

RESOLUTION NO. 2024-013

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY FOR THE BOND ROAD EXTRAMILE CONVENIENCE STORE LOCATED AT 9299 BOND ROAD (ASSESSOR PARCEL NUMBER: 127-1030-011) PROJECT NO. PCN23-002 (CEQA EXEMPT)

WHEREAS, the Development Services Department of the City of Elk Grove (City) received an application on November 14, 2023, requesting a Determination of Public Convenience or Necessity (PCN) to allow the Bond Road ExtraMile Convenience Store to obtain a Type 20 (Off-Sale Beer & Wine) alcohol license from the California Department of Alcoholic Beverage Control (ABC) in order to sell beer and wine 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: 127-1030-011; 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 requests for PCN Determination; and

WHEREAS, the City Council held a duly-noticed public hearing on January 24, 2024, 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 Bond Road ExtraMile Convenience Store Project (PCN23-002), 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 Rule). Section 15061(b)(3) of the CEQA Guidelines states that an activity is covered by the common sense 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 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 Bond Road ExtraMile Convenience Store Project (PCN23-002) as described in Exhibit A and illustrated in Exhibit B, both attached and incorporated herein by reference, based on the following findings:

Public Convenience or Necessity

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

Evidence #1: The nearest retail outlet selling alcohol is located nearly one mile to the west of the Project site (Bond Market – 9165 Elk Grove Florin Road). The nearest public school to the Project site is more than half a mile away to the east of the Project site (Pleasant Grove High School – 9531 Bond Road). The nearest park is Van Doren Park (9100 Neponset Drive), which is approximately 2,500 feet southwest of the Project site. While in proximity to residential neighborhoods, the ExtraMile Convenience Store would not serve beer or wine beyond 2 am, in accordance with state law. Finally, the approved use of the property allows customers to fill their vehicles up with fuel and purchase essential grocery items while reducing the number of trips they might otherwise need to make. ExtraMile Convenience Store primarily sells snacks, non-alcoholic beverages and serves as a small format grocery for the immediate community. Similar convenience stores and grocery stores are nearly a mile away to the west and three miles to the east, so the ExtraMile convenience store provides a unique type of service to this underserved market. The nearest fueling station and convenience store is nearly one mile away to the west of the Project site (76 Fueling Station and Power Market – 9198 Elk Grove Florin Road) and three miles to the east (76 Fueling Station and Circle K – 9013 Grant Line Road), so a unique type of goods and services are being provided. Based on the reviewed data, the location of the proposed business, and the operating guidelines that have been presented by the business, 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 PCN or the associated ABC license application.

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

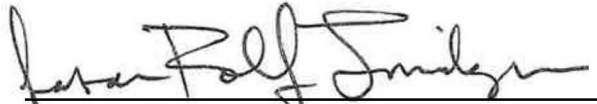
Evidence #2: The PCN determination will increase convenience to residents. The use will offer customers the convenience of fueling their vehicles while purchasing a limited selection of beer and wine, along with other groceries in a one-stop shop atmosphere without the need to travel elsewhere to purchase alcohol beverage products.

PASSED AND ADOPTED by the City Council of the City of Elk Grove this 24th day of January 2024



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

ATTEST:



JASON LINDGREN, CITY CLERK

APPROVED AS TO FORM:



JONATHAN P. HOBBS,
CITY ATTORNEY

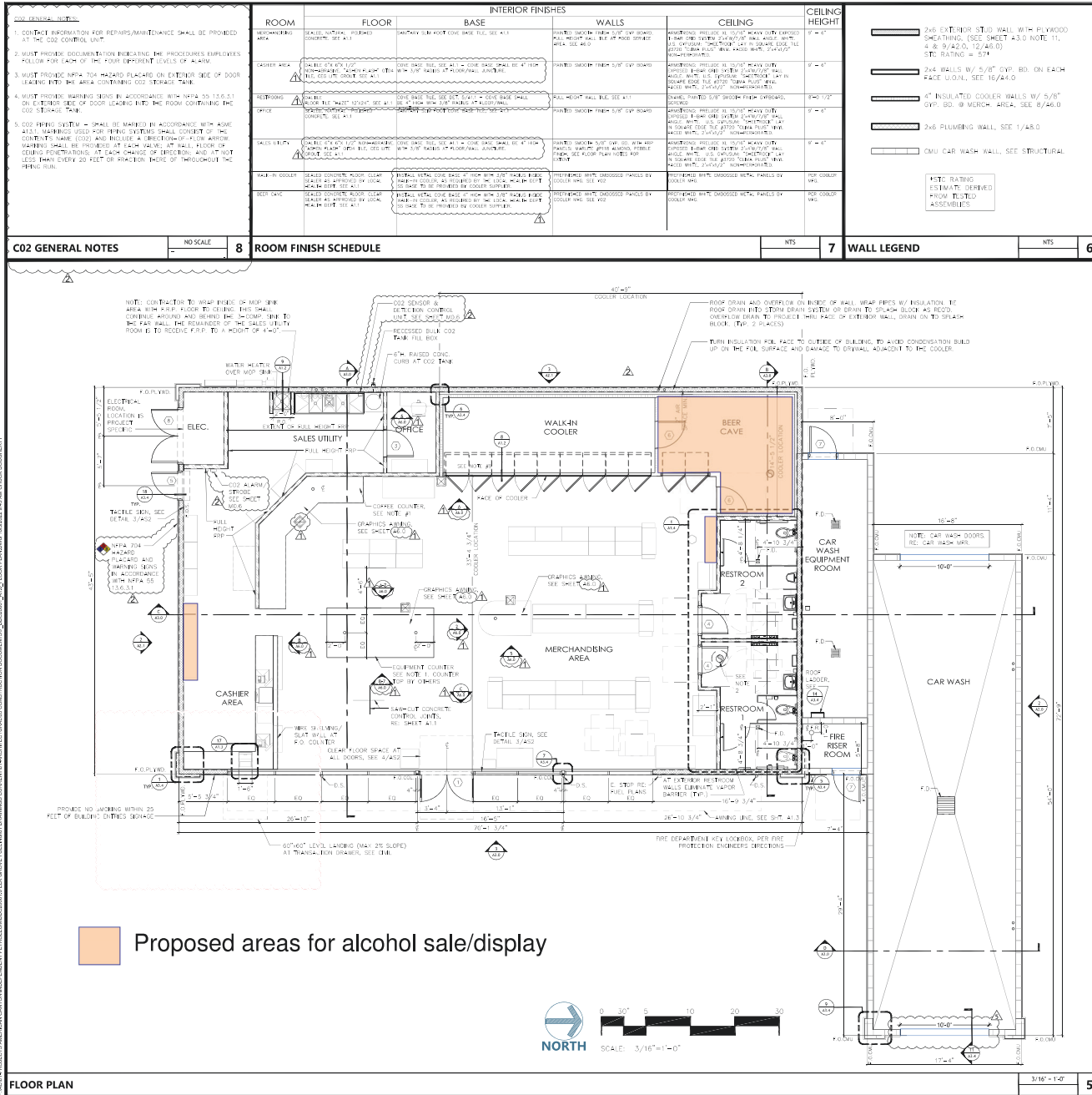
**EXHIBIT A
BOND ROAD EXTRAMILE CONVENIENCE STORE
PCN23-002**

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 in order for Bond Road ExtraMile Convenience Store to obtain a Type 20 (Off-Sale Beer & Wine) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 20 license allows for the sale of beer and wine for consumption off the premises.

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EXHIBIT B



FLOOR PLAN 3/16" = 1'-0" 5

ROOM	FLOOR	BASE	WALLS	CEILING	CEILING HEIGHT
MECHANICAL ROOM	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
CASHIER AREA	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
RESTROOM	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
OFFICE	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
SALES UTILITY	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
WALK-IN COOLER	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
BEER CAVE	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
RESTROOM 1	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
RESTROOM 2	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
MERCHANDISE AREA	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
CASHIER AREA	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
CAR WASH	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT
FIRE RISER ROOM	CEILING	BASE	WALLS	CEILING	CEILING HEIGHT

