

**RESOLUTION NO. 2024-136**

**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 14<sup>th</sup> day of August 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

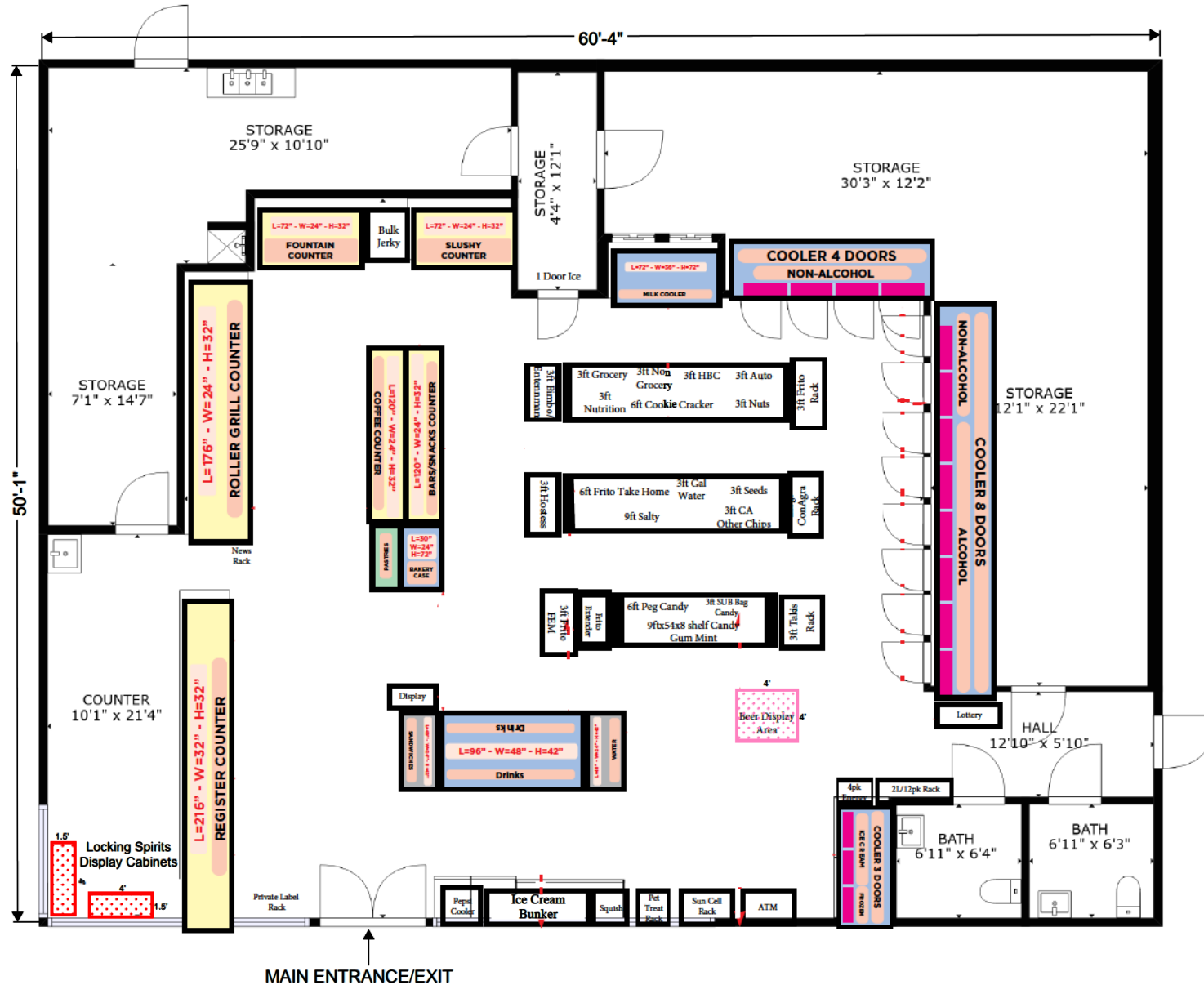
**EXHIBIT A  
ROCKET CONVENIENCE STORE  
PCN24-001**

**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.

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# EXHIBIT B



Store Size:	3,026 SF
Alcohol Display Area:	66 SF
% of Overall Store:	2.1 %

**FLOOR PLAN**  
**ROCKET CONVENIENCE STORE #1966**  
 9013 Grant Line Rd  
 Elk Grove, CA

**CERTIFICATION**  
**ELK GROVE CITY COUNCIL RESOLUTION NO. 2024-136**

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

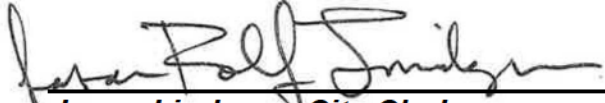
*I, Jason Lindgren, City Clerk of the City of Elk Grove, California, do hereby certify that the foregoing resolution was duly introduced, approved, and adopted by the City Council of the City of Elk Grove at a regular meeting of said Council held on August 14, 2024 by the following vote:*

**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**