

## RESOLUTION NO. 2025-054

### A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR THE COSUMNES LEGACY FOUNDATION PCN DETERMINATION PROJECT LOCATED AT 10651 E. STOCKTON BOULEVARD (CEQA EXEMPT) ASSESSOR PARCEL NUMBER: 143-0220-011, -049, -060, AND -061 PROJECT NO. PCN25-001

**WHEREAS**, the Community Development/Development Services Department of the City of Elk Grove (City) received an application on March 15, 2025, requesting a Determination of Public Convenience or Necessity (PCN) to allow the Cosumnes Legacy Foundation to obtain a Type 40 alcohol license from the California Department of Alcoholic Beverage Control (ABC) in order to sell beer for on-site consumption at the Emerald Lakes Golf Course; and

**WHEREAS**, the proposed Project is located on real property in the incorporated portions of the City of Elk Grove more particularly described as APN: 143-0220-011, -049, -060, and -061; and

**WHEREAS**, Chapter 4.54, Article V of the Elk Grove Municipal Code (EGMC) establishes the City Council as the approving authority to hear and decide on all requests for a Determination of Public Convenience or Necessity; and

**WHEREAS**, the City Council held a duly-noticed public hearing on April 9, 2025, as required by law to consider all information presented by staff, information presented by the Project proponent, and public testimony presented in writing and at the meeting.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Elk Grove hereby finds the Cosumnes Legacy Foundation PCN Determination Project, (PCN25-001) exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) of the State CEQA Guidelines based upon the following finding:

#### **California Environmental Quality Act (CEQA)**

Finding: The Project is exempt from CEQA review.

Evidence: The California Environmental Quality Act (Section 21000, et seq., of the California Public Resources Code - hereafter CEQA) requires analysis of agency approvals of discretionary “projects.” A “project,” under CEQA, is defined as “the whole of an action, which has a potential for resulting in either a direct physical change in the environment, or a reasonably foreseeable indirect physical change in the environment.” The proposed Project is a “project” under CEQA.

Staff has reviewed the Project to determine the required level of review under CEQA. The proposed Project is exempt from CEQA under State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption). Section 15061(b)(3) of the CEQA Guidelines states that an activity is covered by the general rule that CEQA only applies 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 review. Granting this PCN would result in accessory sales of beer at an existing golf course but will not bring about any physical change to the environment and will not have any potential for causing a significant effect on the environment.

**AND, BE IT FURTHER RESOLVED** that the City Council of the City of Elk Grove hereby approves the Determination of Public Convenience or Necessity for the Cosumnes Legacy Foundation Project (PCN25-001) as described in Exhibit A, based on the following findings:

**Public Convenience or Necessity**

Finding #1: The proposed use is compatible with neighborhood character.

Evidence #1: There are only two retail outlets with licenses that allow off-sale within proximity of the Project site which are Flatland Brewing Company which has a Type 23 Small Beer Manufacturer license and the Arco AM/PM convenience store which has a type 20 license for off-sale beer and wine. The third license issued in proximity to the subject site is an on-sale license for the Elks Lodge, which is a private club. The nearest public school to the Project site, Elk Grove High School, is more than two miles away and the nearest general recreation public park, Elk Grove Park, is over one mile from the subject site. There is no residential development near the subject site. While the Emerald Lakes Golf Course provides opportunity for community members of all ages to enjoy golf activities, its demographics trend toward an older population. Young people on the golf course will primarily be playing golf or taking lessons with an adult. Based on the reviewed data, the location of the golf course, and the operating guidelines that have been presented by the proposed operators, the approval of this license will likely not result in increased calls for police service. The Elk Grove Police Department has determined that there is no public safety reason to oppose either the finding of Public Convenience or Necessity or the associated ABC license application.

Finding #2: The proposed use will be of benefit to the neighborhood.

