



**CITY OF ELK GROVE
CITY COUNCIL STAFF REPORT**

AGENDA TITLE: A public hearing to consider a resolution approving a Determination of Public Convenience or Necessity for the sale of beer, wine, and distilled spirits (ABC Type 21 License) for the Rocket Convenience Store Project (PCN24-001) (CEQA Exempt)

MEETING DATE: August 14, 2024

PREPARED BY: Kyra Killingsworth, Senior Planner

DEPARTMENT HEAD: Christopher Jordan, AICP, Development Services Director

RECOMMENDED ACTION:

Staff recommends that the City Council conduct a public hearing to receive information from staff and comments from the public and adopt a resolution:

- 1) Finding the Rocket Convenience Store Project (PCN24-001) exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15061(b)(3) (Common Sense Exemption) of Division 6 of Chapter 3, Title 14 of the California Code of Regulations (State CEQA Guidelines); and
- 2) Approving a Determination of Public Convenience or Necessity for a Type 21 alcohol license for the sale of beer, wine, and distilled spirits for off-site consumption.

PROJECT INFORMATION:

Location/APN:	9001 Grant Line Road, 134-0550-009
Property Owner:	RC Consulting Raul Chavez 2701 Del Paseo Road, Suite 130-332 Sacramento, CA 95835
Applicant:	Apro, LLC c/o United Pacific Stacy Westrum 4130 Cover Street Long Beach, CA 90808

PROJECT DESCRIPTION:

The proposed Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the Rocket Convenience Store to upgrade from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

BACKGROUND INFORMATION:

The Project site is located on the southwestern corner of the intersection of Grant Line Road and Wilton Road (Figure 1). The site is developed with a 76 Fueling Station and Rocket convenience store. In 2002, the Elk Grove Planning Commission approved a Conditional Use Permit and a Special Development Permit for a Fueling Station and Convenience Store expansion project. Sacramento County approved the original fueling station in the early 1980s. The existing convenience store has a Type 20 ABC license (Off- Sale Beer and Wine), which has been active at this location since 2016, along with the current Rocket convenience store.

Figure 1. Project Location Map



ANALYSIS:

Public Convenience or Necessity Determination

ABC requires an applicant to obtain a PCN from the affected jurisdiction when the establishment is located within a “high crime” area and/or when the census tract is deemed “over-concentrated” by ABC’s standards.

A “high crime” area is defined as a crime reporting district that has a 20 percent greater number of reported crimes than the average number of reported crimes for all districts in the City (Business and Professions Code 23958.4). Elk Grove is separated into 26 subsectors for crime reporting purposes. Annually, the City’s Police Department compiles the crime statistics in the following seven areas: Homicide, Rape, Robbery, Larceny/Theft, Burglary, Motor Vehicle Theft, and Aggravated Assault. The Project site is located in subsector 3108, which had six crimes reported in 2023. The average number of crimes reported per subsector was 109; therefore, the Project is **not** in what is determined to be a “high crime” area.

The Project is in Census Tract 93.36. This census tract is bounded by Calvine Road to the north, State Route 99 to the west, Sloughouse Road to the east, and Deer Creek to the south. ABC has determined that any more than two off-sale licenses within the census tract is considered an over-concentration of licenses. ABC considers Census Tract 93.36 to have an over-concentration of off-sale licenses, as there are currently four active off-sale licenses (see Table 1 and Figure 2). There is one active Type 20 license at the same convenience store at 9001 Grant Line Road. The Applicant would like to upgrade the existing license from a Type 20 to a Type 21. If the PCN is approved and ABC approves the Type 21 license, the existing convenience store would ultimately have only one license.

Table 1. Existing Off-Sale Licenses in Census Tract 93.36

<u>Business Name</u>	<u>Location</u>	<u>License</u>
Rocket Convenience Store (Project Site, Existing License)	9001 Grant Line Road	Type 20
Grant Line Arco	10421 Grant Line Road	Type 20
Sheldon Liquors	8990 Grant Line Road	Type 21
Chevron	8995 Grant Line Road	Type 21

Figure 2. Census Tract 93.36 Off-Sale Licenses



ABC requires the Project to obtain a PCN Determination from the City before issuing an alcohol license. Pursuant to Section 4.54.520(C) of the Elk Grove Municipal Code, the City Council determines whether public convenience or necessity will be served by the issuance of an alcohol license for the Applicant's premises.

EGMC Chapter 4.54, Article V establishes a protocol for reviewing and issuing Determinations of Public Convenience or Necessity. The protocol includes review by the Police Department, the Development Services Department, and the Sheldon Community Association. Neither the reporting departments nor the Community Association noted any issues with the Project location or in the immediate vicinity.

