment per shift, and loading facilities:

N/A

8. If institutional, indicate the major function, estimated employment per shift, estimated occupancy, loading facilities, and community benefits to be derived from the project:

N/A

9. List types and quantities of any hazardous or toxic materials, chemicals, pesticides, flammable liquids, or other similar product used as a part of the operation and storage container sizes:

N/A

Submit Material Safety Data Sheets (MSDS) for any proposed hazardous materials. If hazardous materials are proposed, it is recommended that the applicant contact the Air Pollution Control District/CUPA for permitting requirements.

10. Describe any earthwork (grading) to be done and dust control methods to be used during construction:

N/A

11. Describe any potential noise or vibration sources associated with the project (i.e. compressor, machine noise, heavy equipment).

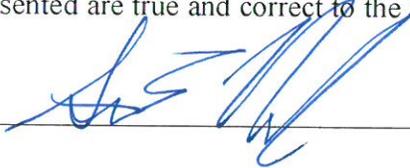
N/A

12. Describe source, type, and amount of air pollutant emissions (smoke, odors, steam, gases, water vapor, dust, chemicals) from the project. Describe what methods would be used to reduce emissions:

N/A

V. CERTIFICATION:

I hereby certify that the statements furnished above and in the attached exhibits present the data and information required for this initial evaluation to the best of my ability, and that the facts, statements and information presented are true and correct to the best of my knowledge and belief.

Date: 3/3/2020 Signature: 

For: _____

According to Section 65943 for the California Government Code, your application will be reviewed within 30 days and you or your agent will receive written notice regarding the completeness of your application. Any reviewing agency may, in the course of processing the application, request the applicant to clarify, amplify, correct, or otherwise supplement the information required for the application.

According to Section 65944 (C), additional information may be requested in order to comply with Division 13 of the State of California Public Resources Code.



Dollar General at a Glance



Company

- Leading small-box, convenient discounter
- #183 on the Fortune 500
- Sales of \$14.8 billion in 2011
- 90,000+ full-time & part-time employees
 - Created 21,000 new jobs since 2008
 - Plan to add 6,000 new jobs in 2012
- Freedom Award and Distinguished Service Award Recipient

Stores

- More than 10,000 stores in 40 states
- Convenient size in convenient locations

Merchandise

- National and private brands
- Everyday necessities and compelling buys
- Approximately 10,000 SKUs per store
- Multiple price points; about 26% at \$1 or less

Customers

- Value-conscious and convenience-seeking
- Broad cross-section of America



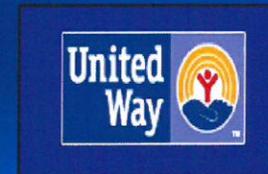
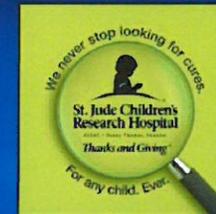
More than 10,000 Stores in 40 States



Community Giving

DG

- Since 1993, the Dollar General Literacy Foundation has:
 - awarded over \$71.2 million in grants
 - helped over 4.1 million individuals learn to read, get their GED or learn the English language.
- 2011 DG Corporate, DG Literacy Foundation & DG Employee Assistance Foundation:
 - Over \$32 million donated to and raised for charitable causes in 2011
 - More than 2,800 grants awarded in 38 states in 2011



Inside the Store



Inside the Store

DG





Responsible Sales



Policies & Safeguards

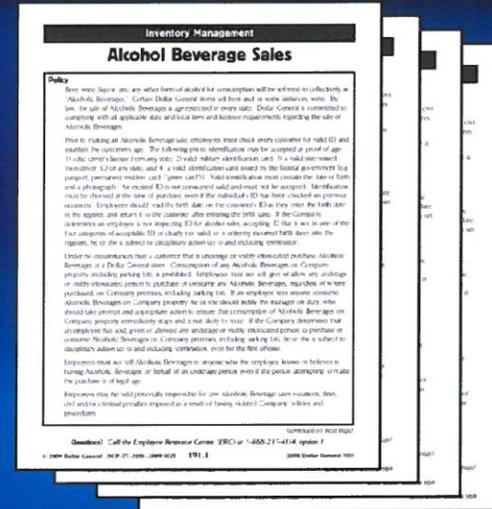
- We ID every customer, every time
- Employee must key birth date into register for every alcoholic beverage purchase.
 - Register will not allow sale if customer is under 21.
 - Exception reporting and auditing is done to ensure that accurate birthdates are keyed.
- Zero-tolerance policy for sale to minor
 - Termination for failure to ID customer
- Cameras monitor front door, back door, and checkout

Training

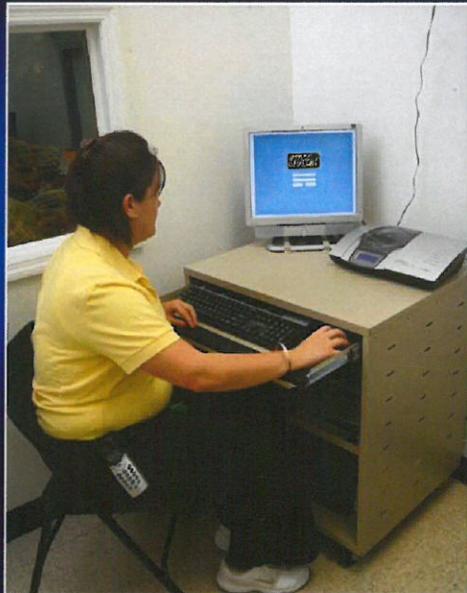
- Computer-based training is required for all employees
- Regular store team meetings on responsible sales

Standards

- Industry-leading performance for compliance checks
- Fewer than 25 violations companywide since 2009



Dollar General Beer & Wine Sales Training



When A Store Is Licensed:

- All employees must complete computer-based training on responsible sales before the product is set in the store.
- Course includes examples, policies, and knowledge tests.
- Employees must score 100% to pass the course.

The screenshots show the training software interface. The top screen is the title page for 'Beer and Wine Sales Training' with a 'START' button. The middle screen shows 'Lesson Objectives' with a list of topics: identify signs of intoxication, explain blood alcohol content (BAC) levels, describe behavioral effects at certain BAC levels, describe the law regarding controlled substances, and describe ways to refuse sales to intoxicated customers. The bottom screen shows an 'Assessment' section with a question about a customer handing money to another customer at the back of the store, with multiple choice options.

The document is titled 'Beer and Wine Sales Update' and is dated 'Week 11 - April 9, 2011'. It includes a 'Team Meeting: Beer and Wine Sales Update' section with a list of action items. Below this is a 'Vendor Relationship' section with a list of items. At the bottom, there is a table for 'ALL STORE EMPLOYEES MUST SIGN AND DATE BELOW' with columns for 'SIGNATURE' and 'DATE'.

