

RESOLUTION NO. 2026-077

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY
FOR THE SF SUPERMARKET LOCATED AT 8539 ELK GROVE BOULEVARD
(CEQA EXEMPT)
ASSESSOR PARCEL NUMBER: 125-0390-011
PROJECT NO. PCN26-001**

WHEREAS, the Community Development Department of the City of Elk Grove received an application on March 2, 2026, requesting a Determination of Public Convenience or Necessity (PCN) to allow the SF Supermarket 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: 125-0390-011; 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 Determination of Public Convenience or Necessity requests; and

WHEREAS, the City Council held a duly-noticed public hearing on April 22, 2026, 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 SF Supermarket Project, PCN26-001, 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 common sense exemption 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 will expand the products available for sale at the future grocery store and 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 SF Supermarket Project (PCN26-001) as described in Exhibit A and shown on the Project Plan in Exhibit B, based on the following findings:

Public Convenience or Necessity

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

Evidence #1: There are four gas station convenience stores within 700 feet of the Project site that have an off-sale license. The closest grocery store with an off-sale license is the Walmart Neighborhood Market, which is approximately a quarter mile to the west of the Project site. The nearest park is Baker Park, which is approximately 3,000 feet east of the Project site. The nearest school is Feickert Elementary School, which is approximately 2,400 feet north of the Project site; Kerr Middle School is approximately 3,500 feet to the east. The nearest residential neighborhoods include the Emerald Vista Apartment Homes across Emerald Vista Drive from the Elk Grove Village Shopping Center and the Emerald Park Single Residential Subdivision on the north side of E. Stockton Boulevard. The SF Supermarket is expected to operate daily between the hours of 8:00 am to 9:00 pm. Alcohol sales will be limited to business hours. SF Supermarket will offer typical international grocery items, fresh meat and vegetables, household products, beverages, snacks, and other items commonly expected by customers. Finally, the proposed use of the property allows customers to purchase essential grocery items while reducing the number of trips they might otherwise need to make elsewhere. The sale of alcoholic beverages is not expected to be a large part of the store's sales and is an expected amenity at any full-service supermarket. 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 proposed use of the property will allow customers to purchase essential grocery items while reducing the number of trips they might otherwise need to make elsewhere to purchase alcoholic beverage products.


PASSED AND ADOPTED by the City Council of the City of Elk Grove this 22nd day of April 2026


DARREN SUEN, VICE MAYOR of the
CITY OF ELK GROVE

ATTEST:


JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:


JONATHAN P. HOBBS
CITY ATTORNEY

**EXHIBIT A
SF SUPERMARKET
PCN26-001**

PROJECT DESCRIPTION

The Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the future SF Supermarket to obtain 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.

WALL TYPES

- EXISTING CMU EXTERIOR WALL
- EXISTING INTERIOR WALL
- NEW INTERIOR WALL TO BOTTOM OF (E) SUSPENDED CEILING
- 17" x 20 GAUGE METAL STUDS AT 24" O.C. WITH INCREASING TO WOOD JOIST FRAMING IN ALL TRANSVERSE SECTIONS AT 48" O.C. WITH 5/8" GYPSUM BOARD EACH SIDE SEE 204
- NEW INTERIOR/EXTERIOR WALL
- 17" x 20 GAUGE METAL STUDS AT 24" O.C. WITH POKY WALL POST AT 60" O.C.

SYMBOL LEGEND

- DOOR SCHEDULE SYMBOL. SEE SHEET A001 FOR DOOR SCHEDULE
- NEW NOTE SYMBOL
- DETAIL SHEET WHERE DETAIL IS LOCATED
- CIRCULAR
- ILLUMINATED EXIT SIGN. SEE SHEET A001 FOR SPECIFICATIONS
- 2A-10-8-BC FIRE EXTINGUISHER. SEE FIRE EXTINGUISHER NOTE

FIRE EXT. NOTE

PROVIDE 2A-10-8-BC FIRE EXTINGUISHERS. PROVIDE ONE FIRE EXTINGUISHER PER 3,000 S.F. OR PORTION THEREOF OF FLOOR SPACE WITH TRAVEL DISTANCE NOT TO EXCEED 75 FEET FROM ANYWHERE IN THE BUILDING (TABLE 907.2).