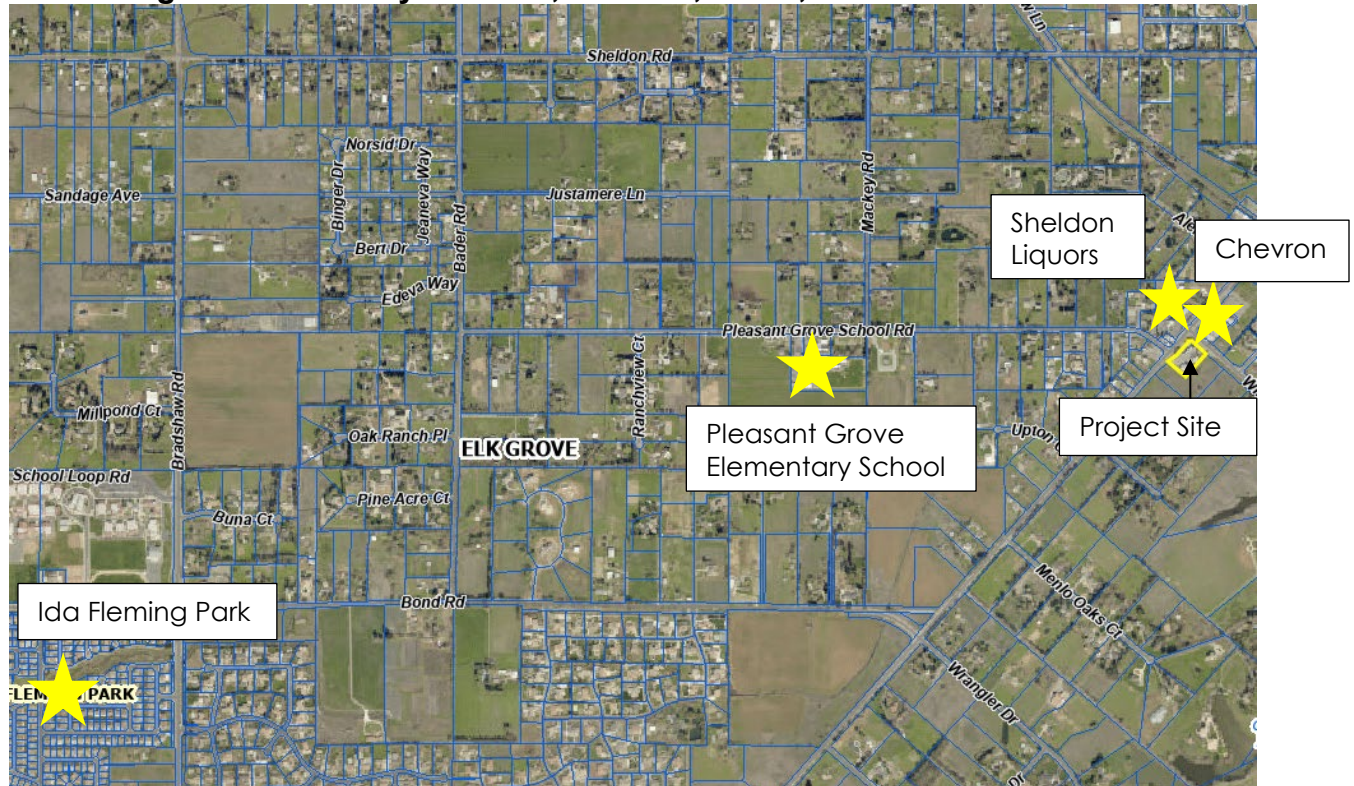
In addition, the City Council is required to consider the following factors in making a Determination of Public Convenience or Necessity:

1. Proximity and number of other retail outlets selling alcohol;
2. Proximity of the retail outlets to schools, playgrounds, and other facilities serving young people;
3. Proximity of the retail outlet to residential neighborhoods; and
4. Whether the retail outlet provides: (a) a wide range of desirable goods and services; or (b) a unique type of goods or services.

There are three off-sale licenses in Census Tract 93.36 at the same intersection as the Rocket Convenience Store, with the fourth license about 4.0 miles west of the Project site. The nearest retail outlet selling alcohol is located on the north side of Wilton Road, across from the Project site (Chevron, 8995 Grant Line Road). The nearest public school to the Project site is more than half a mile to the west of the Project site (Pleasant Grove Elementary School, 10160 Pleasant Grove School Road). The nearest park is Ida Fleming Park (9275 Salmon Creek Drive), which is approximately 2.5 miles southwest of the Project site. (See Figure 3)

While the site is proximal to residential properties in the agricultural residential community, most of those homes are on large lots of 2.0 or more acres, and no residential neighborhoods are nearby. The Rocket Convenience Store would not serve beer, wine, or distilled spirits beyond 2 a.m., in accordance with state law. Finally, the approved use of the property allows customers to fuel their vehicles and purchase essential grocery items while reducing the number of trips they might otherwise need to make. Rocket Convenience Store primarily sells snacks and a variety of beverages and serves as a small format grocery for the immediate community. The store currently sells beer and wine for off-site consumption but would like to also offer ready-to-serve beverages that contain distilled spirits, which requires an upgrade from a Type 20 to a Type 21 license.