ALL STORE EMPLOYEES MUST SIGN AND DATE BELOW			
SIGNATURE	DATE	SIGNATURE	DATE

Follow-up:

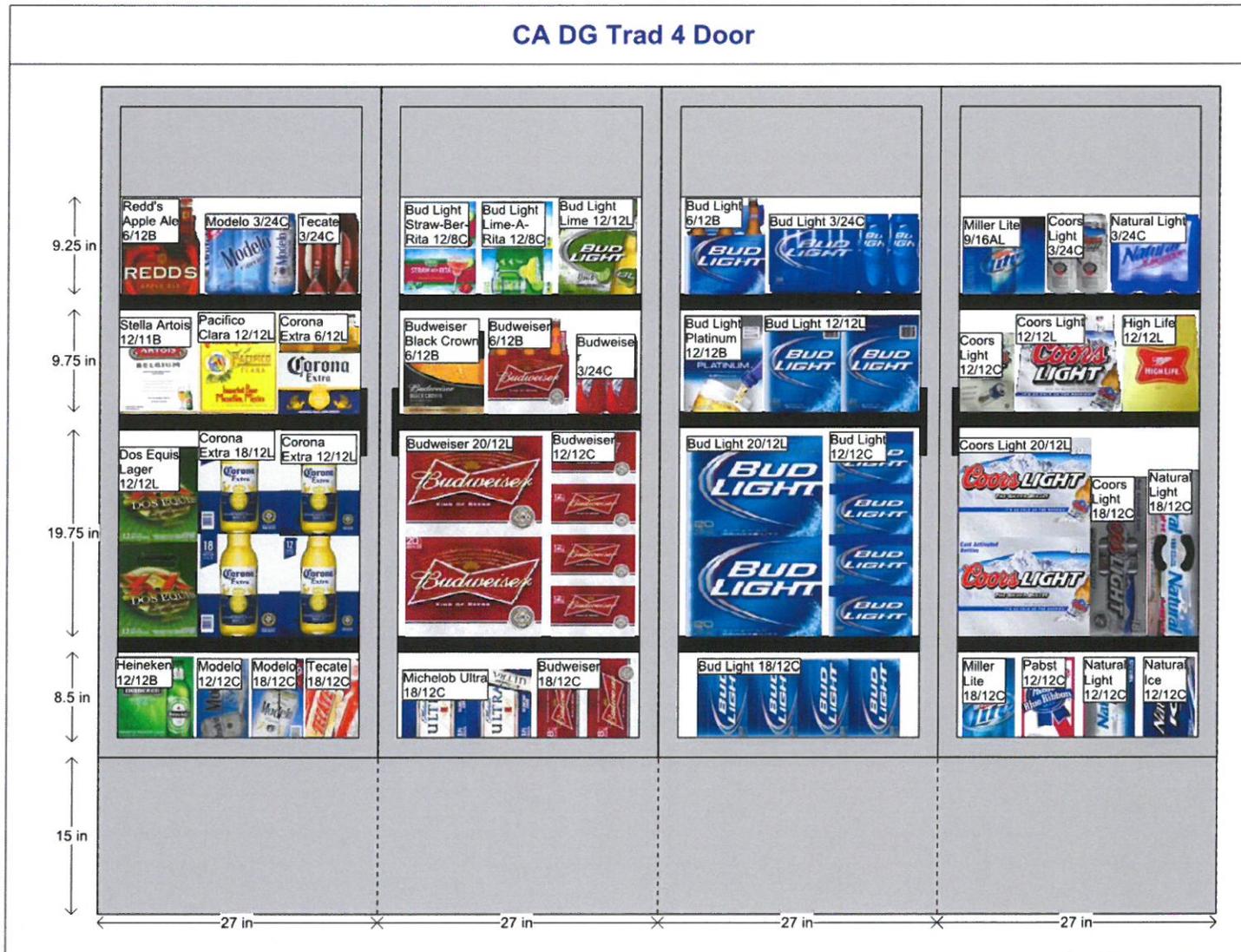
- All new employees must complete Beer & Wine Sales Training within 3 days of hire.
- The store teams hold regular refresher meetings on responsible sales practices.

Measures to Prevent Adverse Impacts

Dollar General implements multiple measures to mitigate potential adverse impacts from alcohol sales:

- Surveillance cameras are located throughout the sales area as well as storage area that are capable of storing at least 1 month activity. The system continuously records and has the date and time stamped onto images at all times. Interior camera record in color and images will be made available to the police department if it relates to a criminal investigation.
- Dollar General employees go through corporate training for alcohol sales.
- When beer or wine is scanned into the POS, employees are prompted to enter a birth date and restrict purchase if the date entered does not meet the age requirement.
- No single sales of beer products: Malt liquor or malt beverage products or beer products are not be sold in less than six (6) pack quantities.
- No signs advertising alcoholic beverages will be displayed outside the premises or inside the store in which visible to the outside of the store.
- All alcohol beverages will be stored on shelves or in cooler, no displays on the floor or in containers in aisles.

Beer & Wine Cooler Displays

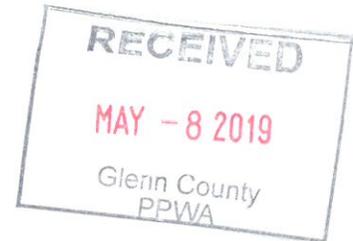


Beer and Wine Warm Shelf Display



Wine Shelf Display





May 2, 2019

Mr. Donald Rust
County of Glenn Planning Department
PO Box 1070
Willows, CA 95988

RE: Dollar General Store #15680 – 400 Sixth Street, Hamilton City, CA

Dear Mr. Rust:

Please accept this letter as a formal request for a determination of public convenience or necessity. Enclosed please find the ABC Form 245, a Statement of Operations, Floor Plan as well as a brochure about Dollar General for your review. Below is additional information that should help make an affirmative determination.

Overview and Project Description

Dollar General Stores will be operating an approximately 9,100 square foot grocery and consumer goods store at the above referenced location. It is our understanding that off-sale beer and wine in this zone is a permitted use for this type of store. The store hours are from 7:00 a.m. until 10:00 p.m. daily. Dollar General Stores operates nearly 15,000 stores across the US and approximately 250 stores in California. Nearly every store in California carries beer and wine. Dollar General has a reputation for providing the products that customer's desire most at competitive prices. Beer and wine sales will represent an incidental purchase for its current customers much like other major grocery stores. Dollar General will dedicate less than 5% of the gross floor area for the display of beer and wine and have implemented internal training and controls for its employees to ensure responsible sales. Also, none of the stores sell singles of beer or malt products.

Security and Control:

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 very responsible retailer of alcoholic beverages with no violations in California ever. It certainly has the resources to be a responsible retailer of all types of goods and especially of alcoholic beverages. Moreover, the sale of alcoholic beverages is not the primary purpose.

Dollar General stores are designed to provide a safe environment for patrons and employees. Some of the design elements of the store that facilitate a safe and pleasurable shopping experience 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 store to both expand their customer base and prevent criminal activity and is committed to a store that allows for safe family oriented shopping. Dollar General recognizes the seriousness of loitering, delinquency, crime, and underage drinking. They have developed stringent operational standards and training programs for employees involved with selling of alcoholic beverages. Furthermore, Dollar General is open to operating conditions that the police department considers appropriate to ameliorate any concerns that do exist.

Public Convenience or Necessity

This Dollar General store is in Census Tract 105.1 in which ABC is authorized to issue up to 4 licenses without consulting with the local municipality. Currently, there are 4 off-sale licenses existing in the census tract. Hence, in order for ABC to issue a license, the County of Glenn Board of Supervisors needs to make a finding of public convenience or necessity. Census tract in which there are more licenses existing than ABC is authorized to issue is a very common situation as most commercial property is concentrated into certain areas. Therefore, grocery stores, restaurants, convenience stores are typically located relatively near each other.

It is important to emphasize that Business & Professional Code § 23958.4 requires a positive finding of public convenience ***“or”*** necessity in order for an off-sale ABC application to be approved. Thus it is legally sufficient if Dollar General shows ***either*** public convenience ***or*** public necessity. It is ***not*** legally necessary to show both.

Furthermore, 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 or 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”.

It is also important to understand that Census Tract are “zoning blind”. Hence, many census tracts that contain a lot of commercially zoned property have an “over concentration” state while census tracts with mostly residentially zoned property do not have an “over concentration”.

Thus the fact that the census tract in which this store is located is statutorily “over concentrated” does not mean that selling a small amount of alcoholic beverages at a grocery/consumer goods 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.

Statement of Justification for Finding of Public Convenience or Necessity

1. That the use is essential or desirable to the public convenience and public welfare.

The proposed availability of alcohol with the sale of staple groceries such as: fruits and vegetables, milk, juice, eggs, bread, cereal, coffee, soup, pasta, sodas as well as consumer products such as tooth paste, soap, detergent and paper towels allows customers to have readily available products in one location where they would otherwise be obliged to travel to other locations to further purchase their items; thus the establishment of off-site alcoholic beverage sale serves a public convenience.

2. That the granting the permit will not be materially detrimental to the public welfare and to other property in vicinity.