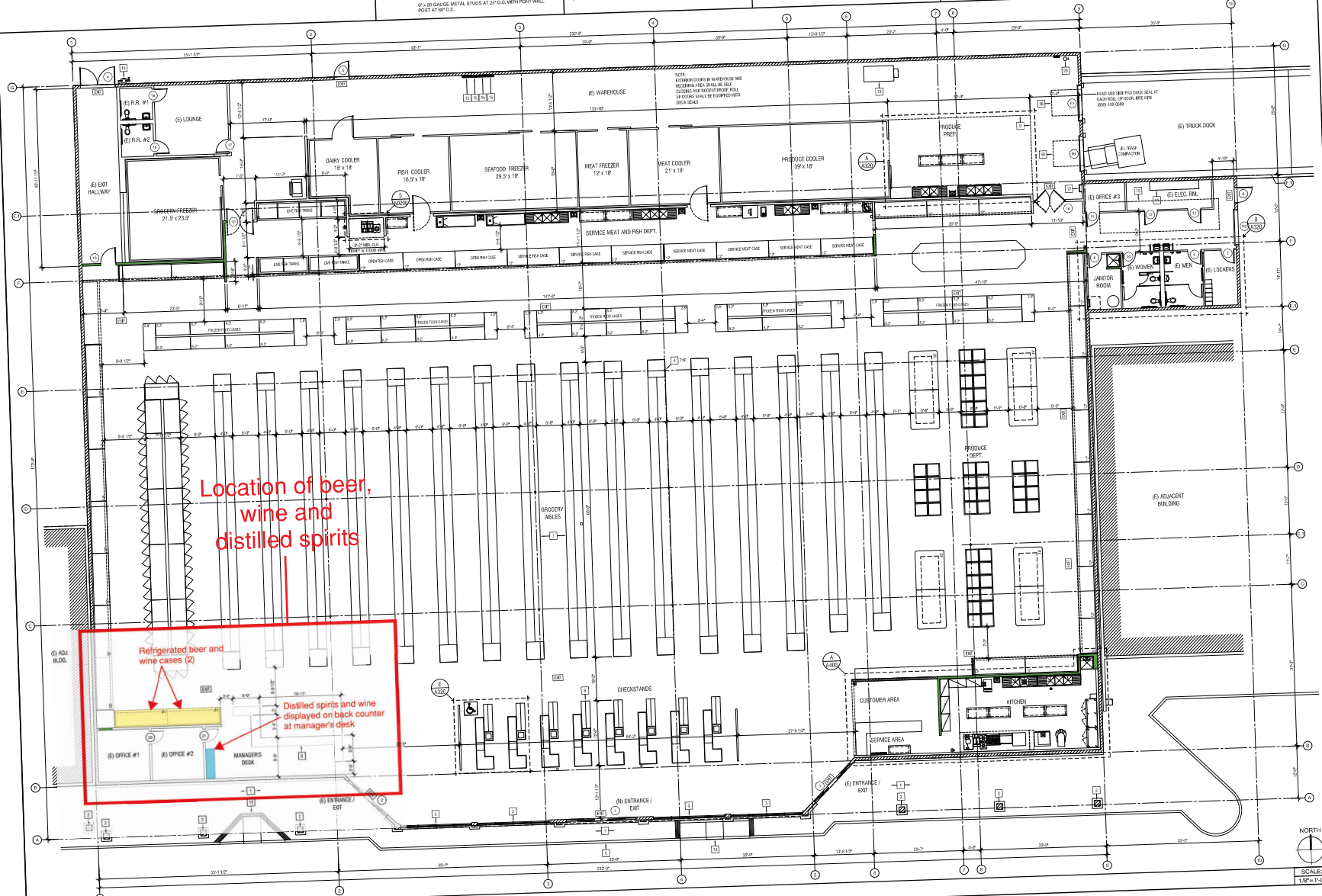
VERIFY LOCATION OF FIRE EXTINGUISHERS WITH FIRE EQUIPMENT INSPECTOR. FIRE EXTINGUISHERS SHALL BE MOUNTED AT A HEIGHT OF 48" TO THE HANDLE.

MAX. EXIT TRAVEL DISTANCE

MAXIMUM EXIT TRAVEL DISTANCE FORM 1, S-1 OCCUPANCY WITH FIRE SPRINKLERS (TABLE 1017.2)

KEYNOTE LEGEND

- EXISTING CONCRETE MAINWAY
- EXISTING EXTERIOR CMU COLUMN
- EXISTING STOREFRONT
- EXISTING STRUCTURAL STEEL COLUMN
- EXISTING CONCRETE CURB
- CHECKSTAND. SEE DETAIL
- RETAIL FUTURE. SEE EQUIPMENT PLAN
- 24" HIGH TRANSACTION SERVICE COUNTER
- SCAFF. SEE REFLECTED CEILING PLAN
- BALKER. SEE EQUIPMENT PLAN
- EXISTING MAIN ELECTRICAL SERVICE
- EXISTING ACCESS LAMENOR TO EQUIPMENT PLATFORM ABOVE
- EXISTING CURB RAMP
- EXISTING GAS METER
- EXISTING ELECTRICAL PANEL
- EXISTING TRANSFORMER
- EXISTING ROLLS
- EXISTING DOOR LEVER/STOPS
- CONVERTER/BACK ON EXISTING EQUIPMENT PLATFORM ABOVE. SEE REPRESENTATION
- EXISTING FIRE SPRINKLER RISER



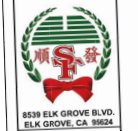
Location of beer, wine and distilled spirits

Refrigerated beer and wine cases (2)

Distilled spirits and wine displayed on back counter at manager's desk



Project:
APPLICATION FOR
ALCOHOLIC BEVERAGE
SALES IN CONNECTION WITH
PROPOSED SUPERMARKET
TENANT IMPROVEMENT
FOR:
SF SUPERMARKET



8538 ELK GROVE BLVD.
ELK GROVE, CA 95624

Revisions:

NO.	DATE	DESCRIPTION

Comments / Issue Dates:

NO.	DATE	DESCRIPTION

AS NOTED FRAGMENTS OF GENERAL ALL OTHERS SHALL BE SHOWN ON THESE DRAWINGS AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT FROM OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT FROM OTHERS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE PROTECTION OF THE PROJECT FROM OTHERS.

FLOOR PLAN

JOB NO.	1005-25
DRAWN	J.S.C.O.
CHECKED	J.S.C.
SCALE	NOTED
DATE	08/19/05
SHEET NO.	A200

FLOOR PLAN



CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2026-077

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 22, 2026 by the following vote:

AYES: COUNCILMEMBERS: *Suen, Brewer, Robles, Spease*

NOES: COUNCILMEMBERS: *None*

ABSTAIN: COUNCILMEMBERS: *None*

ABSENT: COUNCILMEMBERS: *Singh-Allen*



Jason Lindgren, City Clerk
City of Elk Grove, California