City of SACRAMENTO
Community Development

300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
planning@cityofsacramento.org

DIRECTOR REPORT

STAFF RECOMMENDATION

Staff recommends the Zoning Administrator **deny** a Conditional Use Permit for Tobacco Retailing for the project known as **Z26-036 (Fuel Stop Minimart Tobacco CUP)**. Draft Findings of Fact for the project are included below.

REQUESTED ENTITLEMENTS

1. **Conditional Use Permit for Tobacco Retailing** in a convenience store under 15,000 gross square feet on a 0.51-acre site in the General Commercial (C-2) zone.

PROJECT INFORMATION

Location:	3200 Rio Linda Boulevard
Parcel Number:	251-0292-016-0000
Council District:	2
Property Owner / Applicant:	Sarita Devi, VS Prasad LLC 497 Santa Ana Ave, Sacramento, CA 95838
Project Planner:	Jose Quintanilla, Associate Planner, (916) 808-5879
Hearing Date:	November 12, 2026

Land Use Information

General Plan Designation:	Commercial Mixed Use (CMU)
Community Plan Area:	North Sacramento
Housing Element Site:	No
Specific Plan:	N/A
Zone:	C-2 (General Commercial)
Special Planning District:	N/A
Planned Unit Development:	N/A
Design Review Area:	Citywide
Parking District:	Suburban
Historic District:	N/A
Historic Landmark:	N/A

Surrounding Zoning and Land Uses

North:	F	Arcade Creek
South:	R-2B	Residential
East:	C-2; R-1	Residential
West:	C-2; R-3	Commercial; Utility; Sacramento Northern Pkwy

Site Characteristics

Existing Property Area:	22,300 square feet / 0.51 gross acres
Topography:	Flat
Street Improvements:	Existing
Utilities:	Existing
Existing Land Use of Site:	Gas Station and Convenience Store

Other Information

Previous Files:	P22-021; P91-097

ATTACHMENTS

Attachment 1: Project Plans
Attachment 2: Community Comments

PROPOSED PROJECT AND ANALYSIS

Site Context

The project site is a 0.51-acre parcel at the northeast corner of Rio Linda Boulevard and Arcade Boulevard in North Sacramento. Surrounding uses include Arcade Creek to the north, residential uses to the south and east, and a SMUD-owned utility facility, the Sacramento Northern Parkway, and commercial uses to the west.

The site is zoned General Commercial (C-2) and is developed with a two-pump (four-nozzle) gas station and a 1,811-square-foot convenience store and auto-repair shop which began operating in 1957. In February 2020, a fire destroyed the interior of the convenience store and auto repair shop and subsequently the gas station and convenience store closed for business. In April 2022, the owner applied for entitlements to re-establish the gas station, rehabilitate the site, and repair any damage caused by the fire, including converting the former auto repair space into storage. On March 14, 2024, the Planning and Design Commission approved the project (P22-021). It is noted that tobacco retailing was not proposed with the 2022 application.

Project Details

The applicant is requesting to sell tobacco and tobacco paraphernalia in the 1,811 square foot convenience store. This request requires Zoning Administrator approval of a Conditional Use Permit (CUP) to allow tobacco retailing within buildings less than 15,000 square feet. Staff does not support the request to establish tobacco retailing at this location and recommends denial of the entitlement based upon the project's inability to comply with all provisions of City Code, as described in this report.

ENTITLEMENT REVIEW

Conditional Use Permit

Tobacco retailing, as defined in City Code section 17.108.210, is classified as a conditional use within the C-2 zone (pursuant to SCC section 17.216.710.B) within buildings less than 15,000 square feet or with shelf space of more than 250 square feet devoted to tobacco retailing. All tobacco retailers are also required to obtain a Tobacco Retailer License (TRL) and comply with the requirements established in City Code chapter 5.138. Thus, to retail tobacco and tobacco paraphernalia at this location, the applicant is required to obtain both a Conditional Use Permit as required under City Code Title 17 and a TRL under City Code Title 5.

On July 21, 2026, the Sacramento City Council adopted Ordinance 2026-0014, amending City Code section 5.138 related to tobacco retailing. Specifically, this Ordinance amended City Code section 5.138.040.B to prohibit new tobacco retailing licenses that are within 1,000 feet of a licensed tobacco retailer. Prior to the adoption of Ordinance 2026-0014, City Code chapter 5.138 provided exceptions to this 1,000-foot proximity restriction if a retailer devoted no more than five percent of total shelf space to tobacco product and sold fresh fruits and vegetables, dairy products, meat, fish or poultry, and breads and cereals (the “healthy food exemption”).

Ordinance 2026-0014 removed this healthy food exemption for new TRL applications and did not provide a mechanism for TRL applications or conditional use permits for tobacco retailing that were in progress prior to the ordinance’s effective date to utilize the exemption. Further, this ordinance amended City Code to establish a limited healthy food exemption only for licensees with an active tobacco retail license that was effective before or on July 1, 2026.