Figure 3. Proximity to Retail, Schools, Parks, and Residential Uses



As part of the request for a PCN, an Applicant must explain how the alcohol license will serve the public's convenience and necessity. In response, the Applicant notes that the sale of alcoholic beverages would offer customers the convenience of fueling their vehicles while purchasing a limited selection of beer, wine, and distilled spirits, along with other groceries, in a one-stop shop atmosphere without the need to travel elsewhere to purchase alcohol beverage products (see Attachment 3). The request for the PCN would allow for the off-site sale of a full line of alcoholic beverages with the sale of distilled spirits, specifically ready-to-serve beverages.

Based on the reviewed data, the proposed business's location, and the operating guidelines presented by the business, the approval of this license will likely not result in increased calls for police service. The Police Department has determined that there is no public safety reason to oppose either a finding of Public Convenience or Necessity or the associated ABC license application.

ENVIRONMENTAL ANALYSIS:

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 provides that CEQA only applies to projects that have the potential to cause 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 existing convenience store but will not bring about any physical change to the environment and will not have any potential to cause a significant effect on the environment.

ALTERNATIVE ACTIONS:

As an alternative, the City Council could deny the PCN for the Type 21 license. If not approved, the Applicant could not sell distilled spirits. The store already has an existing Type 20 license to sell on-site beer and wine and would likely continue to do so.

FISCAL IMPACT:

Approval of this Project will not impact the City’s finances.

ATTACHMENTS:

1. Resolution
 - a. Exhibit A – Project Description
 - b. Exhibit B – Floor Plan
2. Elk Grove Police Department Letter dated May 28, 2024
3. Justification and Statement of Qualifications/Security Plan

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF ELK GROVE
APPROVING A DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY
FOR THE ROCKET CONVENIENCE STORE LOCATED AT
9001 GRANT LINE ROAD (CEQA EXEMPT)
ASSESSOR PARCEL NUMBER: 134-0550-009
PROJECT NO. PCN24-001**

WHEREAS, the Development Services Department of the City of Elk Grove received an application on May 10, 2024, requesting a Determination of Public Convenience or Necessity (PCN) to allow the Rocket Convenience Store to upgrade from a Type 20 (Off-Sale Beer & Wine) alcohol license to a Type 21 (Off Sale General) 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: 134-0550-009; 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 August 14, 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 Rocket Convenience Store Project, PCN24-001, 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 provides 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 Rocket Convenience Store Project (PCN24-001) 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 three (3) off sale licenses in Census Tract 93.36 within the same intersection as the Rocket convenience store with the fourth license about 4.0 miles west of the Project site. The nearest retail outlet selling alcohol is located on the north side of Wilton Road across from the Project site (Chevron, 8995 Grant Line Road). The nearest public school to the Project site is more than half a mile to the west of the Project site (Pleasant Grove Elementary School, 10160 Pleasant Grove School Road). The nearest park is Ida Fleming Park (9275 Salmon Creek Drive), which is approximately 2.5 miles southwest of the Project site. While the site is proximal to residential properties in the agricultural residential community, the majority of those homes nearby are on large lots of 2.0 or more acres and there are no residential neighborhoods in the immediate vicinity of the site). The Rocket Convenience Store would not serve beer or wine or distilled spirits beyond 2 a.m., in accordance with state law. Finally, the approved use of the property allows customers to fuel their vehicles and purchase essential grocery items while reducing the number of trips they might otherwise need to make. Rocket Convenience Store primarily sells snacks, a variety of beverages and serves as a small format grocery for the immediate community. The store currently sells beer and wine for off site consumption, but would like to also offer ready-to-serve beverages that contain distilled spirits, which requires an upgrade from a Type 20 license to a Type 21 license.

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, 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 14th day of August 2024

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

ATTEST:

APPROVED AS TO FORM:

JASON LINDGREN, CITY CLERK

JONATHAN P. HOBBS,
CITY ATTORNEY

**EXHIBIT A
ROCKET CONVENIENCE STORE
PCN24-001**

PROJECT DESCRIPTION

The proposed Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the Rocket Convenience Store to upgrade from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

###



CITY OF ELK GROVE
POLICE DEPARTMENT



May 28, 2024

Elk Grove Planning Department
Attn: Kyra Killingsworth, Senior Planner
8401 Laguna Springs Way
Elk Grove, CA 95758

**Re: Finding of Public Convenience or Necessity Review
Rocket Convenience Store, PLNG24-001**

Dear Kyra Killingsworth:

This letter is a response to your request for review of a finding of Public Convenience or Necessity (PCN) for Rocket Convenience Store at 9001 Grant line Road in Elk Grove. The establishment is applying for a Type 21 ABC License- Off-Sale General. Per your request I have reviewed the application and the crime statistics for the surrounding area.