The proposed sale of alcohol would not be detrimental to the public health, safety or welfare because the store has been designed as safe family oriented shopping with all windows facing the street and parking lot allowing for motorists and patrons outside the store a direct view inside the store; cashiers are located near the entrance of the store; and security cameras are placed throughout the interior and exterior. Furthermore, the store is primarily for the sales of staple groceries and consumer products and the sale of alcohol is incidental and in conjunction with the sale of such items. Additionally, the convenience of a wide variety of groceries and consumer products in one location promotes the general welfare. Furthermore, this operation will have general conditions to limit nuisance behavior associated with sales of alcohol.

3. That the use conforms to good zoning practices and development standards.

The store is located within a commercial zone. Locating grocery stores in retail commercial zones on major thoroughfares is consistent with good community development practices and standards.

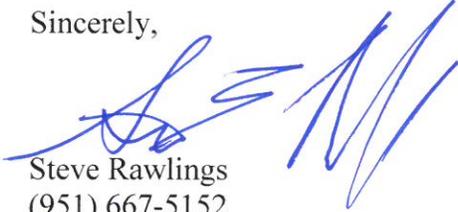
4. That the use is not contrary to any of the objectives of any part of the adopted General Plan

Alcohol sales for off-site consumption within a grocery store is consistent with the City’s General Plan by providing a product that serves to provide the full spectrum of commercial needs for a community commercial retail center.

We respectfully request an approved finding of Public Convenience or Necessity for this store. If there is any additional information you need to process this request, please contact me.

Thank you for your time and consideration of our request.

Sincerely,



Steve Rawlings
(951) 667-5152

SER@Rawlingspm.com

INFORMATION AND INSTRUCTIONS -

SECTION 23958.4 B&P

Instructions This form is to be used for all applications for original issuance or premises to premises transfer of licenses.

- Part 1 is to be completed by an ABC employee, given to applicant with pre-application package, with copy retained in holding file or applicant's district file.
- Part 2 is to be completed by the applicant, and returned to ABC.
- Part 3 is to be completed by the local governing body or its designated subordinate officer or body, and returned to ABC.

PART 1 - TO BE COMPLETED BY ABC

1. APPLICANT'S NAME

Dolgen California LLC

2. PREMISES ADDRESS (Street number and name, city, zip code)

400 Sixth St. Hamilton City, 95951

3. LICENSE TYPE

20

4. TYPE OF BUSINESS

- | | | | |
|---|--|--|--|
| <input type="checkbox"/> Full Service Restaurant | <input type="checkbox"/> Hofbrau/Cafeteria | <input type="checkbox"/> Cocktail Lounge | <input type="checkbox"/> Private Club |
| <input type="checkbox"/> Deli or Specialty Restaurant | <input type="checkbox"/> Comedy Club | <input type="checkbox"/> Night Club | <input type="checkbox"/> Veterans Club |
| <input type="checkbox"/> Cafe/Coffee Shop | <input type="checkbox"/> Brew Pub | <input type="checkbox"/> Tavern: Beer | <input type="checkbox"/> Fraternal Club |
| <input type="checkbox"/> Bed & Breakfast: | <input type="checkbox"/> Theater | <input type="checkbox"/> Tavern: Beer & Wine | <input type="checkbox"/> Wine Tasting Room |
| <input type="checkbox"/> Wine only <input type="checkbox"/> All | | | |
| <input checked="" type="checkbox"/> Supermarket | <input type="checkbox"/> Membership Store | <input type="checkbox"/> Service Station | <input type="checkbox"/> Swap Meet/Flea Market |
| <input type="checkbox"/> Liquor Store | <input type="checkbox"/> Department Store | <input type="checkbox"/> Convenience Market | <input type="checkbox"/> Drive-in Dairy |
| <input type="checkbox"/> Drug/Variety Store | <input type="checkbox"/> Florist/Gift Shop | <input type="checkbox"/> Convenience Market w/Gasoline | |
| <input type="checkbox"/> Other - describe: | | | |

5. COUNTY POPULATION

6. TOTAL NUMBER OF LICENSES IN COUNTY

7. RATIO OF LICENSES TO POPULATION IN COUNTY

On-Sale Off-Sale On-Sale Off-Sale

8. CENSUS TRACT NUMBER

9. NO. OF LICENSES ALLOWED IN CENSUS TRACT

10. NO. OF LICENSES EXISTING IN CENSUS TRACT

105.01

4

4

On-Sale Off-Sale On-Sale Off-Sale

11. IS THE ABOVE CENSUS TRACT OVERCONCENTRATED WITH LICENSES? (i.e., does the ratio of licenses to population in the census tract exceed the ratio of licenses to population for the entire county?)

- Yes, the number of existing licenses exceeds the number allowed
- No, the number of existing licenses is lower than the number allowed

12. DOES LAW ENFORCEMENT AGENCY MAINTAIN CRIME STATISTICS?

- Yes (Go to Item #13)
- No (Go to Item #20)

13. CRIME REPORTING DISTRICT NUMBER

14. TOTAL NUMBER OF REPORTING DISTRICTS

15. TOTAL NUMBER OF OFFENSES IN ALL REPORTING DISTRICTS

16. AVERAGE NO. OF OFFENSES PER DISTRICT

17. 120% OF AVERAGE NUMBER OF OFFENSES

18. TOTAL NUMBER OF OFFENSES IN REPORTING DISTRICT

19. IS THE PREMISES LOCATED IN A HIGH CRIME REPORTING DISTRICT? (i.e., has a 20% greater number of reported crimes than the average number of reported crimes as determined from all crime reporting districts within the jurisdiction of the local law enforcement agency)

- Yes, the total number of offenses in the reporting district equals or exceeds the total number in item #17
- No, the total number of offenses in the reporting district is lower than the total number in item #17

20. CHECK THE BOX THAT APPLIES (check only one box)

- a. If "No" is checked in both item #11 and item #19, Section 23958.4 B&P does not apply to this application, and no additional information will be needed on this issue. Advise the applicant to bring this completed form to ABC when filing the application.
- b. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for a non-retail license, a retail bona fide public eating place license, a retail license issued for a hotel, motel or other lodging establishment as defined in Section 25503.16(b) B&P, or a retail license issued in conjunction with a beer manufacturer's license, or winegrower's license, advise the applicant to complete Section 2 and bring the completed form to ABC when filing the application or as soon as possible thereafter.
- c. If "Yes" is checked in either item #11 or item #19, and the applicant is applying for an off-sale beer and wine license, an off-sale general license, an on-sale beer license, an on-sale beer and wine (public premises) license, or an on-sale general (public premises) license, advise the applicant to take this form to the local governing body, or its designated subordinate officer or body to have them complete Section 3. The completed form will need to be provided to ABC in order to process the application.

Governing Body/Designated Subordinate Name:

FOR DEPARTMENT USE ONLY

PREPARED BY (Name of Department Employee)

Project Narrative/Statement of Operations
Dollar General Store #15680
400 Sixth Street, Hamilton City, CA
5/2/19

Proposed Use: Finding of public convenience or necessity to sell beer and wine for off-site consumption (ABC Type 20) within 9,111 square foot grocery store.

Hours of Operation: 7 days per week from 7:00 a.m. to 10:00 p.m.

Customers Per Day: 200 - 400

Beer and Wine Display Area and Sales: Display of alcohol will not exceed 2% of gross floor area of the store. Alcohol sales are anticipated to represent less than 5% of overall store sales. There will be no single sales of beer or malt beverage cans or bottles. Beer, wine coolers and malt beverages will be sold in manufacturer pre-packaged multi-unit quantities only.

Security Measures: Surveillance cameras are located throughout the sales area as well as storage area. Employees go through corporate training for alcohol sales and must input date of birth into cash register to complete any alcohol transaction.