To approve a Conditional Use Permit for tobacco retailing, the Zoning Administrator must make all the following findings pursuant to City Code section 17.808.200.C(1):

a. The proposed use and its operating characteristics are consistent with the general plan and any applicable specific plan or transit village plan;

b. The proposed use and its operating characteristics are consistent with the applicable standards, requirements, and regulations of the zoning district in which it is located, and of all other provisions of this title and this code;

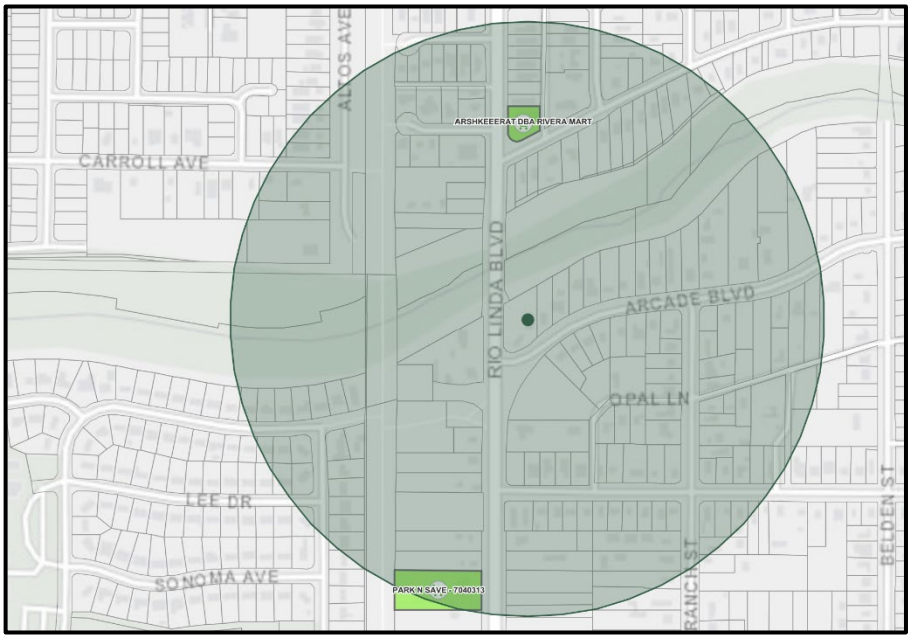
c. The proposed use is situated on a parcel that is physically suitable in terms of location, size, topography, and access, and that is adequately served by public services and utilities; and

d. The proposed use and its operating characteristics are not detrimental to the public health, safety, convenience, or welfare of persons residing, working, visiting, or recreating in the surrounding neighborhood and will not result in the creation of a nuisance.

If the Zoning Administrator is unable to make one (or more) findings, then the Zoning Administrator must deny the Conditional Use Permit request. In evaluating the proposed Conditional Use Permit, staff found that the project ultimately cannot comply with all provisions of City Code, specifically section

5.138.040, and staff is unable to make the finding required under City Code section 17.808.200.C(1)(b) due to the site's proximity to existing licensed tobacco retailers. Under the amended provisions of City Code section 5.138.040, new tobacco retailing licenses are prohibited within 1,000 feet of a licensed tobacco retailer. As identified in Figure 1, the project site is located within 1,000 feet of two existing tobacco retailers with active licenses, including Park-n-Save Market at 3041 Rio Linda Boulevard and Rivera Mart at 907 Rivera Drive. It is also ineligible for the limited healthy food exemption established under Ordinance 2026-0014 since the business did not have an active tobacco retail license before or on July 1, 2026. As such, the project ultimately cannot comply with all provisions of City Code, and staff recommends the Zoning Administrator deny the Conditional Use Permit entitlement.

Figure 1 – Existing Tobacco Retail Licenses



PUBLIC/NEIGHBORHOOD OUTREACH AND COMMENTS

This hearing was noticed to property owners and residents within 500 feet of the subject site, and the site was posted for the hearing. Neighborhood associations which were notified of the hearing include: North Sacramento Chamber of Commerce, Benito Juarez Neighborhood Association, Hagginwood Community Association (HCA), and Rancho Del Paso Neighborhood Association.

Staff received a letter of support from the Hagginwood Community Association and a letter of opposition from the Benito Juarez Neighborhood Association.

ENVIRONMENTAL DETERMINATION

The project has been determined to be exempt from review under the California Environmental Quality Act (CEQA) because CEQA does not apply to projects which a public agency rejects or disapproved (CEQA Guidelines, Section 15270(a)).

FINDINGS OF FACT

A. **Environmental Determination:** Projects Which Are Disapproved pursuant to CEQA Guidelines section 15270(a):

1. Based on the determination and recommendation of the City's Environmental Planning Services Manager and the oral and documentary evidence received at the hearing on the project, the Zoning Administrator finds that the Project is exempt from review under CEQA because CEQA does not apply to projects which a public agency rejects or disapproves (CEQA Guidelines, § 15270(a)).

B. **Conditional Use Permit**

1. The proposed use and its operating characteristics are inconsistent with the applicable standards, requirements, and regulations of the zoning district in which is located, and of all other provisions of this title and this code in that this location is ineligible for a tobacco retailing license due to its close proximity to two other tobacco retailers.

Respectfully Submitted: _____

Jose Quintanilla
Associate Planner

Recommendation Approved: _____

Zachary Dahla
Senior Planner

The decision of the Zoning Administrator may be appealed to the Planning and Design Commission. An appeal must be filed within 10 days of the Director hearing. If an appeal is not filed, the action of the Zoning Administrator is final.