The applicant is located in census tract 93.36, which has four active off-sale licenses. The California Department of Alcohol Beverage Control views more than two off-sale licenses in this census tract as over-concentration of licenses.

Elk Grove is separated into 26 subsectors for crime reporting purposes. Annually, we compile the crime statistics in the following seven areas: Homicide, Rape, Robbery, Larceny/Theft, Burglary, Motor Vehicle Theft, and Aggravated Assault.

The most recent criminal statistical data that the police department has compiled is from calendar year 2023. The applicant is located in subsector 3108 which had 6 crimes reported in the year 2023. The average number of crimes reported per subsector was 109.

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 a finding of Public Convenience or Necessity and the associated ABC license application.

Please contact me at [jniijjar@elksgrovepd.org](mailto:jnijjar@elksgrovepd.org) if you have any further questions.

Sincerely,

Officer J. Nijjar
Special Projects Officer, Office of the Chief

Crimes by Reporting Area Calendar Year 2023

ReportingArea	Assault	Burglary/Breaking & Entering	Homicide	Larceny/Theft	Motor Vehicle Theft	Robbery	Sex Offenses, Forcible	Total
1101	6	14		68	7	3	1	99
1102	8	7		34	3		2	54
1103	1	3		47	7	1	1	60
2101	24	20		147	27	8	11	237
2102	21	29		383	6	16	3	458
2103	14	10		110	11	6	2	153
2104	32	19		135	32	12	28	258
3101	8	9		43	12	3		75
3102	17	23		89	14	4	1	148
3103	3	1		3	2		2	11
3104		1				1		2
3105	16	10		91	8	9		134
3106	2	3		13	1		2	21
3107		3		6				9
3108	1	2		3				6
3109		1		1		1	1	4
4101	11	10		134	11	3	1	170
4102	10	5	1	118	24	5	5	168
4103	16	8		104	9	6	7	152
4104	8	11	1	106	31	3	3	163
5101	16	9		78	9	4	7	123
5102	8	3		37	8	1	1	58
5103		9		2				11
5104	7	5		28	2	2	2	46
5105	3	15		59	6			83
5106	12	18		74	5	3		112
Total	246	248	2	1913	235	91	60	2815

**Rocket Convenience Store
9013 Grant Line Road, Elk Grove, CA**

Project Description

4/11/24

Request: Finding of Public Convenience or Necessity to allow the sales of beer, wine, and distilled spirits for off-site consumption (ABC Type 21 License) at an existing Rocket Convenience store that currently sells beer and wine.

Background: A major factor for upgrading the license to a Type 21 is to offer “ready to serve” beverages such as Truly Vodka Soda which contain a distilled spirit. Even though Truly Vodka Soda has an Alcohol Beverage Volume of 5.5% which is equivalent to many other seltzers and less than wine, a Type 21 license is required to sell this product. Rocket Convenience Stores have been selling beer and wine at this location since 2016 and has proven to be a responsible operator and will continue to do so with the addition of distilled spirit sales. No new construction is required.

Overall Store Size: Approximately 3,087 sq ft

Hours of Operation: 24 hours daily

Key Security Measures:

- Policy signs will be posted on premises: “No Open Containers”, “No Consumption of Alcoholic Beverage on the Premises” and “No Loitering”.
- No exterior advertising or window signs will advertise alcohol products.
- No alcoholic beverage advertisement located on the motor fuel island.
- All bottles of distilled spirits will be displayed behind the cashier in locking glass cabinet.
- 5 coolers are used for beer display and are visible to cashier.
- No fortified wines or malt liquor will be sold.
- Rocket Convenience currently operates a surveillance camera system.
- Surveillance videos are stored for at least 30 days and are made available to law enforcement upon request.
- Cooler doors containing beer will be locked from 2 am to 6 am daily.
- All persons that appear younger than 30 years old must provide ID in order to purchase alcohol.
- Point of sale system requires cashier to scan the ID to validate age. No alcohol will be sold if the customer is a minor.

Employee Training:

- Employees are required to complete the corporate training program and pass the course test.
- Employees engaged in the sale of alcohol will complete a Responsible Beverage Sales (RBS) training class that is approved by ABC.
- RBS Training includes looking for signs of intoxication, proper identification checking, procedures for dealing with various situations as well as general behavior observance training.

More information regarding security and training is attached.