Average number of employees per shift: 3 – 8: 2 shifts per day

About Dollar General:

Dollar General Corporation is the nation's largest small-box discount retailer with nearly **15,000 locations in 41 states**. Dollar General is publicly traded on the NYSE under the ticker symbol: DG. Dollar General ranks among the largest retailers of top-quality brands made by America's most-trusted manufacturers, such as Procter & Gamble, Kimberly Clark, Unilever, Kellogg's, General Mills and Nabisco. Dollar General's goal is to provide customers a better life and employee's opportunity and a great working environment.

Dollar General stands for convenience, quality brands and low prices. Dollar General's successful prototype makes shopping a truly hassle-free experience. Dollar General designs small neighborhood stores with carefully edited merchandise assortments to make shopping simpler. We don't carry every brand and size, just the most popular ones.

Shopping at Dollar General saves consumers time by staying focused on life's simple necessities: bread, milk, eggs, soup, cereal, coffee, sodas, laundry detergent, paper towels, soap, shampoo, socks and underwear as well as alcohol. The average Dollar General customer completes their shopping trip in less than 10 minutes.



California Department of Alcoholic Beverage Control

Save As CSV

Active Off-Sale Retail Licenses

For the County of GLENN and the Census Tract of 105.01

Report as of: 05/05/2019

Rows Per Page:

Total Licenses: 4

Page 1 of 1

Click on column header to sort

	License Number	Status	License Type	Orig. Iss. Date	Expir. Date	Primary Owner	Business Name	Premises Addr.	Geo Code
1	355312	ACTIVE	21	07/30/1999	06/30/2019	SINGH, GURSEWAK	DOUBLE EE MARKET	575 SACRAMENTO AVE HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
2	441395	ACTIVE	20	07/14/2006	06/30/2019	HUSSEIN, ISKANDER MOHAMED	EL TORO LOCO 1	570 MAIN ST HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
3	538805	ACTIVE	20	12/19/2013	11/30/2019	HS PETROLEUM LLC	HAMILTON GAS & FOOD	601 SIXTH ST HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100
4	555475	ACTIVE	20	06/02/2015	05/31/2019	GILL, HARPREET SINGH	7 LUCKY FOOD MART	585 SIERRA AVE HAMILTON CITY, CA 95951 Census Tract: 0105.01	1100

DEPARTMENT OF ALCOHOLIC BEVERAGE CONTROL
NUMBER OF LICENSES AUTHORIZED
BY CENSUS TRACT

County Name	County Population	County Ratio On Sale	County Ratio Off Sale	Census Tract #	Census Tract Population	On Sale	Off Sale
FRESNO	972,297	1089	1,058	79.01	5,652	5	5
FRESNO	972,297	1089	1,058	79.02	2,742	2	2
FRESNO	972,297	1089	1,058	80.00	5,277	4	4
FRESNO	972,297	1089	1,058	81.00	5,691	5	5
FRESNO	972,297	1089	1,058	82.00	6,978	6	6
FRESNO	972,297	1089	1,058	83.01	5,989	5	5
FRESNO	972,297	1089	1,058	83.02	6,562	6	6
FRESNO	972,297	1089	1,058	84.01	7,991	7	7
FRESNO	972,297	1089	1,058	84.02	1,152	1	1
FRESNO	972,297	1089	1,058	85.01	4,585	4	4
FRESNO	972,297	1089	1,058	85.02	7,929	7	7
GLENN	28,728	718	821	101.00	8,192	11	9
GLENN	28,728	718	821	102.00	4,901	6	5
GLENN	28,728	718	821	103.00	2,373	3	2
GLENN	28,728	718	821	104.00	7,636	10	9
GLENN	28,728	718	821	105.01	3,456	4	4
GLENN	28,728	718	821	105.02	1,564	2	1
HUMBOLDT	134,398	456	845	1.00	4,901	10	5
HUMBOLDT	134,398	456	845	2.00	6,211	13	7
HUMBOLDT	134,398	456	845	3.00	5,544	12	6
HUMBOLDT	134,398	456	845	4.00	3,873	8	4
HUMBOLDT	134,398	456	845	5.00	4,263	9	5
HUMBOLDT	134,398	456	845	6.00	4,866	10	5
HUMBOLDT	134,398	456	845	7.00	5,360	11	6
HUMBOLDT	134,398	456	845	8.00	4,668	10	5
HUMBOLDT	134,398	456	845	9.00	5,074	11	6
HUMBOLDT	134,398	456	845	10.00	5,906	12	6
HUMBOLDT	134,398	456	845	11.01	6,350	13	7
HUMBOLDT	134,398	456	845	12.00	4,686	10	5
HUMBOLDT	134,398	456	845	13.00	1,479	3	1
HUMBOLDT	134,398	456	845	101.02	2,884	6	3
HUMBOLDT	134,398	456	845	102.00	2,983	6	3
HUMBOLDT	134,398	456	845	103.00	3,607	7	4
HUMBOLDT	134,398	456	845	104.00	3,688	8	4
HUMBOLDT	134,398	456	845	105.01	6,635	14	7
HUMBOLDT	134,398	456	845	105.02	5,281	11	6
HUMBOLDT	134,398	456	845	106.00	1,798	3	2
HUMBOLDT	134,398	456	845	107.00	6,940	15	8
HUMBOLDT	134,398	456	845	108.00	4,785	10	5
HUMBOLDT	134,398	456	845	109.01	4,533	9	5
HUMBOLDT	134,398	456	845	109.02	4,143	9	4
HUMBOLDT	134,398	456	845	110.00	4,386	9	5
HUMBOLDT	134,398	456	845	111.00	4,976	10	5
HUMBOLDT	134,398	456	845	112.00	3,220	7	3
HUMBOLDT	134,398	456	845	115.00	4,409	9	5
HUMBOLDT	134,398	456	845	116.00	4,133	9	4
HUMBOLDT	134,398	456	845	9400.00	3,041	6	3
HUMBOLDT	134,398	456	845	9901.00	0	0	0
IMPERIAL	183,429	1191	1,154	101.01	4,601	3	3
IMPERIAL	183,429	1191	1,154	101.02	5,007	4	4
IMPERIAL	183,429	1191	1,154	102.00	2,640	2	2
IMPERIAL	183,429	1191	1,154	103.00	933	0	0

GLENN COUNTY

Planning & Community Development Services Agency Environmental Health Department

225 N Tehama St.
Willows, CA 95988
Tel: 530.934.6102 Fax: 530.934.6103
www.countyofglenn.net



DONALD RUST, Director

May 6th, 2020

To: Andy Popper, Senior Planner
Glenn County Planning & Public Works Agency
(Via email)

From: Andrew A. Petyo, REHS

Re: Conditional Use Permit #2020-001, Dolgen California, LLC.
APN 032-230-019

We have reviewed the new project information noted above and this department has no further comments for this proposal and recommends it be approved.

If you have any further questions please contact Environmental Health.



April 23, 2020

Andy Popper
County of Glenn
225 N Tehama St
Willows, CA 95988

Ref: Gas and Electric Transmission and Distribution

Dear Andy Popper,

Thank you for submitting the 400 Sixth St plans for our review. PG&E will review the submitted plans in relationship to any existing Gas and Electric facilities within the project area. If the proposed project is adjacent/or within PG&E owned property and/or easements, we will be working with you to ensure compatible uses and activities near our facilities.

Attached you will find information and requirements as it relates to Gas facilities (Attachment 1) and Electric facilities (Attachment 2). Please review these in detail, as it is critical to ensure your safety and to protect PG&E's facilities and its existing rights.

Below is additional information for your review:

1. This plan review process does not replace the application process for PG&E gas or electric service your project may require. For these requests, please continue to work with PG&E Service Planning: https://www.pge.com/en_US/business/services/building-and-renovation/overview/overview.page.
2. If the project being submitted is part of a larger project, please include the entire scope of your project, and not just a portion of it. PG&E's facilities are to be incorporated within any CEQA document. PG&E needs to verify that the CEQA document will identify any required future PG&E services.
3. An engineering deposit may be required to review plans for a project depending on the size, scope, and location of the project and as it relates to any rearrangement or new installation of PG&E facilities.