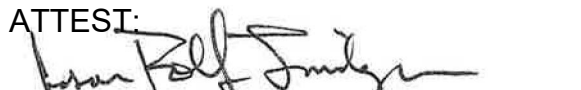
Evidence #2: The license location would provide a unique type of service in that it is a golf course. According to the Applicant, the license would allow golfers and guests to enjoy alcoholic beverages while engaging in the sport, promoting relaxation and socialization. The Applicant further explains that the social aspect is a key part of the golfing experience that the ABC license would help enhance, making the course a more attractive destination for golfers and guests. Furthermore, no outside alcohol is allowed on the premises without the permission of the owner, and all alcohol purchased on the premises will be consumed on the premises.

**PASSED AND ADOPTED** by the City Council of the City of Elk Grove this 9<sup>th</sup> day of April 2025



BOBBIE SINGH-ALLEN, MAYOR of the CITY OF ELK GROVE

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,  
CITY ATTORNEY

**EXHIBIT A  
PROJECT DESCRIPTION  
COSUMNES LEGACY FOUNDATION PCN DETERMINATION  
PCN25-001**

**PROJECT DESCRIPTION**

The Project consists of a request for a Determination of Public Convenience or Necessity (PCN) to allow the sale of beer for on-site consumption only at the Emerald Lakes Golf Course, located at 10651 E. Stockton Boulevard. Approval of a PCN is a pre-requisite for obtaining a Type 40 alcohol license from the California Department of Alcoholic Beverage Control (ABC).

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Department of Alcoholic Beverage Control

State of California

**LICENSED PREMISES DIAGRAM**

1. Applicant Name(s) (If an individual: first name, middle name, last name. If a corporation, limited partnership, or limited liability company: name of entity)

Cosumnes Legacy Foundation

2. License Type(s)

On-sale Beer Type 40

3. Premises Address (Street number and name, city, zip code)

10651 E. Stockton Blvd., Elk Grove, CA 95624

4. Is Any Part of The Licensed Premises Located in A Private Residence?

Yes  No

5. Diagram: The diagram below is a true and correct description of the entrances, exits, interior walls and exterior boundaries of the premises to be licensed, including dimensions and identification of each room (i.e., "kitchen", "production area", "storage", "office", etc.). Provide entire floorplan if the licensed premises is located within a private residence. The area to be licensed must be outlined in red.

**Licensed Premise - Golf Course**

**Licensed Sales - Pro Shop**



**See Attachment**

It is hereby declared that the above-described premises will not be changed in accordance with Rule 64.2 of the California Code of Regulations without first notifying and securing written approval of the Department of Alcoholic Beverage Control. Substantial changes to the premises may require an application fee in accordance with Section 24072 of the Business and Professions Code. I declare under penalty of perjury that the foregoing is true and correct.

Signed by:

*Oscar O'con Sr*

Oscar O'con Sr

3/6/2025

Applicant Signature (only one signature required)