Security Policy & Procedures United Pacific Convenience Stores

About United Pacific

United Pacific, through its retail convenience locations, has established itself as one of the largest independent owners and operators of gas stations and convenience stores in the Western United States. United Pacific offers motor fuels products under the *76, Conoco, Shell, Chevron, and United Oil* flags, and convenience items through the *We Got It! Food Mart, My Goods Market, and Rocket* brands. United Pacific operates its retail and wholesale businesses in California, Colorado, Oregon, Washington, and Nevada, and includes 455 company operated gas stations and convenience stores.

Summary

United Pacific maintains an extremely robust security and crime prevention posture in the communities it serves. Numerous security protocols and policies were developed to incorporate best practices for all age restricted sales at all retail locations. United Pacific's highest priority is to provide a safe and secure environment for Team Members and Customers.

1) Local Management Team

Local management team information will be provided upon location opening.

2) Age Verification for Age Restricted Sales

All point-of-sale equipment is equipped with ID card readers and the system prompts the Team Member to scan ID when alcoholic beverages are scanned for purchase. Each Team Member receives a copy of the Age Restricted Sales Handbook and must review it upon being hired and throughout employment.

3) Operations

All Team Members must complete onboarding training and receive annual retraining in Age Restricted Products. No consumption or open alcoholic beverages will be permitted on the premises. Signs specifically prohibiting this activity will also be placed in conspicuous places on the premises as required.

Team Members are provided training in alcoholic beverage sale rules, laws, and regulations and are required to adhere to the stringent guidelines associated with the control and sale of alcoholic beverages. To avoid a restricted sale to a minor or minors soliciting adults to purchase age restricted products on the minor's behalf, Team Members are trained on the following techniques:

- The legal age for purchasing alcohol, tobacco, and lottery products.
- The fines and penalties affiliated with age restricted products.

- Acceptable forms of ID
- What to look for on an ID and how to spot an altered ID
- How to verify the Customer's age by properly entering their birthday in the POS
- The legal sale hours for alcohol
- Team Members will ID all persons who appear underage when they attempt to purchase any age restricted product.
- What to do if the Customer's ID is expired
- What types of payment are accepted for purchasing Lotto/Lottery?
- What to do if a Customer appears intoxicated
- What to do if a Customer attempts to consume alcohol on the property

Upon completion and review of the ABC-299 Clerk's Affidavit Form, Team Members must complete part 2 and the Store Manager must complete part 3.

United Pacific has a zero-tolerance policy for a failed sting by law enforcement. Failure to comply with such laws may constitute grounds for termination. To ensure compliance with laws prohibiting age restrictive product sales to minors, United Pacific uses the BARS Program to perform alcohol and tobacco compliance checks.

Four evaluations are done per calendar year and conducted each quarter. Any Team Member who fails a compliance check, including the Store Manager, may be subject to discipline and remedial training.

4) Intoxicated and Disorderly Patrons

Team Members are trained to deal with intoxicated individuals, or individuals attempting to or consuming alcohol on store property. If safe to do so, Team Members will instruct the person(s) to cease and desist consuming the alcoholic beverage and ask the person to leave the premises. If the Team Member deems it unsafe to approach the individual, law enforcement will be promptly called to assist.

5) Security

Most United Pacific locations maintain operations 24 hours a day, and are equipped with enhanced lighting, inside and out, that provides a safe environment for Customers, Team Members, and discourages loitering.

The convenience store is designed with full height glass windows to provide clear and unobstructed views from inside and out. All signage affixed to the windows will not obstruct these views.

Loitering & Panhandling

Loitering and panhandling will not be tolerated and United Pacific. "No Loitering" signs will be posted in conspicuous places on the property. All loitering and panhandling issues will be dealt with in a swift and consistent manner by notifying local police, or by use of a Mosquito anti-loitering device.



Incorporated July 1, 2000

8401 Laguna Palms Way
Elk Grove, California 95758

CITY OF ELK GROVE

Telephone: (916) 683-7111
Fax: (916) 627-4400
www.elkgrovecity.org

City of Elk Grove – City Council NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on **Wednesday, August 14, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter may be heard, the Elk Grove City Council will conduct a public hearing at City Hall in the Council Chambers, 8400 Laguna Palms Way, Elk Grove, California, to consider the following matter:

ROCKET CONVENIENCE STORE PROJECT (PCN24-001) – DETERMINATION OF PUBLIC CONVENIENCE OR NECESSITY:

The proposed Project consists of a Determination of Public Convenience or Necessity (PCN) to allow the Rocket Convenience Store to upgrade from a Type 20 (Off-Sale Beer and Wine) to a Type 21 (Off-Sale General) alcohol license from the California Department of Alcoholic Beverage Control (ABC). The Type 21 license authorizes the sale of beer, wine, and distilled spirits for consumption off the premises where sold.

