



# City of Elk Grove NOTICE OF EXEMPTION

To:  Office of Planning and Research  
P.O. Box 3044, 1400 Tenth Street, Room 22  
Sacramento, CA 95812-3044

Sacramento County Clerk-Recorder  
Sacramento County  
PO Box 839, 600 8th Street  
Sacramento, CA 95812-0839

From: City of Elk Grove  
Development Services-Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758

County Recorder Filing	State Clearinghouse Received
(stamp here)	(stamp here)

PROJECT TITLE: **SF Supermarket PCN (PLNG26-001)**

PROJECT LOCATION - SPECIFIC: **8539 Elk Grove Boulevard**

ASSESSOR'S PARCEL NUMBER(S): **125-0390-011**

PROJECT LOCATION – CITY: **Elk Grove**

PROJECT LOCATION – COUNTY: **Sacramento**

PROJECT DESCRIPTION: The proposed 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.

LEAD AGENCY: **City of Elk Grove**  
Community Development - Planning  
8401 Laguna Palms Way  
Elk Grove, CA 95758  
jdaguman@elkgrove.gov

LEAD AGENCY CONTACT: Joseph Daguman, Associate Planner (916) 478-2283

APPLICANT: Huy Trieu  
3374 Diable Circle  
Pinole, CA 94564  
626-945-5739  
[huy@sfsupermarket.com](mailto:huy@sfsupermarket.com)

EXEMPTION STATUS:  Ministerial [Section 21080(b); 15268];  
 Declared Emergency [Section 21080(b)(3); 15269(a)];

- Emergency Project [Section 21080(b)(4); 15269(b)(c)];
- Common Sense Rule [Section 15061(b)(3)]
- Consistent with a Community Plan, General Plan, or Zoning [Section 15183]
- Statutory Exemption
- In-Fill Development [Section 15332]
- Criteria for Subsequent EIR [Section 15162]
- Residential Projects Pursuant to a Specific Plan (Section 15182)
- Existing Facilities [Section 15301]
- Accessory Structures [Section 15311]

**REASONS WHY THIS PROJECT IS EXEMPT OR DOES NOT REQUIRE FURTHER ENVIRONMENTAL DOCUMENTATION:**

The California Environmental Quality Act (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" (CEQA Guidelines Section 15378). 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.

CITY OF ELK GROVE  
Community Development -  
Planning

By:   
Joseph Daguman

Date: April 23, 2026

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