3200 RIO LINDA BLVD
SACRAMENTO , CA 85815
APN: 251-0292-016-000

PROJECT TEAM

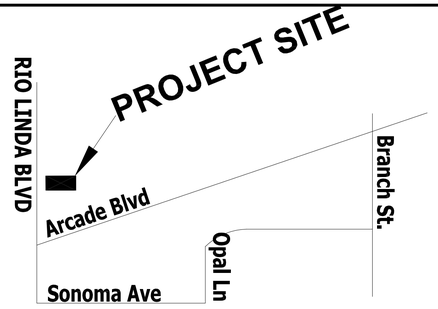
APPLICANT

NAME: SARITA PARSAD
CONTACT: CHOUDRY
ADDRESS: 3200 RIO LINDA BLVD
CITY: SACRAMENTO CA 95815

DESIGN BY IEGEC&D TEAM

INFINITY GENERAL AND ENGINEERING CONST DESIGN
CONTACT: CHOUDRY/ RM
6716 CASTRO VERDE WAY
ELK GROVE CA, 95758
TEL : (916) 275-1138
FAX : (916) 760-7870

SITE MAP



VICINITY MAP
NO SCALE
N

PROJECT CODE SUMMARY

SACRAMENTO COUNTY

OCCUPANCY GROUP MIXED USE M- MERCANTILE

TYPE CONSTRUCTION VB
STORY 1

FIRE SPRINKLERS NONE
MARKET PLACE 1084 SF
STORAGE 570 SF
(E) COVERED AREA OVERHANG AREA 158 SF

TOTAL COVERED AREA 1811 SF

ENERGY COMPLIANCE

WALL INSULATION R15
CEILING INSULATION R30
AC DUCT R8
HVAC 13 TO 14 SEER
WATER HEATER 40 GALLON

PROJECT DESCRIPTION / SCOPE OF WORK

SCOPE OF WORK
TENANT IMPROVEMENT PLAN

CIGARETTE ENTITLEMENT

Cigarette Entitlement plans / planning submittal and for approval

LIST OF DOCUMENTS

	GENERAL
T-1	TITLE SHEET
	SITE PLAN
C-1	SITE PLAN
	PROJECT SHEET
A-1	cigarette Entitlement floor plan
A-2	Building Elevations

CODE

2022	CALIFORNIA BUILDING CODE
2022	~~CALIFORNIA HISTORICAL BUILDING CODE (CHBC)~~
2022	CALIFORNIA EXISTING BUILDING CODE (CEBC)
2022	CALIFORNIA GREEN BUILDING STANDARDS CODE (CGBSC)
2022	CALIFORNIA MECHANICAL CODE (CMC)
2022	CALIFORNIA PLUMBING CODE (CPC)
2022	CALIFORNIA ELECTRICAL CODE
2022	CALIFORNIA ENERGY CODE (CEC PART6)
2022	CALIFORNIA FIRE CODE (RFC) REFERENCE CBC SEC. 107.

INDEX OF SYMBOLS

NORTH

WOOD
PLYWOOD
WOOD STUD
BATT INSUL.
BOARD INSUL.
GYPSUM BOARD
STEEL
BRICK
CONCRETE
CONC. MAS. UNITS
ASPH. CONC. PAVING
SOIL
GRAVEL

ROOM NAME
FINISH. SCHEDULE
COLOR & MATL.
DETAIL NUMBER
SHEET
DOOR NUMBER
EQUIP./ACC.
SHEAR WALL
SECT. NUMBER
SHEET NUMBER
INT. ELEV.
4 A6 2 3
SHEET NUMBER
WINDOW SCHEDULE

ABBREVIATIONS

ACOUST.	ACOUSTICAL
A.F.F.	ABOVE FINISHED FLOOR
ALUM.	ALUMINUM
ANOD.	ANODIZED
APPROX.	APPROXIMATE
AVG.	AVERAGE
B/	BOTTOM OF
BD.	BOARD
BLDG.	BUILDING
BLK'G.	BLOCKING
B.N.	BOUNDARY NAILING
BRG.	BEARING
CAB.	CABINET
CLG.	CEILING
C.J.	CONTROL JOINT
C.L.	CENTER LINE
CLOS.	CLOSET
CLR.	CLEAR
C.M.U.	CONCRETE MASONRY UNIT
CNTR.	COUNTER
COL.	COLUMN
CONC.	CONCRETE
CONSTR.	CONSTRUCTION
CONT.	CONTINUOUS
CONTR.	CONTRACTOR
C.T.	CERAMIC TILE
DBL.	DOUBLE
DIA.	DIAMETER
DIM.	DIMENSION
DN.	DOWN
DR.	DOOR
DTL.	DETAIL
DF	DOUGLAS FIR
DWG.	DRAWING
EA.	EACH
E.I.F.S.	EXTERIOR INSULATION FINISH SYSTEM
ELECT.	ELECTRIC/ELECTRICAL
ELEV.	ELEVATION
EQ.	EQUAL
EQUIP.	EQUIPMENT
ETC.	ET CETERA
EXIST.	EXISTING
EXT.	EXTERIOR
F.D.	FLOOR DRAIN
FDN.	FOUNDATION
F.E.	FIRE EXTINGUISHER
F.G.	FIXED GLASS
FIN.	FINISH
FIXT.	FIXTURE
FLR.	FLOOR
F.R.P.	FIBERGLASS REINFORCED PLASTIC
FT.	FEET/FOOT
FS.	FINISHED SURFACE
GA.	GAGE/GUAGE
GALV.	GALVANIZED
G.C.	GENERAL CONTRACTOR
GL.	GLASS
GYP.	GYPSUM
H.C.	HANDICAP ACCESSIBLE
H.C.	HOLLOW CORE
HDR.	HEADER
H.M.	HOLLOW METAL
H.P.	HIGH POINT
H.R.C.	HEATING & REFRIGERATION CONTRACTOR(S)
HT.	HEIGHT
HVAC.	HEATING, VENTILATION, AIR CONDITIONING
IN.	INCHES
INFO.	INFORMATION
INT.	INTERIOR
INSUL.	INSULATION
JST.	JUNCTION BOX JOIST
JB.	JUNCTION BOX
K.E.C.	KITCHEN EQUIPMENT SUPPLIER
LAM.	LAMINATE
LAV.	LAVATORY
LBS.	POUNDS
L.F.	LINEAL FOOT
L.P.	LOW POINT
MFG.	MANUFACTURER
MAX.	MAXIMUM
MECH.	MECHANICAL
MIN.	MINIMUM
MISC.	MISCELLANEOUS
M.O.	MASONRY OPENING
M.R.	MOISTURE RESISTANT
MSRY.	MASONRY
MTD.	MOUNTED
MTL.	METAL
N.I.C.	NOT IN CONTRACT
N.T.S.	NOT TO SCALE
O.C.	ON CENTER
O.D.	OUTSIDE DIAMETER
O.H.	OPPOSITE HAND
OPNG.	OPENING
OPP.	OPPOSITE
OPT.	OPTIONAL
PL.	PLATE
PLUMB.	PLUMBING
PWD.	PLYWOOD
PNL.	PANEL
PR.	PAIR
PREP.	PREPARATION/PREPARED
PT.	PART/POINT
R.A.	RETURN AIR
RAD.	RADIUS
RECPT.	RECEPTACLE
REINF.	REINFORCING
REQ'D.	REQUIRED
R.O.	ROUGH OPENING
R.T.U.	ROOF TOP UNIT
S.C.	SOLID CORE
SCHD.	SCHEDULE
SF.	STOREFRONT
SHT.	SHEET
SIM.	SIMILAR
SPECS.	SPECIFICATIONS
SPRINK.	SPRINKLERS
SQ.	SQUARE
S.S.	STAINLESS STEEL
STD.	STANDARD
STL.	STEEL
STRUCT.	STRUCTURAL/STRUCTURE
SUSP.	SUSPENDED
T/	TOP OF
T&B	TOP & BOTTOM
T&G	TONGUE & GROOVE
TEMP.	TEMPERED
T.N.	TOE NAIL
TYP.	TYPICAL
V.	VOLT/VOLTAGE
V.C.T.	VINYL COMPOSITION TILE
VERT.	VERTICAL
W/	WITH
W/O	WITHOUT
W.B.	WALL BASE
W.C.	WATER CLOSET
WD.	WOOD
W.H.	WATER HEATER
WDW.	WINDOW
WT.	WEIGHT
W.W.F.	WELDED WIRE FABRIC