<p>PROJECT OWNER: R.C. Consulting Raul Chavez (Representative) 2701 Del Paso Road, Suite 130-332 Sacramento, CA 95835</p>	<p>APPLICANT Apro, LLC c/o United Pacific Stacy Westrum (Representative) 4130 Cover Street Long Beach, CA 90808</p>
---	---

LOCATION/APN:	9001 Grant Line Road/APN: 134-0550-009
ZONING:	General Commercial (GC)
ENVIRONMENTAL:	Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15061(b)(3) (Common Sense Exemption).
PROJECT PLANNER:	Kyra Killingsworth, Senior Planner 916.478.3684 or kkillingsworth@elkgrovecity.org

Information regarding this item may be obtained by contacting Kyra Killingsworth by email at kkillingsworth@elkgrovecity.org, or by phone at 916-478-3684.

All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk at any time prior to the close of the hearing scheduled herein, and oral statements may be made at said hearing.

If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 8401 Laguna Palms Way, 1st Floor, Elk Grove, CA, 95758, at or prior to the close of the public hearing.

This meeting notice is provided pursuant to Section 23.14.040 and Section 4.54.520 of the Elk Grove Municipal Code.

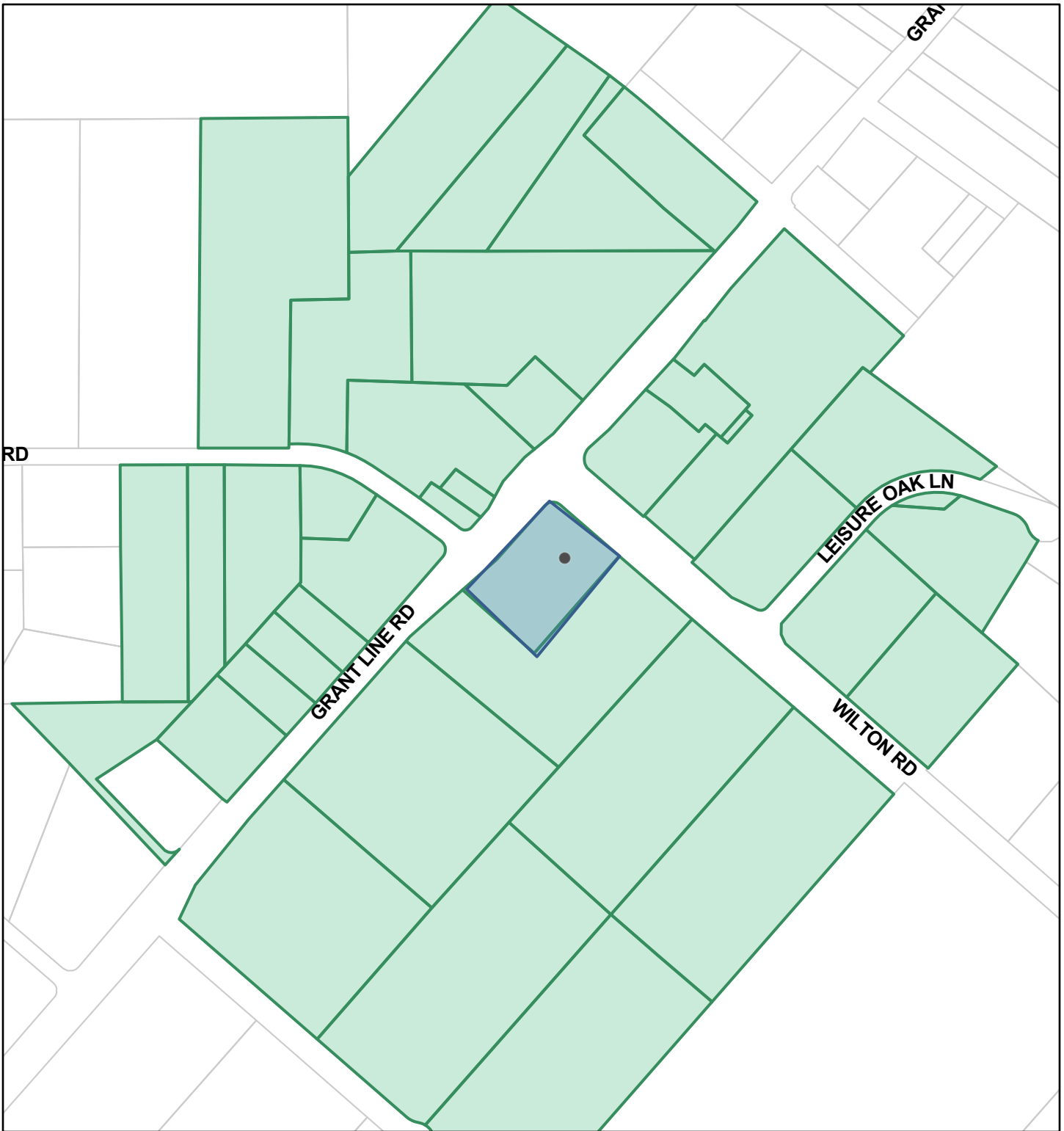
Dated/Published: August 2, 2024

JASON LINDGREN
CITY CLERK, CITY OF ELK GROVE

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Office of the City Clerk at (916) 478-3635. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting.

