

**BSD INC
TO BE DOING BUSINESS AS:
CIRCLE K
2799 47TH ST.
SANTA ROSA, CA 95405**

August 7, 2024

City of Santa Rosa
Planning & Economic Development
100 Santa Rosa Ave., Room 3
Santa Rosa, CA 95404

RE: Project Description– Major Conditional Use Permit

Applicants, Manpreet Dhaliwal & Tejinder Dhaliwal, respectfully request a Major Conditional Use Permit to allow their convenient store with service station to sell beer and wine. To follow are key points and list of findings in support the issuance of the Major Conditional Use Permit found by the applicant:

APPLICANT BIO:

Manpreet Dhaliwal & Tejinder Dhaliwal has been in the retail store industry for over 20 years. Together they currently own and operate 76 gas station with adjacent Circle K store located at 2799 4th St. Prior to owning the gas station with convenient store, Manpreet and Tejinder owned many successful businesses including a Subway and Drycleaning Store.

LOCATION BUSINESS HISTORY:

The location first opened in 2004 as a Shell service station. In 2014, the business name was changes to 76. Later in 2019, a convenient store was added to the premise and is currently operating as Circle K Store. The business and address have never operated any type of liquor licenses including off-sale or on-sale.

HOURS OF OPERATION:

Circle K store hours of operations are from 5 am to 11 pm daily.

BUSINESS OPERATION STATEMENT:

76/Circle K Store is located on the corner of 4th Street and Farmers Lane. Just Northwest of where both streets convert and connect as Highway 12. The location is zoned PD98-003, Planned

Development. The site is a free-standing building and does not share the parcel with other businesses.

The gas station 76 currently has eight self-serving gas stations and the connected store Circle K is approximately 1,400 square feet. The convenient store offers a wide variety of items including food, snacks, beverage, tobacco and miscellaneous household items including but not limited to toiletries and pantry items.

There store can accommodate and create a designated area for beer and wine displays away from the entry and cashier area. Proposed alcohol sales are expected to be approximately 10-15% of gross sales. Although the projections of alcohol sales are in the lower spectrum it will be an integral part of the business plan to expand the store's consumable products and services.

STAFF TRAINING & SECURITY:

Circle K will have the following policies and procedures for alcohol sales and other age-related sales:

- Cashier management and cashier employees will be trained to ABC standards in selling age-restricted items such as alcohol, tobacco and lottery, and knowing symptoms of possible intoxication in case they need to deny a sale to a customer, etc.
- All customers under the age of 30 years old will be asked for a valid government issued identification and have the ID scanned verifying legal age prior to any sale of alcohol.
- Compliance and requirements by Section 25658.4 Business and Professions Code:
 - All cashier employees will read, understand, and sign a Clerk's Affidavit
 - Notices to customers Fines and Penalties for (1) The customer is under the age of 21 years; (2) The customer looks or acts intoxicated; (3) The request to buy an alcoholic beverage is made between the hours of 2:00 a.m. and 6:00 a.m. on any day or in violation of legally required shorter hours of sale; (4) The customer intends to drink the alcoholic beverage in this store or on adjacent property immediately outside this store; or (5) Any other violation of the California Alcoholic Beverage Control Act will occur as a result of the sale.
- All employees making alcohol sales will attend ABC LEAD courses.
- In compliance and requirements by the City of Santa Rosa section 20-42.034:
 - New owners, managers, and employees shall attend and complete ABC LEAD courses within 30 days of the date of ownership or employment. Records of successful completion shall be maintained on the premises and present upon request by a representative of the City.

Management and staff will ensure periodic patrolling of the exterior area, parking lot for litter, and loitering. The store will have surveillance cameras inside and outside of the store to monitor activity. For any suspicious activity that will require law enforcement, management and staff will telephone law enforcement to ensure the safety of their employees, patrons and community.

A robbery alarm system permit has been issued by the Police Department. The alarm is operating and in good working condition.

SENSITIVE POINTS / CONSIDERATION:

The store and gas station will offer the immediate neighborhoods and surrounding community a public convenience to be able to meet all their automotive needs and common house hold shopping at one location and will not have to travel to other locations to complete their shopping needs. The location is in a convenient location where the public can quickly purchase a wide variety of consumable products and services. Please take into consideration the majority of the surrounding community is made up of homes and most of Circle K customers are from individuals reside in the surrounding neighborhood.

CENSUS TRACT & CRIME:

According to ABC data, the store is located in Census Tract No. 1523.00 which is not over concentrated with off-sale licenses and/or a higher-than-average crime rate as defined in Section 23958.4 of the Business and Professions Code. The Census Tract allows for six off-sale licenses and there is currently one issued off-sale license. During the ABC application process the ABC investigator will contact Santa Rosa Police Department for input and crime rate data. At this moment we do not have crime rate data available to create findings.

NOTICE OF INTENTION TO ENGAGE IN THE SALE OF ALCOHOLIC BEVERAGES

As part of the ABC application process in accordance with Section 23985.5 of the Business and Professions Code the applicant will mail out notice form ABC-207E to every resident or owner of real property within a 500-foot radius of the store. The notice will be mailed upon submission of ABC application via United States Postal Service in a seal envelope. The notice will contain the applicants name (BSD INC), address (2799 4TH ST., SANTA ROSA, CA, 95405), type of license applied for (TYPE 20 OFF-SALE BEER AND WINE), and the doing business as (CIRCLE K). A copy of the notice and a full list of addresses can be provided upon request.

CONDITIONS:

The applicant is willing to accept ABC and City conditions on the premise that would help the store operation be more compatible with the surrounding neighborhood. Such said conditions will help ensure Circle K is a cohesive element of the community and would not be detrimental to the public health, safety and welfare of the community.

CONCLUSION:

The applicant would like to thank the City of Santa Rosa, the Office of Planning & Economic Development, the Santa Rosa Police Department, and every staff member for their time and consideration for this request. Based on the key points and findings, the applicant believes the store can offer a great convenience and necessity to the public by offering a one stop shopping experience for the surrounding neighborhoods.

Circle K will be committed to playing a positive impact on the community and will comply with all laws and regulations including but limited to City Ordinance, Police Departments, and ABC

to ensure the establishment is able to operate as a convenient store with gas station and serve the public without having a negative impact on the surrounding neighborhood(s).

CONTACT INFORMATION:

Applicant:

Manpreet Dhaliwal

(707)853-9913

Agent:

Jessica Harris

(209)846-0488

X

Dhaliwal

Date

8/26/2024

BSD INC

DBA: Circle K

Manpreet Dhaliwal, *President*

ATTACHMENTS:

1. Universal Application Form
2. Indemnification Form
3. Disclosure Form
4. Copyright Release Form
5. Electronic Signature Disclosure Form
6. Neighborhood Context Map