OCCUPANT LOAD CALCULATION
(PER 2013 TABLE 10-A)

ROOM/ DESIGNATION	OCCUPANT LOAD FACTOR	AREA (SQ. FT.)	OCCUPANT LOAD	EXIT REQ'D.
MINIMART AREA	60	944.83	15.75	1
UNISEX RESTROOM	100	48.2	1	1
UTILITY ROOM	100	84.5	1	1
STORAGE AREA	300	546.2	1.8	1
TOTAL OCCUPANT LOAD			20	
TOTAL EXIT REQ'D.				1

REVISIONS:
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INFINITY
GEN ENGINEERING CONSTRUCTION & DESIGN
6716 CASTRO VERDE WAY ELK GROVE, CA. 95758
PHONE 916-275-1138 FAX 916-670-7870

LICENSED ARCHITECT
ROBERT A MASSETT
C-12648
06-30-2027
STATE OF CALIFORNIA

Robert A Massatt

JOB TITLE:
3200 RIO LINDA BLVD
SACRAMENTO, CA 95815
APN: 251-0292-016-0000

DATE: 1-27/22
DRAWN: NC
SCALE
SHEET: T-1

NOTES:

1 EXISTING BUILDING TO REMAIN

2 EXISTING CANOPY TO REMAIN (HEIGHT (18 FEET)

3 EXISTING UNDERGROUND TANK TO REMAIN(UST)

4 EXISTING WATER METER TO REMAIN

