

RESOLUTION NO. 2025-146

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR THE LOOP NEIGHBORHOOD MARKET CONVENIENCE STORE LOCATED AT 8607 ELK GROVE BOULEVARD (CEQA EXEMPT) ASSESSOR PARCEL NUMBER: 125-0390-016-0000 PROJECT NO. PCN25-002

WHEREAS, the Community Development Department of the City of Elk Grove (City) received an application on June 2, 2025, requesting a Determination of Public Convenience or Necessity (PCN) to allow the Loop Neighborhood Market to obtain a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC) in order to sell beer, wine, and distilled spirits for off-site consumption; 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: 125-0390-016; 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 Determination of Public Convenience or Necessity ; and

WHEREAS, the City Council held a duly-noticed public hearing on July 23, 2025, as required by law to consider all information presented by staff, information presented by the Project applicant, 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 Loop Neighborhood Market Project (PCN25-002) 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 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 and is exempt under the common sense exemption. Granting this PCN will expand the services at the existing convenience store 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 Loop Neighborhood Market Project (PCN25-002) 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 is one off-sale license in Census Tract 93.08 within the same shopping center as Loop Neighborhood Market (CVS). However, CVS' current license is in the process of being surrendered. The nearest public school to the Project site is more than half a mile away (Joseph Kerr Middle School). The nearest park is Baker Park, which is approximately 2,500 feet east of the Project site. The nearest residential neighborhood is the Emerald Vista Apartment Homes that are located across Emerald Vista Drive. While the Loop Neighborhood Market operates 24 hours a day and seven days a week, their current Type 20 ABC license only allows for alcohol sales between the hours of 6:00 am and midnight. If the upgrade to a Type 21 ABC license is approved, the restricted hours of operation for alcohol sales will continue. Finally, the current use of the property allows customers to fuel their vehicles while purchasing everyday essential grocery items, which reduces the number of trips they might otherwise need to make elsewhere. The Loop Neighborhood Market offers a variety of grocery items, including, but not limited to, fresh and healthy food options, salads and sandwiches, dairy items, and bakery items. The nearest fueling station and convenience store is the Chevron Fueling Station and Extra Mile convenience store on the southeast corner of Elk Grove Boulevard and E. Stockton Boulevard (Census Tract 93.09), which is operating under a Type 21 license that allows the sale of beer, wine, and distilled spirits for off-site consumption. 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 PCN determination will increase convenience to residents. The use will offer customers the convenience of filling their vehicles with fuel while purchasing a limited selection of beer, wine, and distilled spirits, along with other groceries and in a one-stop shop atmosphere without the need to travel elsewhere to purchase alcohol beverage products.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 23rd day of July 2025


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

APPROVED AS TO FORM:


JONATHAN P. HOBBS,
CITY ATTORNEY

ATTEST:


JASON LINDGREN, CITY CLERK

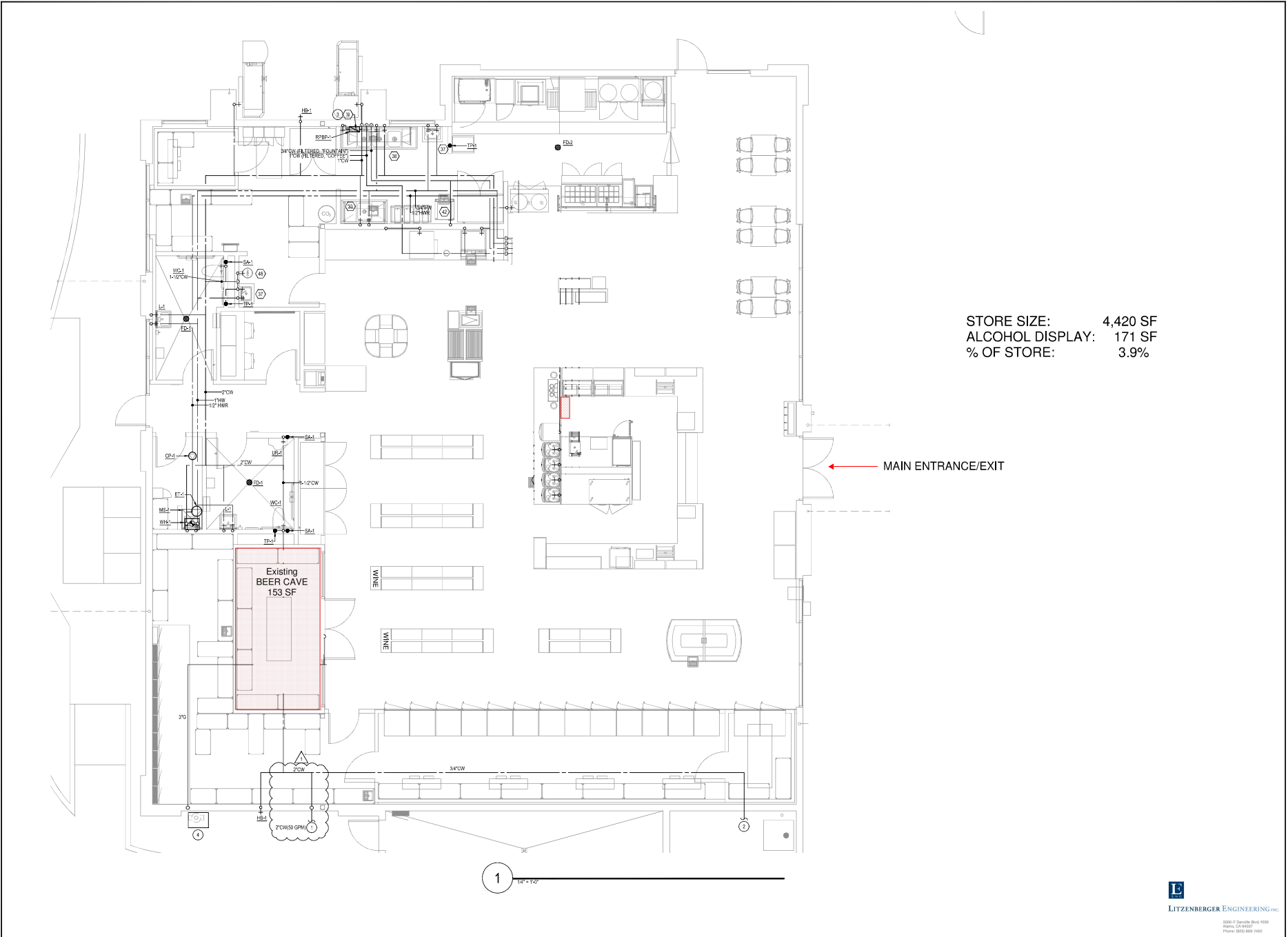
**EXHIBIT A
LOOP NEIGHBORHOOD MARKET
PCN25-002**

PROJECT DESCRIPTION

The Project consists of a request for a Determination of Public Convenience or Necessity (PCN) pursuant to Elk Grove Municipal Code 5.54.500 to allow the Loop Neighborhood Market to upgrade from a Type 20 (Off-Sale Beer & Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license allows for the sale of beer, wine, and distilled spirits for off-site consumption.

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EXHIBIT B
LOOP NEIGHBORHOOD MARKET
PCN25-002



STORE SIZE: 4,420 SF
 ALCOHOL DISPLAY: 171 SF
 % OF STORE: 3.9%

← MAIN ENTRANCE/EXIT

1 1/4" = 1'-0"

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APPROVED
 Apr 02, 2022
 CITY OF ELK GROVE
 BUILDINGS DEPT

SHELL GAS STATION, CARWASH,
 "LOOP" CONVENIENCE STORE & Q.S.R.
 8607 ELK GROVE BLVD
 ELK GROVE, CA 95624

DESIGNER'S NOTE: THESE PLANS AND SPECIFICATIONS AND THE CONCEPTS SUBMITTED WITHIN SHALL CONSTITUTE THE ORIGINAL WORK OF M I ARCHITECTS, INC. ANY REVISIONS AND SPECIFICATIONS AND INSTRUMENTS OF SERVICE AND PERMITS ARE THE PROPERTY OF M I ARCHITECTS, INC. NO PART OF THESE PLANS OR SPECIFICATIONS OR INSTRUMENTS OF SERVICE OR PERMITS SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN CONSENT FROM M I ARCHITECTS, INC. IS PROHIBITED.



NO.	DATE	DESCRIPTION
▲	11-02-20	ISSUE FOR PERMIT
▲	12-11-20	ISSUE FOR PERMIT
▲		
▲		

ENLARGED PLUMBING PLAN
 WATER AND GAS

PROJECT #: 17-5092
 DRAWN: SL CHECKED: MH
 SCALE: AS NOTED DATE: 11-02-20

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 Phone: 559.899.7683

P2.1

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2025-146

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 July 23, 2025 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: Robles



Jason Lindgren, City Clerk
City of Elk Grove, California