Any proposed uses within the PG&E fee strip and/or easement, may include a California Public Utility Commission (CPUC) Section 851 filing. This requires the CPUC to render approval for a conveyance of rights for specific uses on PG&E's fee strip or easement. PG&E will advise if the necessity to incorporate a CPUC Section 851 filing is required.

This letter does not constitute PG&E's consent to use any portion of its easement for any purpose not previously conveyed. PG&E will provide a project specific response as required.

Sincerely,

Plan Review Team
Land Management



Attachment 1 – Gas Facilities

There could be gas transmission pipelines in this area which would be considered critical facilities for PG&E and a high priority subsurface installation under California law. Care must be taken to ensure safety and accessibility. So, please ensure that if PG&E approves work near gas transmission pipelines it is done in adherence with the below stipulations. Additionally, the following link provides additional information regarding legal requirements under California excavation laws: <https://www.usanorth811.org/images/pdfs/CA-LAW-2018.pdf>

1. **Standby Inspection:** A PG&E Gas Transmission Standby Inspector must be present during any demolition or construction activity that comes within 10 feet of the gas pipeline. This includes all grading, trenching, substructure depth verifications (potholes), asphalt or concrete demolition/removal, removal of trees, signs, light poles, etc. This inspection can be coordinated through the Underground Service Alert (USA) service at 811. A minimum notice of 48 hours is required. Ensure the USA markings and notifications are maintained throughout the duration of your work.
2. **Access:** At any time, PG&E may need to access, excavate, and perform work on the gas pipeline. Any construction equipment, materials, or spoils may need to be removed upon notice. Any temporary construction fencing installed within PG&E's easement would also need to be capable of being removed at any time upon notice. Any plans to cut temporary slopes exceeding a 1:4 grade within 10 feet of a gas transmission pipeline need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.
3. **Wheel Loads:** To prevent damage to the buried gas pipeline, there are weight limits that must be enforced whenever any equipment gets within 10 feet of traversing the pipe.

Ensure a list of the axle weights of all equipment being used is available for PG&E's Standby Inspector. To confirm the depth of cover, the pipeline may need to be potholed by hand in a few areas.

Due to the complex variability of tracked equipment, vibratory compaction equipment, and cranes, PG&E must evaluate those items on a case-by-case basis prior to use over the gas pipeline (provide a list of any proposed equipment of this type noting model numbers and specific attachments).

No equipment may be set up over the gas pipeline while operating. Ensure crane outriggers are at least 10 feet from the centerline of the gas pipeline. Transport trucks must not be parked over the gas pipeline while being loaded or unloaded.

4. **Grading:** PG&E requires a minimum of 36 inches of cover over gas pipelines (or existing grade if less) and a maximum of 7 feet of cover at all locations. The graded surface cannot exceed a cross slope of 1:4.
5. **Excavating:** Any digging within 2 feet of a gas pipeline must be dug by hand. Note that while the minimum clearance is only 12 inches, any excavation work within 24 inches of the edge of a pipeline must be done with hand tools. So to avoid having to dig a trench entirely with hand tools, the edge of the trench must be over 24 inches away. (Doing the math for a 24 inch



wide trench being dug along a 36 inch pipeline, the centerline of the trench would need to be at least 54 inches [$24/2 + 24 + 36/2 = 54$] away, or be entirely dug by hand.)

Water jetting to assist vacuum excavating must be limited to 1000 psig and directed at a 40° angle to the pipe. All pile driving must be kept a minimum of 3 feet away.

Any plans to expose and support a PG&E gas transmission pipeline across an open excavation need to be approved by PG&E Pipeline Services in writing PRIOR to performing the work.

6. Boring/Trenchless Installations: PG&E Pipeline Services must review and approve all plans to bore across or parallel to (within 10 feet) a gas transmission pipeline. There are stringent criteria to pothole the gas transmission facility at regular intervals for all parallel bore installations.

For bore paths that cross gas transmission pipelines perpendicularly, the pipeline must be potholed a minimum of 2 feet in the horizontal direction of the bore path and a minimum of 12 inches in the vertical direction from the bottom of the pipe with minimum clearances measured from the edge of the pipe in both directions. Standby personnel must watch the locator trace (and every ream pass) the path of the bore as it approaches the pipeline and visually monitor the pothole (with the exposed transmission pipe) as the bore traverses the pipeline to ensure adequate clearance with the pipeline. The pothole width must account for the inaccuracy of the locating equipment.

7. Substructures: All utility crossings of a gas pipeline should be made as close to perpendicular as feasible ($90^\circ \pm 15^\circ$). All utility lines crossing the gas pipeline must have a minimum of 12 inches of separation from the gas pipeline. Parallel utilities, pole bases, water line 'kicker blocks', storm drain inlets, water meters, valves, back pressure devices or other utility substructures are not allowed in the PG&E gas pipeline easement.

If previously retired PG&E facilities are in conflict with proposed substructures, PG&E must verify they are safe prior to removal. This includes verification testing of the contents of the facilities, as well as environmental testing of the coating and internal surfaces. Timelines for PG&E completion of this verification will vary depending on the type and location of facilities in conflict.

8. Structures: No structures are to be built within the PG&E gas pipeline easement. This includes buildings, retaining walls, fences, decks, patios, carports, septic tanks, storage sheds, tanks, loading ramps, or any structure that could limit PG&E's ability to access its facilities.

9. Fencing: Permanent fencing is not allowed within PG&E easements except for perpendicular crossings which must include a 16 foot wide gate for vehicular access. Gates will be secured with PG&E corporation locks.

10. Landscaping: Landscaping must be designed to allow PG&E to access the pipeline for maintenance and not interfere with pipeline coatings or other cathodic protection systems. No trees, shrubs, brush, vines, and other vegetation may be planted within the easement area. Only those plants, ground covers, grasses, flowers, and low-growing plants that grow unsupported to a maximum of four feet (4') in height at maturity may be planted within the easement area.



11. Cathodic Protection: PG&E pipelines are protected from corrosion with an “Impressed Current” cathodic protection system. Any proposed facilities, such as metal conduit, pipes, service lines, ground rods, anodes, wires, etc. that might affect the pipeline cathodic protection system must be reviewed and approved by PG&E Corrosion Engineering.

12. Pipeline Marker Signs: PG&E needs to maintain pipeline marker signs for gas transmission pipelines in order to ensure public awareness of the presence of the pipelines. With prior written approval from PG&E Pipeline Services, an existing PG&E pipeline marker sign that is in direct conflict with proposed developments may be temporarily relocated to accommodate construction work. The pipeline marker must be moved back once construction is complete.

13. PG&E is also the provider of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E’s facilities must be reviewed and approved by PG&E to ensure that no impact occurs which may endanger the safe operation of its facilities.



Attachment 2 – Electric Facilities

It is PG&E's policy to permit certain uses on a case by case basis within its electric transmission fee strip(s) and/or easement(s) provided such uses and manner in which they are exercised, will not interfere with PG&E's rights or endanger its facilities. Some examples/restrictions are as follows:

1. Buildings and Other Structures: No buildings or other structures including the foot print and eave of any buildings, swimming pools, wells or similar structures will be permitted within fee strip(s) and/or easement(s) areas. PG&E's transmission easement shall be designated on subdivision/parcel maps as "**RESTRICTED USE AREA – NO BUILDING.**"
2. Grading: Cuts, trenches or excavations may not be made within 25 feet of our towers. Developers must submit grading plans and site development plans (including geotechnical reports if applicable), signed and dated, for PG&E's review. PG&E engineers must review grade changes in the vicinity of our towers. No fills will be allowed which would impair ground-to-conductor clearances. Towers shall not be left on mounds without adequate road access to base of tower or structure.
3. Fences: Walls, fences, and other structures must be installed at locations that do not affect the safe operation of PG&E's facilities. Heavy equipment access to our facilities must be maintained at all times. Metal fences are to be grounded to PG&E specifications. No wall, fence or other like structure is to be installed within 10 feet of tower footings and unrestricted access must be maintained from a tower structure to the nearest street. Walls, fences and other structures proposed along or within the fee strip(s) and/or easement(s) will require PG&E review; submit plans to PG&E Centralized Review Team for review and comment.
4. Landscaping: Vegetation may be allowed; subject to review of plans. On overhead electric transmission fee strip(s) and/or easement(s), trees and shrubs are limited to those varieties that do not exceed 15 feet in height at maturity. PG&E must have access to its facilities at all times, including access by heavy equipment. No planting is to occur within the footprint of the tower legs. Greenbelts are encouraged.
5. Reservoirs, Sumps, Drainage Basins, and Ponds: Prohibited within PG&E's fee strip(s) and/or easement(s) for electric transmission lines.
6. Automobile Parking: Short term parking of movable passenger vehicles and light trucks (pickups, vans, etc.) is allowed. The lighting within these parking areas will need to be reviewed by PG&E; approval will be on a case by case basis. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications. Blocked-up vehicles are not allowed. Carports, canopies, or awnings are not allowed.
7. Storage of Flammable, Explosive or Corrosive Materials: There shall be no storage of fuel or combustibles and no fueling of vehicles within PG&E's easement. No trash bins or incinerators are allowed.