5 EXISTING DRIVEWAY PATCH OR REPAIR AS PER CITY OF SACRAMENTO CODE

6 EXISTING SIDE WALK TO REMAIN

7 EXISTING DROP INLET TO REMAIN

8 EXISTING WALKWAY TO REMAIN

10 EXISTING EVR TO REMAIN

11 EXISTING OAK TREE TO REMAIN

14 SLATE FENCE WITH SLATE DOOR

15 EXISITNG CITY MANHOLE

16 LONG TERM BICYCLE STAGGERED WHEEL SECURE

17 CMU 6' WALL

20 2-SHORT TERM BICYCLE RACK — INVERTED U ALSO CALLED STAPLE LOOP

23 SAFCA EASMENT

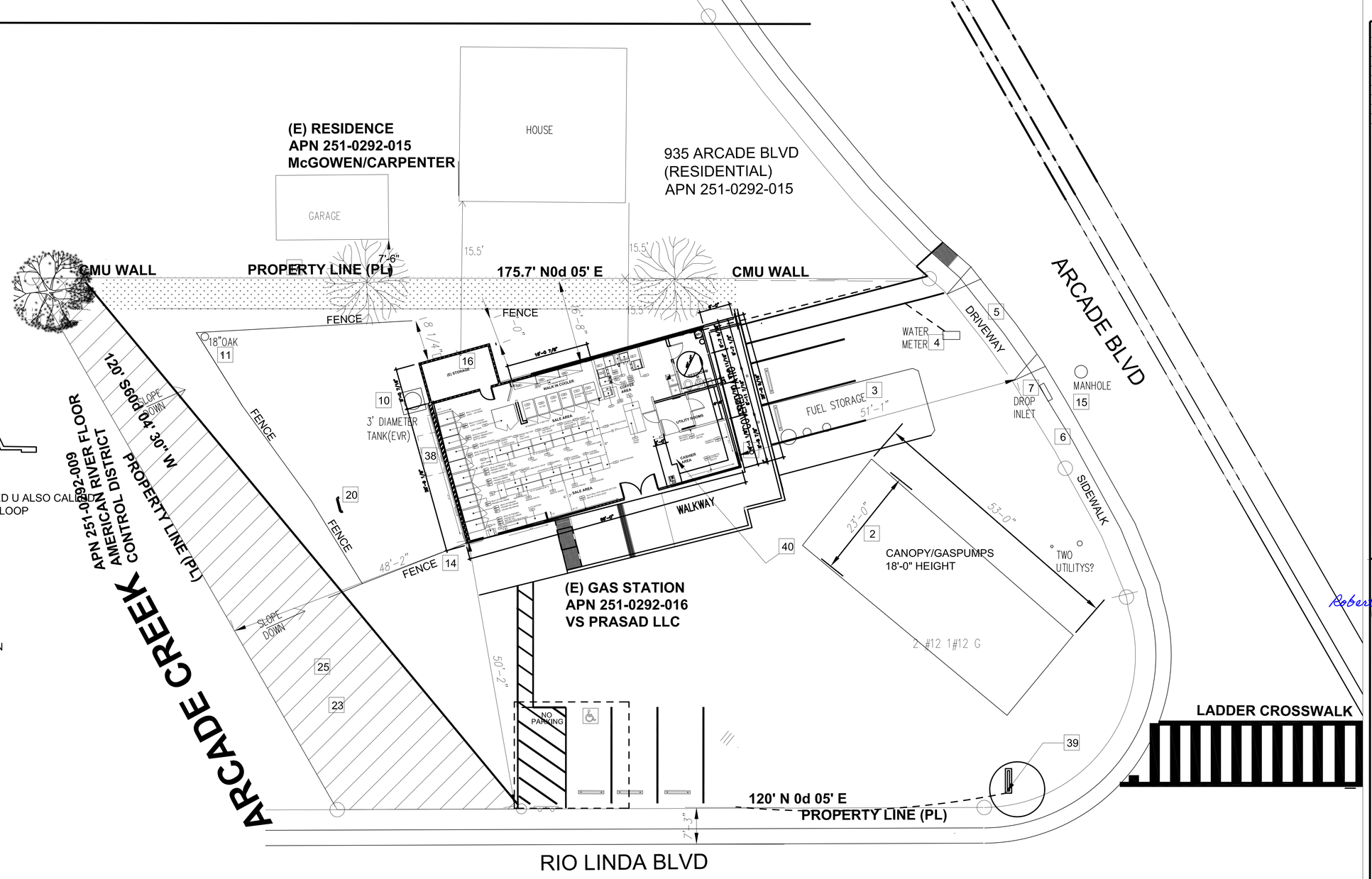
25 F.C.E AREA 2,199 S.F +/- (SAFCA EASEMENT)

38 TRASH BIN AREA

39 PROPOSED SIGN

40 PROPOSED Roof Mounted SIGN see elevation sheet

NOTS: SEE SHOP DRAWINGS SHEETS 1 THRU 8 FOR SIGN



(E) SITE PLAN FOR CIGARETTE ENTITLEMENT

SCALE: 1"=10'

REVISIONS:
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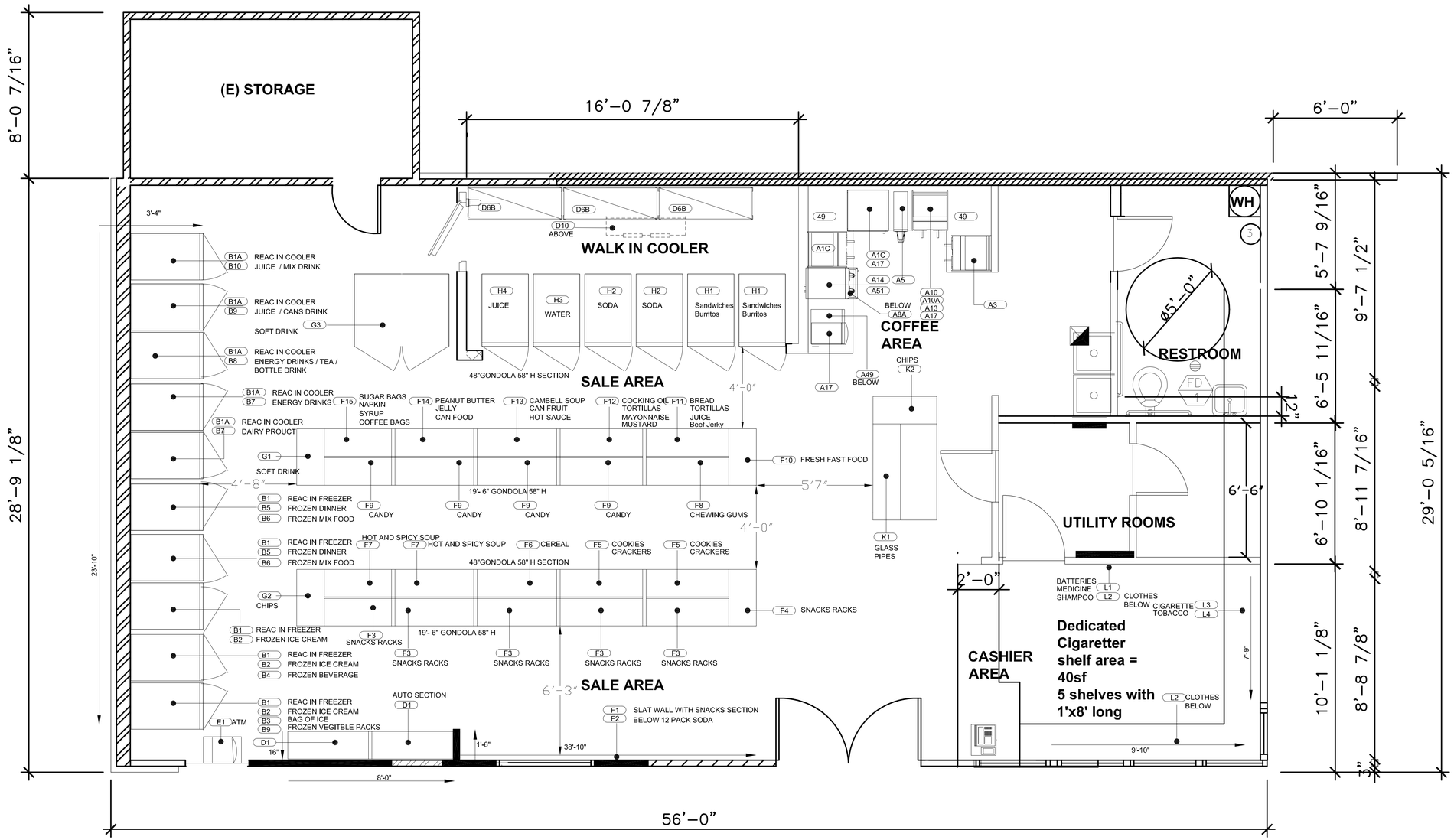
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SHEET: C-1



