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Community Development Dept.  
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A dark blue silhouette of the Sacramento skyline, including various buildings and the two towers of the Sacramento-San Joaquin River Delta Bridge, set against a light blue background.

## P22-021 Fuel Stop Gas Station

3200 Rio Linda Boulevard

APNs: 251-0292-016-0000 (District 2)

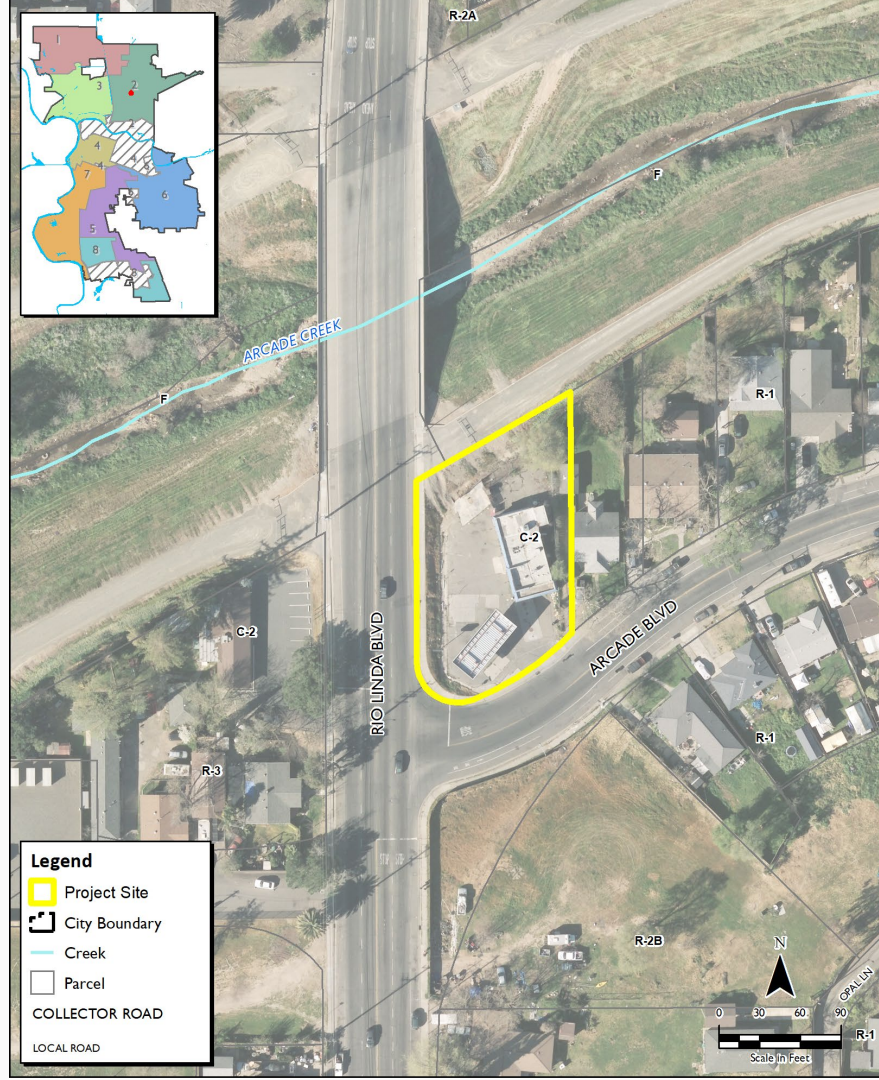
# Context Map

**General Plan:** Suburban Center (SCNT)

**Zoning:** General Commercial (C-2)

**Existing Use:** Non-operational Gas Station  
and Convenience Store

**Environmental Determination:** Exempt  
from environmental review pursuant to  
CEQA Guidelines Section 15270(a) –  
Projects Which Are Disapproved



# Requested Entitlements

**Conditional Use Permit** to establish a gas station.

**Site Plan and Design Review** for façade improvements to the existing convenience store and site improvements in the General Commercial (C-2) zone.

**View from Rio Linda Blvd.**



**View from Arcade Blvd.**





# Site History

- **1957:** Service Station established.
- **Dec. 1999:** Soil and groundwater pollution discovered.
- **2001-2018:** Environmental cleanup of the site.
- **Mar. 2019:** State Water Resources Control Board deemed corrective actions were complete and the case was closed.
- **Feb. 2020:** Fire damages convenience store. Operations ceased.
- **Feb. 2021:** Deemed Conditional Use Permit (CUP) for gasoline sales expires for disuse (consecutive period of 1 year).

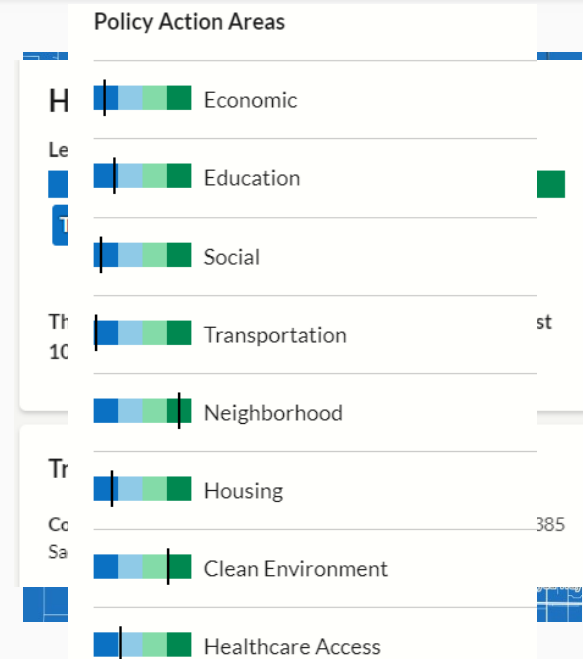
# Project History

- **Mar. 28, 2022:** Building permit plans for site repair submitted. Applicant informed of CUP requirement.
- **Apr. 8, 2022:** Property owner informed that Planning staff would not support reestablishment of gas station.
- **Apr. 13, 2022:** Planning application submitted.
- **May-Aug. 2022:** Application deemed incomplete.
- **Aug. 2022:** Application deemed complete.
- **Nov. 2023:** Final revisions to plans routed.

# Staff Recommendation

Staff recommends **denial** of the requested entitlements to re-establish a gas station at 3200 Rio Linda Boulevard.

- Proximity to residential.
- Inconsistent with 2035 General Plan.
- California Air Resources Board (CARB) siting recommendations for gasoline infrastructure.
- The California Healthy Places Index (HPI) ranking of 10.



# Thanks!

Contact us:

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Department

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SACRAMENTO