8. Streets and Roads: Access to facilities must be maintained at all times. Street lights may be allowed in the fee strip(s) and/or easement(s) but in all cases must be reviewed by PG&E for proper clearance. Roads and utilities should cross the transmission easement as nearly at right angles as possible. Road intersections will not be allowed within the transmission easement.

9. Pipelines: Pipelines may be allowed provided crossings are held to a minimum and to be as nearly perpendicular as possible. Pipelines within 25 feet of PG&E structures require review by PG&E. Sprinklers systems may be allowed; subject to review. Leach fields and septic tanks are not allowed. Construction plans must be submitted to PG&E for review and approval prior to the commencement of any construction.

10. Signs: Signs are not allowed except in rare cases subject to individual review by PG&E.

11. Recreation Areas: Playgrounds, parks, tennis courts, basketball courts, barbecue and light trucks (pickups, vans, etc.) may be allowed; subject to review of plans. Heavy equipment access to PG&E facilities is to be maintained at all times. Parking is to clear PG&E structures by at least 10 feet. Protection of PG&E facilities from vehicular traffic is to be provided at developer's expense AND to PG&E specifications.

12. Construction Activity: Since construction activity will take place near PG&E's overhead electric lines, please be advised it is the contractor's responsibility to be aware of, and observe the minimum clearances for both workers and equipment operating near high voltage electric lines set out in the High-Voltage Electrical Safety Orders of the California Division of Industrial Safety (<https://www.dir.ca.gov/Title8/sb5g2.html>), as well as any other safety regulations. Contractors shall comply with California Public Utilities Commission General Order 95 (http://www.cpuc.ca.gov/gos/GO95/go_95_startup_page.html) and all other safety rules. No construction may occur within 25 feet of PG&E's towers. All excavation activities may only commence after 811 protocols has been followed.

Contractor shall ensure the protection of PG&E's towers and poles from vehicular damage by (installing protective barriers) Plans for protection barriers must be approved by PG&E prior to construction.

13. PG&E is also the owner of distribution facilities throughout many of the areas within the state of California. Therefore, any plans that impact PG&E's facilities must be reviewed and approved by PG&E to ensure that no impact occurs that may endanger the safe and reliable operation of its facilities.

Andy Popper

From: Hank Irick <hankirick@gmail.com>
Sent: Monday, July 6, 2020 11:24 AM
To: Andy Popper
Subject: Re: FW: CUP 2020-001, Dolgen, ABC, Request for Review

Follow Up Flag: Follow up
Flag Status: Completed

* Good Morning Andy,

First and foremost, thank your informative correspondence. Please note that the Dollar General in Hamilton City has improved the quality of life for the residence as well added a measure of balance (Lower Prices) to our local economic issues. I have no issue with Dolgen California, LLC Store #15680 I (Dollar General, Hamilton City) selling alcohol beverages for off-site consumption. Yours in service.

Hank Irick,
Badge #5110
Deputy Fire Chief
Hamilton City Fire Protection District

[Total Control Panel](#)

[Login](#)

To: apopper@countyofglenn.net [Remove](#) this sender from my allow list
From: hankirick@gmail.com

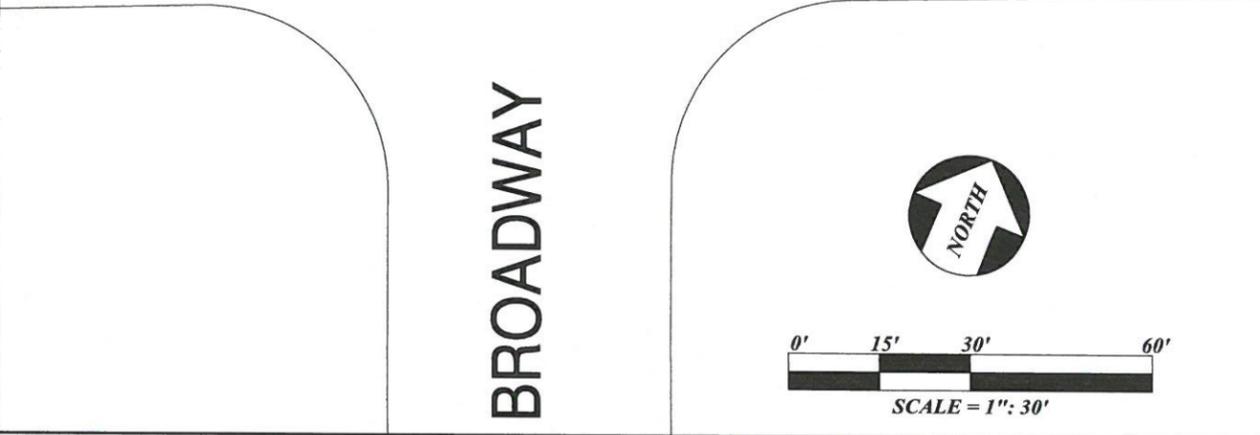
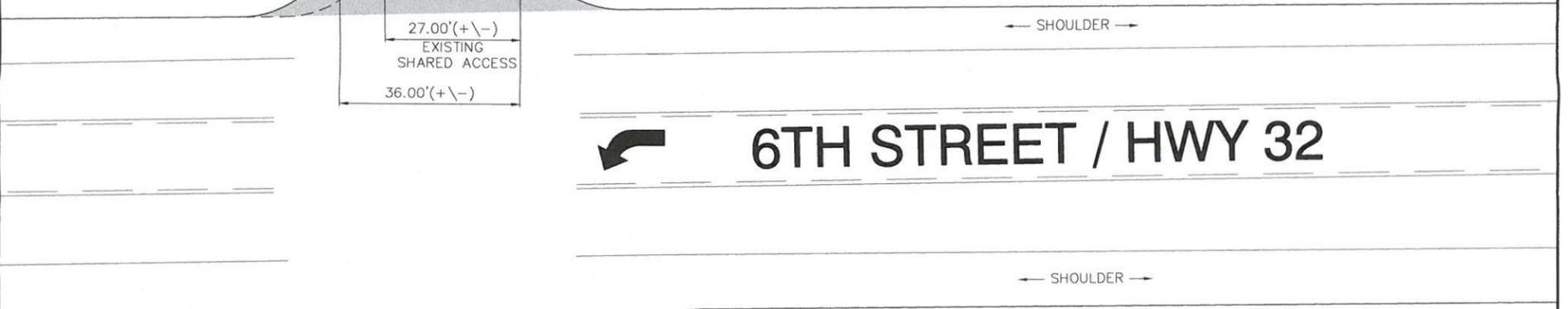
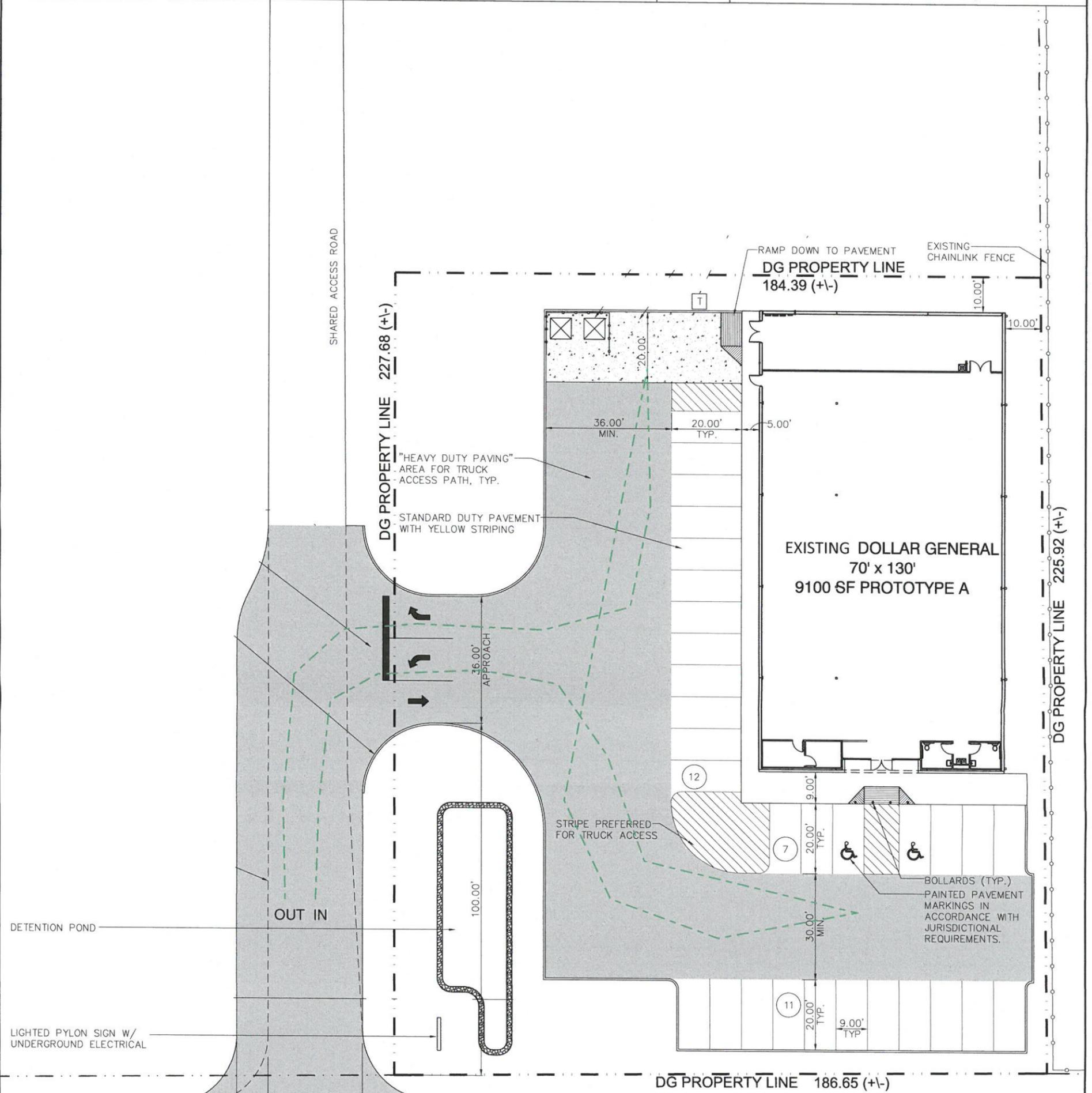
You received this message because the sender is on your allow list.