PLAN FOR CIGARETTE ENTITLEMENT

SCALE:3/8" = 1'-0"

REVISIONS:
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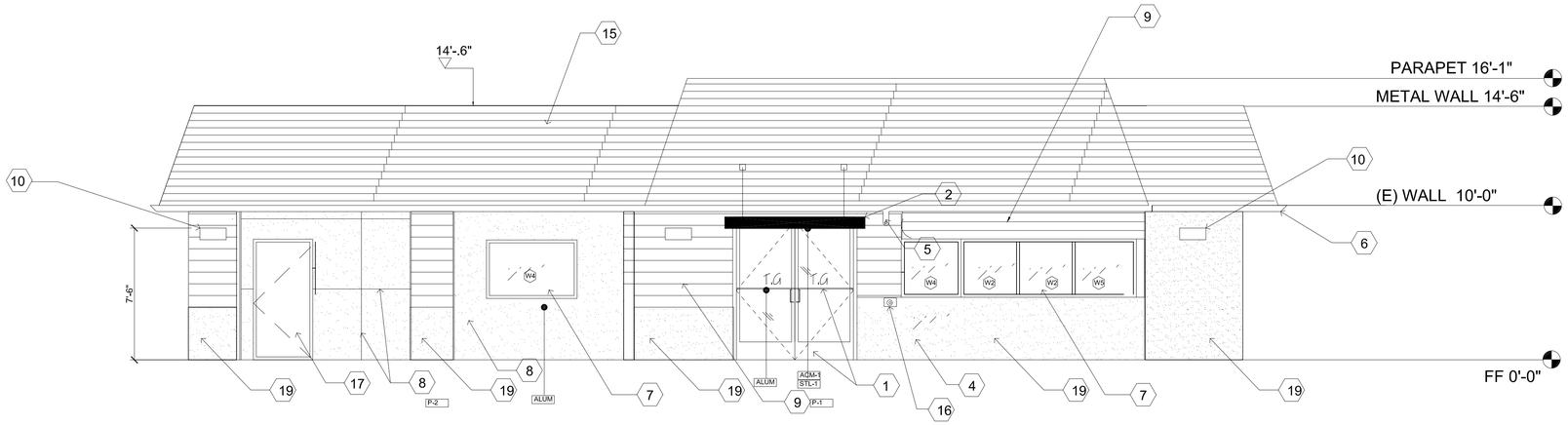
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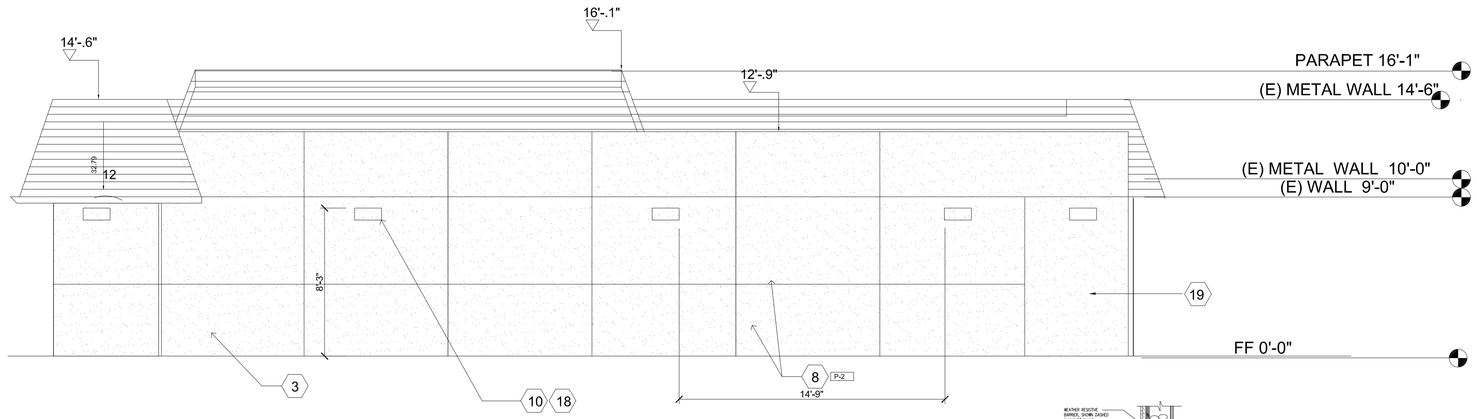
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3200 RIO LINDA BLVD
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DATE: 1-27/22
DRAWN: NC
SCALE
SHEET: A-1.0