WALL LEGEND
2x6 EXTERIOR STUD WALL WITH 2x4 WOOD SHEATHING. (SEE SHEET 4.0 NOTE 11, 4.8 & 9/42.0, 12/46.0) STD. FINISH = 5/8"
2x4 WALLS W/ 5/8" OP. BD. ON EACH FACE UOIN. SEE 16/44.0
1" INSULATED COOLER WALLS W/ 5/8" OP. BD. ON MURCH. WALLS. SEE 8/46.0
2x6 FLOORING WALL. SEE 1/48.0
CMU CAR WASH WALL. SEE STRUCTURAL

CO2 GENERAL NOTES NO SCALE 8

ROOM FINISH SCHEDULE

WALL LEGEND NTS 7

1. ALL ELEMENTS SHOWN ARE OF METAL CONSTRUCTION UNLESS APPROVED BY REMOVABLE ACCESS TO FLOOR (FIBER OPTICS) OR OTHER METAL, GLASS, CERAMIC, COGNITIVE SHEET AND WALKING SURFACE SUPPORTS ARE INSTALLED BY SUPPLIER. SEE SHEET 100.
2. ALL FLOORING SHALL BE ACCORDING TO THE FOUNDATION OF ALL WALLS AND CEILING. ALL INSULATION FACTORS SHALL COMPLY WITH 2019 USC 2202.
3. EXTERIOR WALL FINISHING SHALL BE ACCORDING TO THE FOUNDATION OF ALL WALLS AND CEILING. ALL INSULATION FACTORS SHALL COMPLY WITH 2019 USC 2202.
4. ALL EXTERIOR WALL FINISHING SHALL BE ACCORDING TO THE FOUNDATION OF ALL WALLS AND CEILING. ALL INSULATION FACTORS SHALL COMPLY WITH 2019 USC 2202.
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7. ALL EXTERIOR WALL FINISHING SHALL BE ACCORDING TO THE FOUNDATION OF ALL WALLS AND CEILING. ALL INSULATION FACTORS SHALL COMPLY WITH 2019 USC 2202.
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FLOOR PLAN KEYNOTES NTS 4

1. STOREFRONT GLASS SHALL BE MANUFACTURED BY POLYCASTER BUILDING ENVELOPE OR CHEVRON APPROVED EQUAL. SERIES F5000 MULTIPANE PER GLAZING REVISIONS. 2" X 4 1/2" FRONT LOADED GLAZING WITH CLEAR ANODIZED TITANIUM ALUMINUM FRAME. GLAZING UNITS SHALL BE 2" X 4 1/2" FRONT LOADED GLAZING UNITS WITH CLEAR ANODIZED TITANIUM ALUMINUM FRAME. GLAZING UNITS SHALL BE 2" X 4 1/2" FRONT LOADED GLAZING UNITS WITH CLEAR ANODIZED TITANIUM ALUMINUM FRAME.
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STOREFRONT NOTES NTS 3

MARK	QTY.	TYPE	MTL. GA.	W	HT	MFR.	HDW GROUP	REMARKS
1	1	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
2	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
3	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
4	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
5	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
6	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
7	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
8	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
9	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.
10	2	GLASS	1/2"	10'-0"	7'-0"	GENERAL	0	GLASS UNIT FOR STOREFRONT GLAZING. SEE SHEET 4.0 FOR DETAILS.

DOOR HARDWARE NTS 2

GROUP	LOCKSET	HINGES	EQUIPMENT CLOSER	THRESHOLD	OTHER
A	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR
B	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR
C	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR
D	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR
E	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR
F	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR	1 1/2" FAIR

DOOR HARDWARE NTS 1



ELK GROVE FUEL STATION, LLC
2918 WOOD
DRAWN BY: CWDVY
CHECKED BY: CWDVY
ARCH. PROJECT NO.: DC20001.0
SHEET NAME:
FLOOR PLAN & FINISH SCHEDULE
SHEET NUMBER:
A1.0

CERTIFICATION
ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-013

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 January 24, 2024 by the following vote:

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

NOES: COUNCILMEMBERS: None

ABSTAIN: COUNCILMEMBERS: None

ABSENT: COUNCILMEMBERS: None



Jason Lindgren, City Clerk
City of Elk Grove, California