**This comment was added to the report file, after the July 15, and prior to the August 19 Planning Commission meeting; because it was received via email while the receiving staff was out of office.*

SITE PLAN

PROTOTYPE:	A	DEVELOPER	APPLICANT REP:	DATE:
BLDG/SALES SF:	9,026/7,195	COMPANY: CROSS DEVELOPMENT	NAME: STEVE RAWLINGS	
ACREAGE:	.97	NAME: STEVE RUMSEY	PHONE #: 951-667-5152	
PARKING SPACES:	30	PHONE #: 214.893.4208		

**DOLLAR GENERAL
STORE #15680
400 SIXTH STREET
HAMILTON CITY, CA**



- NOTES:**
1. SITE PLAN PREPARED WITHOUT BENEFIT OF TITLE OPINION, DEED RESTRICTION, OR SURVEY.
 2. SITE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.
 3. BUILDING AND SITE SIGN LOCATION, SQUARE FOOTAGE, AND TYPE SUBJECT TO CHANGE PENDING ALL STATE AND CITY ORDINANCES OR DEED RESTRICTIONS.

PRELIMINARY:

DATE: _____ BY: _____

[1] _____
[2] _____

DRAWING HISTORY

DATE: 11/25/15 BY: SEH

[1] 12/17/15 SEH

[2] 01/12/16 SEH

[3] _____

[4] _____

[5] _____

[6] _____

[7] _____

[8] _____

[9] _____

PROJECT TYPE: **NEW**

PLAN TYPE: **BTS-A**

LAYOUT TYPE: **DG16-7**

SHRINK BAND: **STANDARD**

FIXTURE DATE: **01/18/16**

SALES FLOOR SQ FT: **7,272**

TOTAL SQ FT: **9,111**

CEILING HEIGHT: **OPEN**

LIGHT HEIGHT: **11'-0"**

SEASONAL LF: **176**

SALES: _____

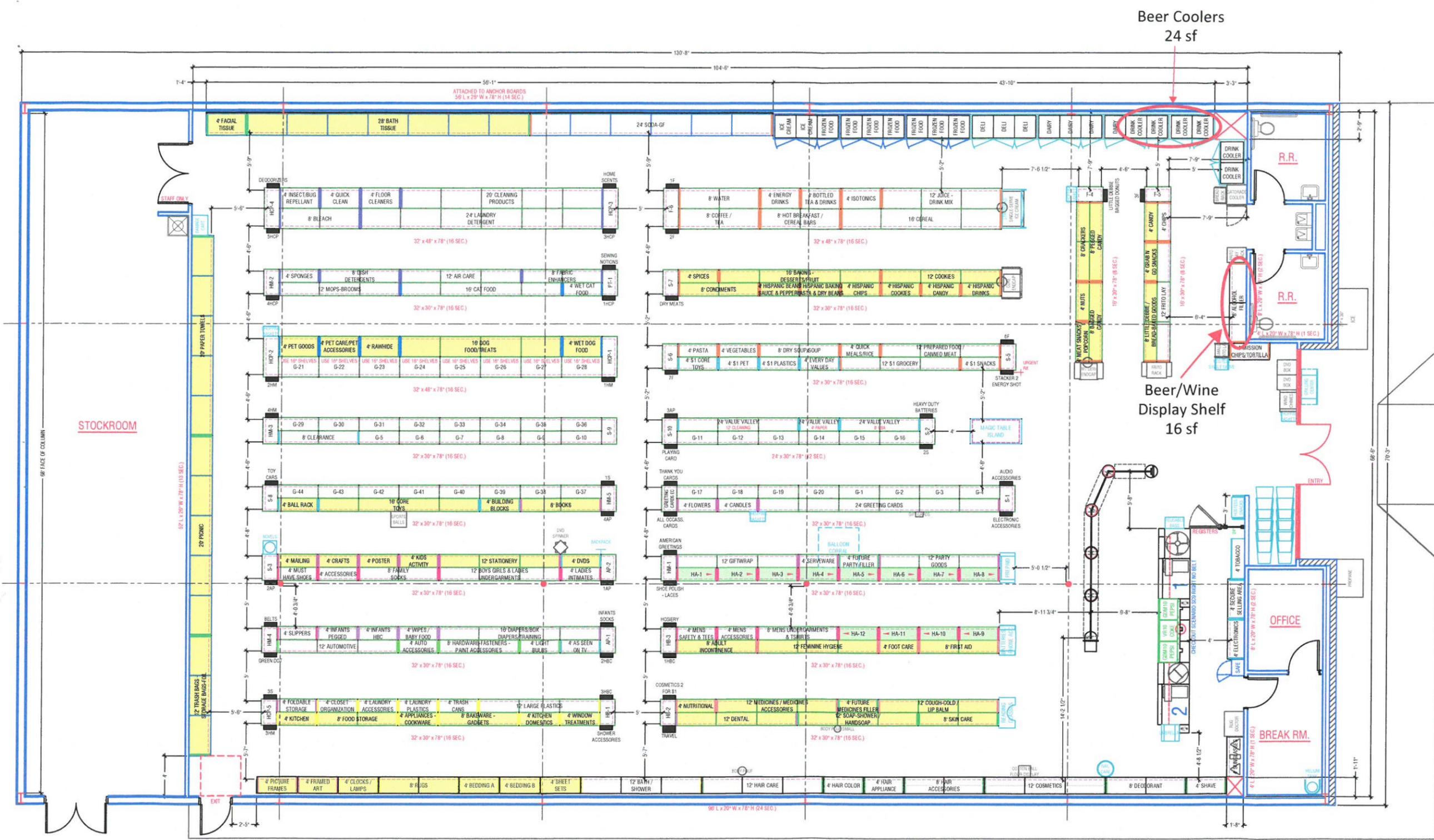
STORE NUMBER: **15680**

ADDRESS: _____

400 SIXTH STREET
CITY: **HAMILTON CITY**

STATE: **CA** ZIP: **95951**

STORE PLANNING HOTLINE
(615) 855-4192



15680 DG16-7 BTS-A R2.DWG - Plotted by: SAMANTHA HANDSHOE on 2/2/2016 11:02 AM - Last Saved by: JNORRIS on 1/12/2016 4:07 PM

NOTICE OF EXEMPTION

To: County Clerk, County of Glenn
516 W. Sycamore Street, 2nd Floor, Willows, CA 95988
From: Glenn County Planning and Community Development Services Agency
225 North Tehama Street, Willows, CA 95988

Project Title: Conditional Use Permit 2020-001, Dolgen California, LLC

Project Location: 400 Sixth Street, Dollar General, Hamilton City, APN: 032-230-019

Description of Project: The applicant is requesting a Finding of Public Convenience or Necessity and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer’s good store.

Name of Public Agency Approving Project:
Glenn County Planning Commission

Name of Person(s) or Agency Carrying Out Project:
Glenn County Planning and Community Development Services Agency

Exempt Status: The project for a Finding of Public Convenience or Necessity and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer’s good store can be considered exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines, Public Resources Code section 15061(b) (3) (the "general rule" exemption). Selling beer and wine within an existing store will not result in, or otherwise compel any physical disturbance to the existing physical environment.

Lead Agency Contact: Donald Rust, Director
Glenn County Planning and Community Development Services Agency
225 North Tehama Street, Willows, CA 95988 (530-934-6540)

Signature: _____ Date: _____
Donald Rust, Director

GLENN COUNTY

Planning & Community Development Services Agency

225 N. Tehama Street
Willows, CA 95988
530.934.6540
www.countyofglenn.net



Donald Rust, Director

State of California
Department of Alcoholic Beverage Control
1900 Churn Creek Rd, Suite 215
Redding, CA 96002

RE: LETTER OF PUBLIC CONVENIENCE OR NECESSITY FOR AN
(ALCOHOL BEVERAGE CONTROL (ABC) TYPE 20 LICENSE)
OFF SALE BEER & WINE - BEVERAGE LICENSE FOR
400 SIXTH STREET, HAMILTON CITY, CA 95951 (APN: 032-230-019)

To Whom It May Concern:

This letter shall serve to notify the California Department of Alcoholic Beverage Control that on July 15, 2020, the County of Glenn Planning Commission made a finding of public convenience or necessity; authorizing the Planning & Community Development Services Agency Director to sign this letter conveying the finding for issuing an alcoholic beverage Type 20 License for "Off Sale Beer & Wine." The License is for the property located at 400 Sixth Street, Hamilton City, CA 95951, APN: 032-230-019, the existing location of the Dollar General Store #15680.