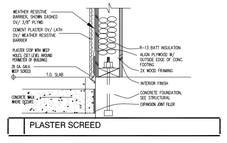
FRONT ELEVATION

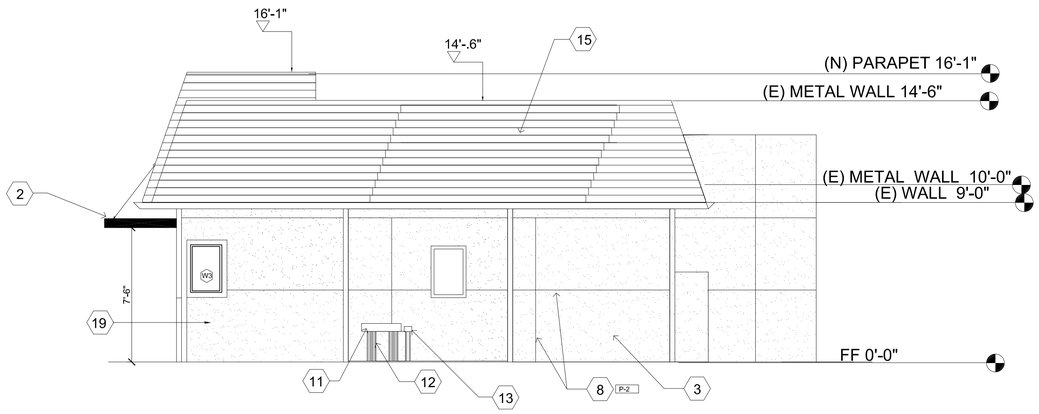
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REAR ELEVATION

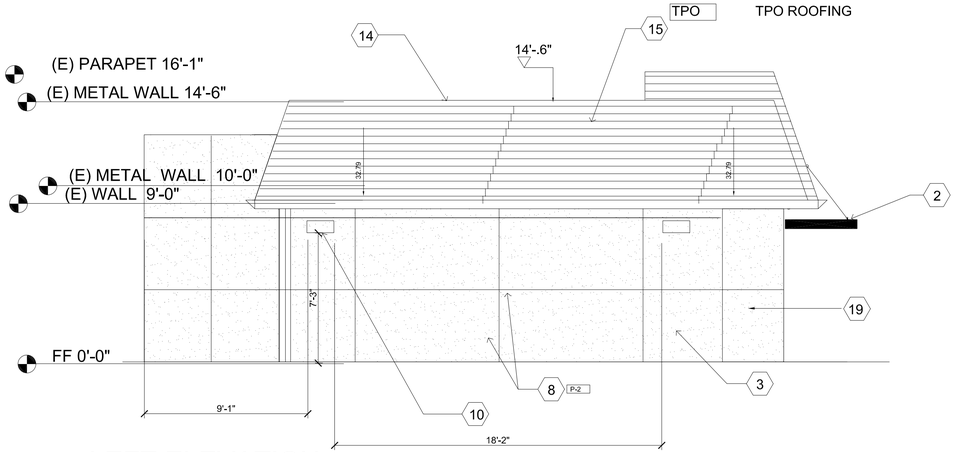
Scale: 1/4"=1'-0"





RIGHT ELEVATION

Scale: 1/4"=1'-0"



LEFT ELEVATION

Scale: 1/4"=1'-0"

ELEVATION KEY NOTES

1. (N) ALUMINUM ENTRACNE AND STOREFRONT SYSTEM
2. (N) AWINING ROD AND CLEVIS, TYP.
3. (N) STUCCO
4. (N) WINDOW
5. (N) DOWN SPOUT
6. (N) GUTTER
7. (N) ALUMINUM WINDOW
8. (N) NEW HORIZONTAL AND VERTICAL CONTROL JOINT
9. (N) LAP SIDING
10. (N) WALL MOUNTED LED FIXTURE REAR WITH VISOR
11. (E) ELECTRICAL GUTTER TO REMAIN
12. (E) ELECTRICAL CONDUITS TO REMAIN
13. (E) ELECTRICAL GFIC OUTLET TO REMAIN
14. (N) PARPET FLASHING
15. REPLACE EXISTING METAL SIDING WITH NEW LAP SIDING
16. REPLACE EXISTING METAL SIDING WITH NEW LAP SIDING
17. (N) ALUMINUM DOOR
18. PROVIDE VISOR AT THE REAR ELEVATION
19. STUCCO OVERLAY TO EXISTING BRICK VENEER

COLOR LEGEND

P-1	BENJAMIN MOORE, 1077 "GREAT PLANS GOLD", SATIN FINISH
P-2	BENJAMIN MOORE, 1030 "BRANDY CREAM ", SATIN FINISH
P-3	BENJAMIN MOORE, 2121-30 "PEWTER ", HIGH GLOSS FINISH