Applicant Printed Name

Date Signed

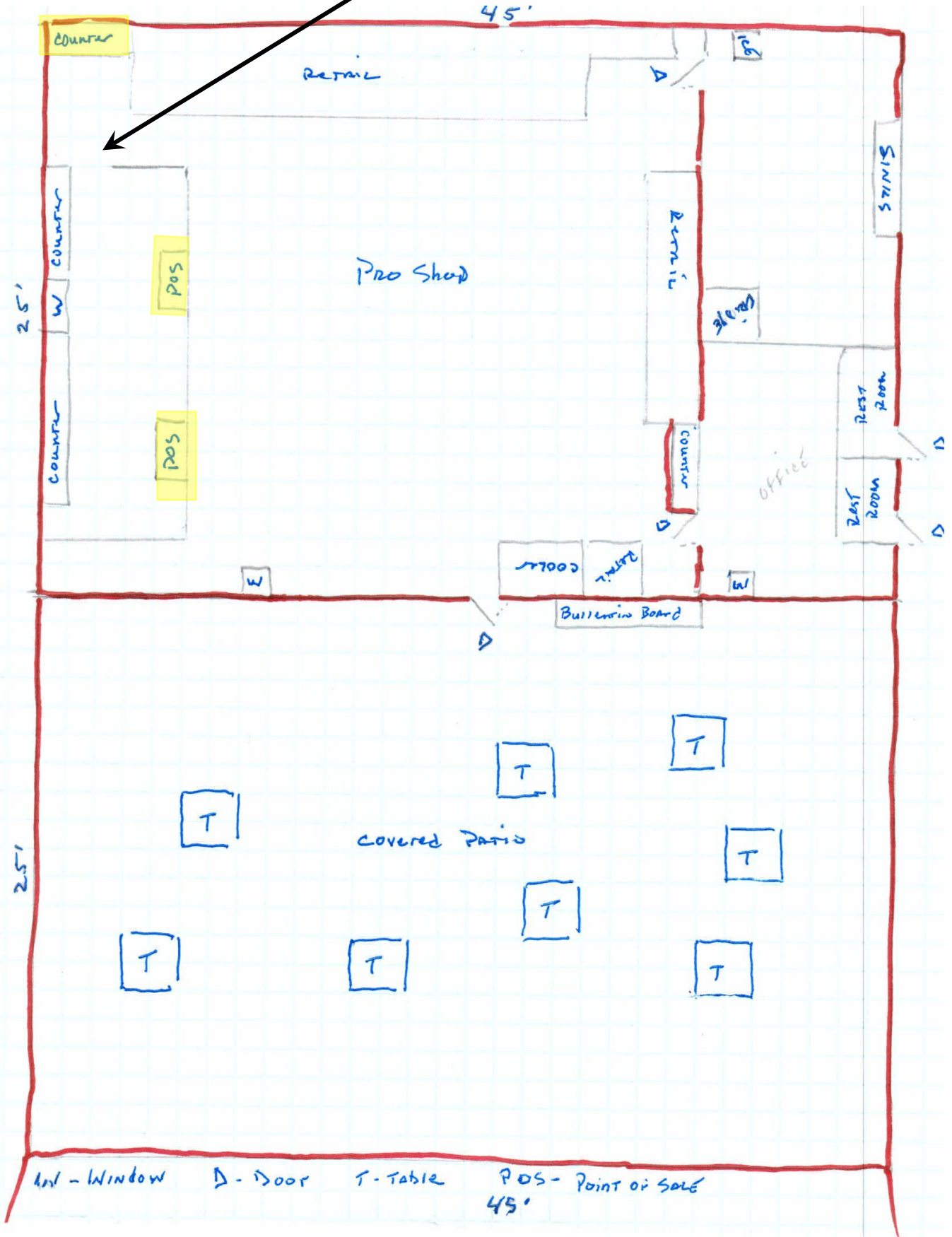
**FOR ABC USE ONLY**

Certified Correct (signature)

Printed Name

Inspection Date

Pro Shop Counter Area - Alcoholic Beverage Cooler will be located behind counter



**Pro Shop Counter Area - Alcoholic Beverage Cooler will be located behind counter**



**Pro Shop Counter Area Detail - Alcoholic Beverage Cooler will be located behind**



**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-054**

STATE OF CALIFORNIA        )  
COUNTY OF SACRAMENTO    )       ss  
CITY OF ELK GROVE         )

*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on April 9, 2025 by the following vote:*

**AYES:**        **COUNCILMEMBERS:**        *Singh-Allen, Robles, Brewer, Spease, Suen*

**NOES:**       **COUNCILMEMBERS:**        *None*

**ABSTAIN:**   **COUNCILMEMBERS:**        *None*

**ABSENT:**    **COUNCILMEMBERS:**        *None*

  
\_\_\_\_\_  
**Jason Lindgren, City Clerk**  
**City of Elk Grove, California**