The County of Glenn acknowledges the efforts of community businesses to expand the local economy and finds no cause to oppose the requested license. If there are any questions regarding the matters described in this letter, please contact Donald Rust, Director of Planning & Community Development Services Agency, by phone at (530) 934-6540 or by e-mail at drust@countvofglenn.net.

Sincerely,

-PENDING PLANNING COMMISSION APPROVAL-

Donald Rust, Director
Planning & Community Development Services Agency

**VICINITY NOTICE OF A PUBLIC HEARING BY THE
GLENN COUNTY PLANNING COMMISSION**

Notice is hereby given that on **Wednesday, July 15, 2020, at 9:00 A.M.** in the Glenn County Board of Supervisors Chambers, 2nd Floor Memorial Hall, 525 West Sycamore Street, Willows, CA, the Glenn County Planning Commission will hold a public hearing on the following:

PROJECT: Conditional Use Permit 2020-001

APPLICANT/LANDOWNER: Dolgen California, LLC Store #15680

PROJECT DESCRIPTION: The applicant is requesting a *Finding of Public Convenience or Necessity* determination and a Conditional Use Permit in order to sell beer and wine for off-site consumption (Alcohol Beverage Control (ABC) Type 20 License) from an existing grocery and consumer's good store. A Notice of Exemption is proposed.

LOCATION: The project site (Dollar General) is located at 400 Sixth Street, Hamilton City, on the north side of State Highway 32 (Sixth Street), east of County Road 203, and west of Main Street, in the unincorporated area of Glenn County, California.

ASSESSOR PARCEL NUMBER: 032-230-019

ZONING: Community Commercial **GENERAL PLAN:** Community Commercial

DECISIONS: The Planning Commission may approve, deny, or continue the:

(A) Notice of Exemption from the California Environmental Quality Act (CEQA)

(B) Conditional Use Permit 2020-001

(C) Finding of Public Convenience or Necessity Determination

All environmental information and project documentation is available for review at the Planning & Community Development Services Agency office. Contact the planning staff at planning@countyofglenn.net or (530) 934-6540. To submit written comments by U.S. Mail for inclusion in the meeting record, they must be received by the Planning Division at 225 North Tehama Street, Willows, CA, 95988, no later than 9:00 a.m. on the morning of the noticed meeting. In order to honor Executive Order N-29-20, issued by California Governor Gavin Newsom, this meeting is anticipated to be conducted via teleconference and in person, attendance at the meeting is not anticipated to be allowed.

However, you are encouraged to listen to the audio at <https://www.countyofglenn.net/government/minutes-agendas> and may submit written comments by email (during the meeting), at planning@countyofglenn.net. Every effort will be made to read or acknowledge your comments into the record, but some comments requiring more than 3 minutes to recite may be summarized due to time limitations. If you challenge the nature of the proposed action in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in correspondence delivered to the appropriate authority at, or prior to, the public hearing.

NOTIFICATION FOR REQUEST FOR AN
ALCOHOLIC BEVERAGE CONTROL LICENSE

NOTICE OF FILING

REQUEST FOR LETTER OF "PUBLIC
CONVENIENCE OR NECESSITY" LEADING TO
THE ISSUANCE OF A

**LICENSE TO SELL
ALCOHOLIC
BEVERAGES**

APPLICANT: (Dolgen California, LLC Store #15680)

ADDRESS: (400 Sixth Street, Hamilton City, CA)

ALL INTERESTED PARTIES MAY CONTACT
THE AGENCY BELOW TO
COMMENT ON THIS PROPOSAL

For information or comments – Contact Glenn County
Planning & Community Development Services Agency
225 North Tehama Street
Willows, CA 95988
(530) 934-6540
planning@countyofglenn.net



Photograph of notice sign received by the PCDSA on July 1, 2020.