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January 5, 2017

Nadia Amador, Associate Planner  
County of Monterey  
Resource Management Agency- Planning  
168 West Alisal Street, 2nd Floor  
Salinas, CA 93901

Hello Nadia,

As you are aware, I am assisting Stan Suarez with the process to upgrade his ABC license from a Type 20 (Beer & Wine) to a Type 21 (Beer, Wine & Distilled Spirits) license. Per ABC Section 23958.4 B&P Public Convenience or Necessity (PCN) is required when either there is an overconcentration of licenses in the census tract and/or if the census tract is noted as a high crime area.

In this particular case no crime stats are maintained by the Sheriff's Department for census tract 108.04, and Sgt. Mark Caldwell signed off on the ABC-245 form indicating the Department didn't have any issues with the upgrade. However, because Mr. Suarez plans to surrender his license and not cancel it, it adds another license to the already over concentrated tract. Per the ABC-245, five licenses are allowed and there are 11 currently existing in the tract.

101 Gas Station Inc. has been open and operating, by the current licensee, on the outskirts of Soledad since 2005. The gas station/mini mart, which is directly adjacent to Hwy 101, is convenient for travelers, field workers and employees that work in the area. They provide coffee, microwaveable food items, and an assortment of food and sundry items as well as alcoholic beverages. The addition of distilled spirits will be a service to the established customer base as there are no other stores or markets around. The convenience of getting gas and other needed items/drinks is an important time saver. Although the census tract is over-concentrated, there are no other convenience marts with or without gas within a few miles of this location. Based upon this information, it is believed that public convenience or necessity will be served by upgrading to a type 21 license.

For this reason, Mr. Suarez has submitted a request for PCN from Monterey County Planning Department and has paid the required fee of \$1347.76. ABC cannot proceed with approving the application without receiving the PCN approval from Planning.

If you need any additional information or have any questions, please contact me at the number below.

Thank you,

  
Chiquita Walker  
(831) 262-0434

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