Rocket PCN 700



APN	ADDRESS	CITY	STATE	ZIP
12602500140000	221 WALNUT CREEK CT	DANVILLE	CA	94506
12701000170000	PO BOX 87	WILTON	CA	95693
13405500040000	7927 PAVIN CT	SACRAMENTO	CA	95829
12600100560000	9001 LEISURE OAK LN	ELK GROVE	CA	95624
12701000050000	8776 FROSSES CT	SACRAMENTO	CA	95828
12600100530000	9002 LEISURE OAK LN	ELK GROVE	CA	95624
12701000040000	9081 ELK GROVE BLVD	ELK GROVE	CA	95624
12700901020000	2705 K ST 1	SACRAMENTO	CA	95816
12701100540000	10351 DE SOUZA LN	ELK GROVE	CA	95624
12701100110000	10380 PLEASANT GRV SCHL RD	ELK GROVE	CA	95624
12602500130000	9993 WHIRLAWAY LN	ELK GROVE	CA	95624
13405500060000	10419 SHERMAN OAKS CT	ELK GROVE	CA	95624
12701000020000	8980 GRANT LINE RD	ELK GROVE	CA	95624
12701100130000	9036 GRANT LINE RD	ELK GROVE	CA	95624
13405500070000	10445 SHERMAN OAKS CT	ELK GROVE	CA	95624
12600100650000	8991 LEISURE OAK LN	ELK GROVE	CA	95624
12600100660000	8991 LEISURE OAK LN	ELK GROVE	CA	95624
13405500050000	10482 WILTON RD	ELK GROVE	CA	95624
12701100570000	10384 PLEASANT GRV SCHL RD	ELK GROVE	CA	95624
12701100090000	10370 PLEASANT GROVE SCHOOL RD	ELK GROVE	CA	95624
12602500070000	1111 EXPOSITION BLVD 600	SACRAMENTO	CA	95815
12701000070000	351 TALLY HO RD	ARROYO GRANDE	CA	93420
12700900640000	PO BOX 2170	ELK GROVE	CA	95759
12600100640000	8990 LEISURE OAK LN	ELK GROVE	CA	95624
12700900680000	10422 ALEILANI LN	ELK GROVE	CA	95624
13405500090000	2701 DEL PASO RD 130 332	SACRAMENTO	CA	95835
13404500020000	5607 VIA AVION	GRANITE BAY	CA	95746
12701100160000	PO BOX 2547	ELK GROVE	CA	95759
12701000180000	20843 MALCOM AVE	SARATOGA	CA	95070
12701100150000	2 BLUE DUN CT	SACRAMENTO	CA	95831
13404500010000	1220 S MAIN ST	FORT BRAGG	CA	95437
12700901010000	10446 ALEILANI LN	ELK GROVE	CA	95624
12600100190000	10151 WILTON RD	ELK GROVE	CA	95624
12600100190000	10415 WILTON RD	ELK GROVE	CA	95624
12602500070000	8995 GRANT LINE RD	ELK GROVE	CA	95624
12602500110000	8973 GRANT LINE RD 103	ELK GROVE	CA	95624
12602500110000	8973 GRANT LINE RD 100	ELK GROVE	CA	95624
12602500140000	8967 GRANT LINE RD	ELK GROVE	CA	95624
12602500140000	10450 WILTON RD	ELK GROVE	CA	95624
12602500140000	8969 GRANT LINE RD	ELK GROVE	CA	95624
12602500140000	8967 GRANT LINE RD 100	ELK GROVE	CA	95624
12602500140000	8971 GRANT LINE RD	ELK GROVE	CA	95624
12700900640000	10373 PLEASANT GROVE SCHOOL RD	ELK GROVE	CA	95624
12700901020000	8976 GRANT LINE RD	ELK GROVE	CA	95624
12700901020000	8976 GRANT LINE RD 4	ELK GROVE	CA	95624
12700901020000	8976 GRANT LINE RD 2	ELK GROVE	CA	95624