MATERIAL LEGEND

ACM-1	ALUMINUM COMPOSITE MATERIAL PANTONE PMS 166c, ORANGE
CON	CONCRETE LAP SIDING RUSTIC WALNUT
STUCCO	7/8" CEMENT PLASTER, INSTALLED PER MFG. SPECIFICATIONS TEXTURE: FINE SAND FINISH
ALUM	CLEAR ANODIZE ALUMINUM
STL-1	STEEL AWNING
TPO	TPO ROOFING

BUILDING ELEVATIONS FOR CIGARETTER ENTITLEMENT

REVISIONS:
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DRAWN: NC
SCALE
SHEET: A-2.0

3 July 2026

City of Sacramento
Community Development Department
Attn: Tobacco Retail License Review

Re: Support for Tobacco Retailer License – Fuel Stop Mini Mart (3200 Rio Linda Blvd.)

Dear Sir or Madam,

On behalf of the Hagginwood Neighborhood Association, I am writing to express our support for the tobacco retailer license application submitted by VS Prasad LLC for Fuel Stop Mini Mart, located at 3200 Rio Linda Blvd.

Our association has met with the applicant and understands that the necessary entitlements were included in the Conditional Use Permit approved on March 8, 2024. Fuel Stop Mini Mart also previously held a Tobacco Retailer License before closing due to a fire in 2020.

The applicant has committed to operating in compliance with all City of Sacramento and California laws, including preventing tobacco and vape sales to anyone under the age of 21, maintaining the property, and operating as a responsible business.

Based on these commitments and the business's history in our community, the Hagginwood Neighborhood Association supports the issuance of the requested Tobacco Retailer License.

Thank you for your time and consideration.

Sincerely,

Katherine Anuszczyk

Chair of Hagginwood Neighborhood Association

Phone: 916-747-4398

Email: Hagginwood95838@gmail.com

From:	Ramona Landeros
To:	Jose Quintanilla
Cc:	Carolina Flores
Subject:	Re: Project Routing: Z26-036, Fuel Stop Minimart Tobacco CUP (3200 Rio Linda Blvd) -- Comments Due 8/3/2026
Date:	Monday, July 20, 2026 12:06:58 PM
Attachments:	image002.png

The Benito Juarez Associastion opposes the sale of tobacco for the following reasons:

1. Public Health and Youth Prevention
Point-of-sale tobacco displays and easy access to cigarettes increase the perceived ease of purchase, which can tempt young non-smokers and contribute to smoking initiation. Limiting sales in small markets can reduce exposure to tobacco marketing and lower youth uptake.

2. Health Equity and Disparities

Tobacco retailers are often concentrated in low-income neighborhoods and communities of color, where residents face higher smoking rates and health disparities. Restricting sales in small local markets can help reduce these inequities by limiting access in underserved areas.

3. Reducing Spontaneous Purchases

Small markets often serve as convenient, impulse-buy locations. Banning or restricting cigarette sales there can reduce spontaneous purchases among both youth and adult nonsmokers.

4. Economic Impact on Retailers

Small retailers can adapt by shifting to other product categories or services.

5. Counteracting the Tobacco Industry's Tactics

The tobacco industry has been found to strategically market in communities with limited resources and less education. Limiting sales in small local markets can counter these tactics and reduce the industry's ability to target vulnerable populations.

6. Supporting Cessation and Smoke-Free Communities

By reducing cigarette availability, especially in small, high-traffic areas, communities can support cessation efforts and move toward smoke-free environments, which improves air quality and public health.

Ramona Landeros
Chairwoman, Miracle University
Founder, Benito Juarez Foundation

Founder Tejano Conjunto Festival
American Leadership Fellow
916.529.5299

We acknowledge, with respect, the land we are on today was, and continues to be, the homelands of the Indigenous people of this area, the Nissim-Pawenan, Nisenan, and Miwok Additionally, we recognize the labor of all immigrant communities, particularly agricultural workers, many of whom are Indigenous people from the Americas and whose work shapes and sustains this region.

http://www.Benitojuarezfoundation.org
http://www.Tejanoconjuntofestival.com

On Monday, July 20, 2026 at 12:00:50 PM PDT, Jose Quintanilla <jquintanilla@cityofsacramento.org> wrote:

Hello,

The Planning Division has received a **new** development application. Please see the information below about project file number **Z26-036**. The application materials can be accessed from the **ATTACHMENTS** link below.

Please send your **written** comments to me by **8/3/2026**. Do not hesitate to contact me if you have any questions about the project or issues accessing the application materials.

PROJECT INFORMATION	
Project Name:	Fuel Stop Minimart Tobacco CUP
Project Summary:	A request for a **Conditional Use Permit for Tobacco Retailing** in a convenience store under 15,000 gross square feet in the General Commercial (C-2) zone.
Review Level:	Director (Zoning Administrator)
Project Location:	3200 Rio Linda Blvd
Council District:	2
Assessor Parcel Number:	251-0292-016-0000
Applicant Name:	Sarita Devi, Fuel Stop Mini Mart
Applicant Email:	prasadsarita@aol.com

NEIGHBORHOOD GROUPS
Benito Juarez Neighborhood Association, Hagginwood Community Association (HCA), North Sacramento Chamber of Commerce, Rancho Del Paso Neighborhood Association

ATTACHMENTS	
Public Permit Portal	Public Permit Portal *(Select "Attachments" under the "Record Info" tab)*
AGENCY COUNTER	https://agco.link/Vm8TJE *(Select "Open Documents Pane" to view in Agency Counter or*