APN	ADDRESS	CITY	STATE	ZIP
12701000020000	9000 GRANT LINE RD	ELK GROVE	CA	95624
12701000030000	9010 GRANT LINE RD	ELK GROVE	CA	95624
12701000050000	8994 GRANT LINE RD	ELK GROVE	CA	95624
12701000050000	8990 GRANT LINE RD	ELK GROVE	CA	95624
12701000050000	8996 GRANT LINE RD	ELK GROVE	CA	95624
12701000050000	8992 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8960 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8964 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8962 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8972 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8966 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8970 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8968 GRANT LINE RD	ELK GROVE	CA	95624
12701000070000	8958 GRANT LINE RD	ELK GROVE	CA	95624
12701000180000	10393 PLEASANT GROVE SCHOOL RD	ELK GROVE	CA	95624
12701100110000	10392 PLEASANT GROVE SCHOOL RD	ELK GROVE	CA	95624
12701100120000	8922 GRANT LINE RD	ELK GROVE	CA	95624
12701100150000	9042 GRANT LINE RD	ELK GROVE	CA	95624
12701100160000	9054 GRANT LINE RD	ELK GROVE	CA	95624
12701100160000	9050 GRANT LINE RD	ELK GROVE	CA	95624
12701100570000	10384 PLEASANT GROVE SCHOOL RD	ELK GROVE	CA	95624
13404500020000	9037 GRANT LINE RD	ELK GROVE	CA	95624
13405500090000	9021 GRANT LINE RD	ELK GROVE	CA	95624
13405500090000	9013 GRANT LINE RD	ELK GROVE	CA	95624
13405500090000	9001 GRANT LINE RD	ELK GROVE	CA	95624
13405500090000	9023 GRANT LINE RD	ELK GROVE	CA	95624

OWNER	CONTACT	ADDRESS	CITY	STATE	ZIP
AT&T	Astrid Willard	2700 Watt Ave Rm 3473-11	Sacramento	CA	95821
CA Dept. of Fish and Wildlife	Tanya Sheya	1701 Nimbus Rd., Ste. A	Rancho Cordova	CA	95670
Caltrans District 3, Planning and Local Assistance	Doug Adams	703 B Street	Marysville	CA	95901
Cosumnes Fire Department	Morgana Yahnke	10573 E. Stockton Blvd.	Elk Grove	CA	95624
Cosumnes Parks & Recreation	Paul Mewton	8820 Elk Grove Blvd. Ste. #3	Elk Grove	CA	95624
CRWQCB	Liz Lee	11020 Sun Center Dr. #200	Rancho Cordova	CA	95670-6114
Elk Grove Unified School District	Pham Saechao; Christopher Bohrer	9510 Elk Grove-Florin Road	Elk Grove	CA	95624
Elk Grove Water District	Bruce Kamilos	9829 Waterman Rd.	Elk Grove	CA	95624
Frontier	Kirby Bernard	9260 E. Stockton Blvd	Elk Grove	CA	95624
Pacific Gas & Electric	Adam Egbert	12840 Bill Clark Way	Auburn	CA	95602-9527
Sacramento County Water Agency	Bob Gardner; Bob Steeg	827 Seventh Street Rm 301	Sacramento	CA	95814
Sacramento Area Sewer District	Amandeep Singh	10060 Goethe Road	Sacramento	CA	95827
SMUD	Rob Ferrera	6201 S Street, MS B203	Sacramento	CA	95817
SMUD	Yujean Kim	6201 S Street	Sacramento	CA	95817
Adam Broadwell Joseph & Cardoza	Janet Laurain	601 Gateway Boulevard, Suite 1000	South San Francisco	CA	94080-7037
Hakkem, Ellis & Marengo, Professional Law Corporation	Michael Hakeem	3414 Brookside Road, Suite 100	Stockton	CA	95219
Hock Construction Management, Inc	Les Hock	10630 Mather Blvd.	Sacramento	CA	95655
J. P. Morgan		2217 Raindance Drive	Roseville	CA	95747
John Jaeger	John Jaeger	9543 Roblin Court	Elk Grove	CA	95758
Lozeau Drury LLP	Michael Lozeau Hanna Hughes Sophie Roberts	1939 Harrison Street, Suite 150	Oakland	CA	94612
MerloneGeier Partners	Gary S Muljat	3191 Zinfandel Drive, Suite 23	Rancho Cordova	CA	95670
Northern California Carpenters	Katie Boyd	265 Hegenberger Rd., Suite 220	Oakland	CA	94621
Richland Planned Communities	Aaron Ross-Swain	3000 Lava Ridge Ct., Ste 115	Roseville	CA	95661
Ring Hunter Holland & Schenone	Justin J. Schnitzler	985 Moraga Road, Suite 210	Lafayette	CA	94549
Taylor & Wiley	Matt Keasling	500 Capitol Mall Suite 1150	Sacramento	CA	95814
Taylor Morrison	Jay Pawlek	81 Blue Ravine Rd. Suite 220	Folsom	CA	95630
Kevin Johnston	Kevin Johnston	2476 Buena Vista Avenue	Livermore	CA	94550
Native Amercian Heritage Commission	Pricilla Torres -Fuentes	1550 Harbor Boulevard, Suite 100	West Sacramento	CA	95691