

New Fuel Station Prohibition

Wil Lyons

ORD23-0001

Countywide Ordinance (excl. Coastal Zone)

Chapter 26 Modification



Project Description

- Zoning Ordinance Update proposes to remove gas stations a conditionally allowed use in all Zoning Districts
- Sonoma County operates under a permissive code
- Existing Fuel Stations will be allowed to continue as Legal Non-Conforming uses
- Nonretail fuel stations to continue development and operation to help support agricultural, commercial, and industrial operations in support of an approved land use, subject to permitting
- Expand Legal Non-Conforming uses for existing fuel stations to codify equipment upgrades only for environmental and safety purposes

Purpose

- Permit Sonoma was directed to pursue an update to the Zoning Ordinance to ban gas stations
- Human activities and Greenhouse Gas Emissions are the leading driver for Climate Change
- Carbon neutrality targeted in Sonoma Climate Mobilization Strategy (2021) by 2030
- Transportation produced approximately 60% of Sonoma County's GHG emissions in 2018
- Fuel stations are sources of toxic fumes, run-off pollution and soil contamination

Zero Emissions in Sonoma County

- ▣ Sonoma County is a leader in green electricity generation
 - Sonoma Clean Power's Evergreen program: 68lbs of CO2 per Megawatt Hour
 - Assuming EPA national average of 11,500 annual miles of driving:

Electric Vehicles (EVs)

- ▣ **4 Megawatt Hours of electricity annually in charging**
- ▣ **Equals 272lbs of local CO2 emissions annually**

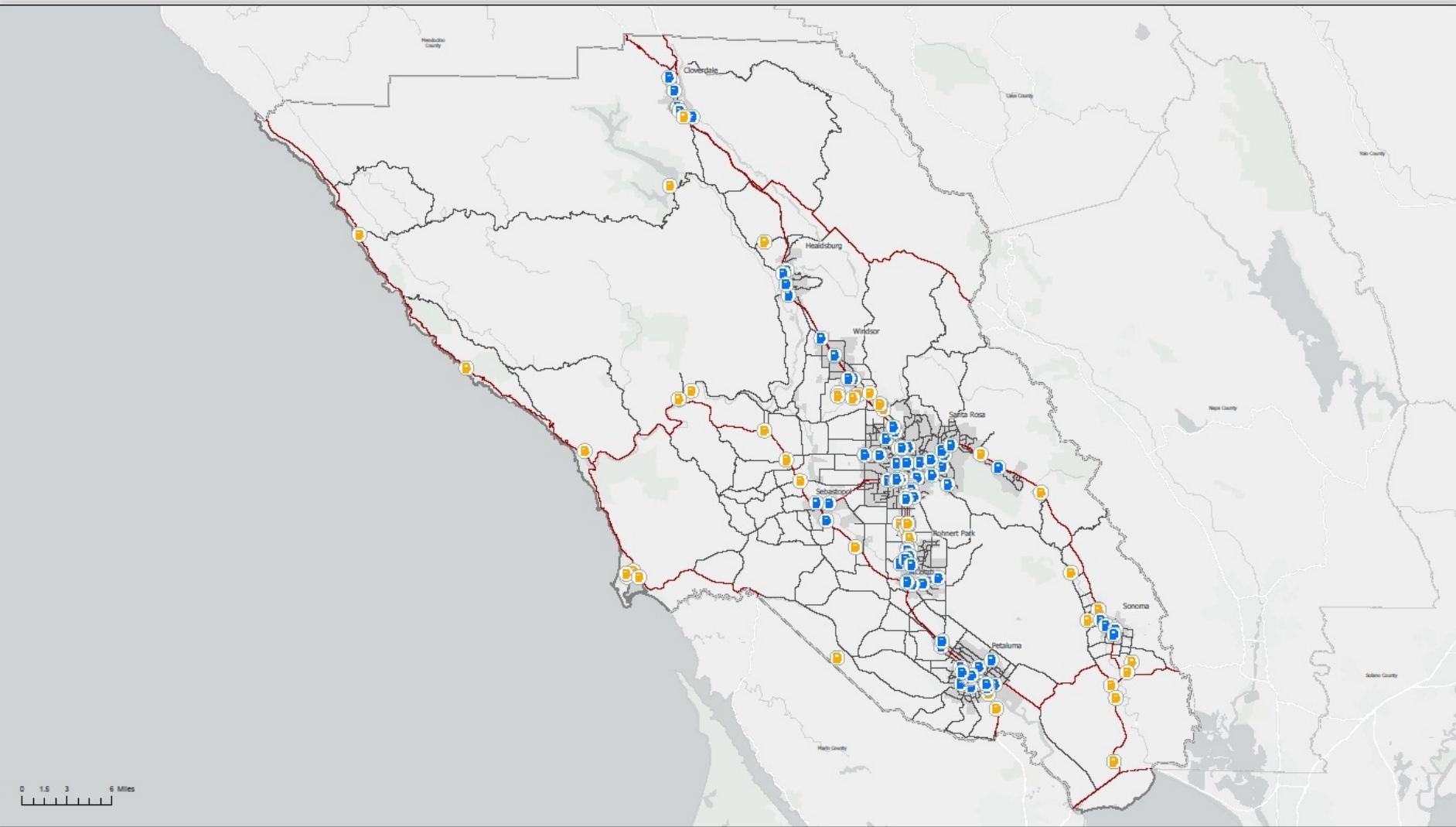
Traditional Combustion Engine Vehicles

- ▣ **22MPG EPA national average**
- ▣ **9,200lbs of local CO2 emissions of annually**
- ▣ **33 times more CO2 emissions per year**

- ▣ As of 2021 there were ~10,000 Electric Vehicles registered in Sonoma County and over 635,000 in CA as numbers continue to climb

Equity, Gas Stations, and Climate Change

- A just transition away from fossil fuels requires that local government actions are ecologically sustainable, equitable, and just for all its members
- Marginalized communities worldwide are already disproportionately affected by climate change
- Fuel stations and infrastructure are disproportionately located in poor and minority communities
- EVs have higher entry cost and time is required for EVs to permeate the used car market and for new models to reach entry level
- There are over 158 fuel stations in Sonoma County, with 46 in unincorporated areas. These would be allowed to continue operation, ensuring access to fuel into the future



0 1.5 3 6 Miles

- Service/Gas Station Within Incorporated Area
- Service/Gas Station Within Unincorporated Area
- Major Road
- Highway
- City Limit
- Sonoma County Boundary

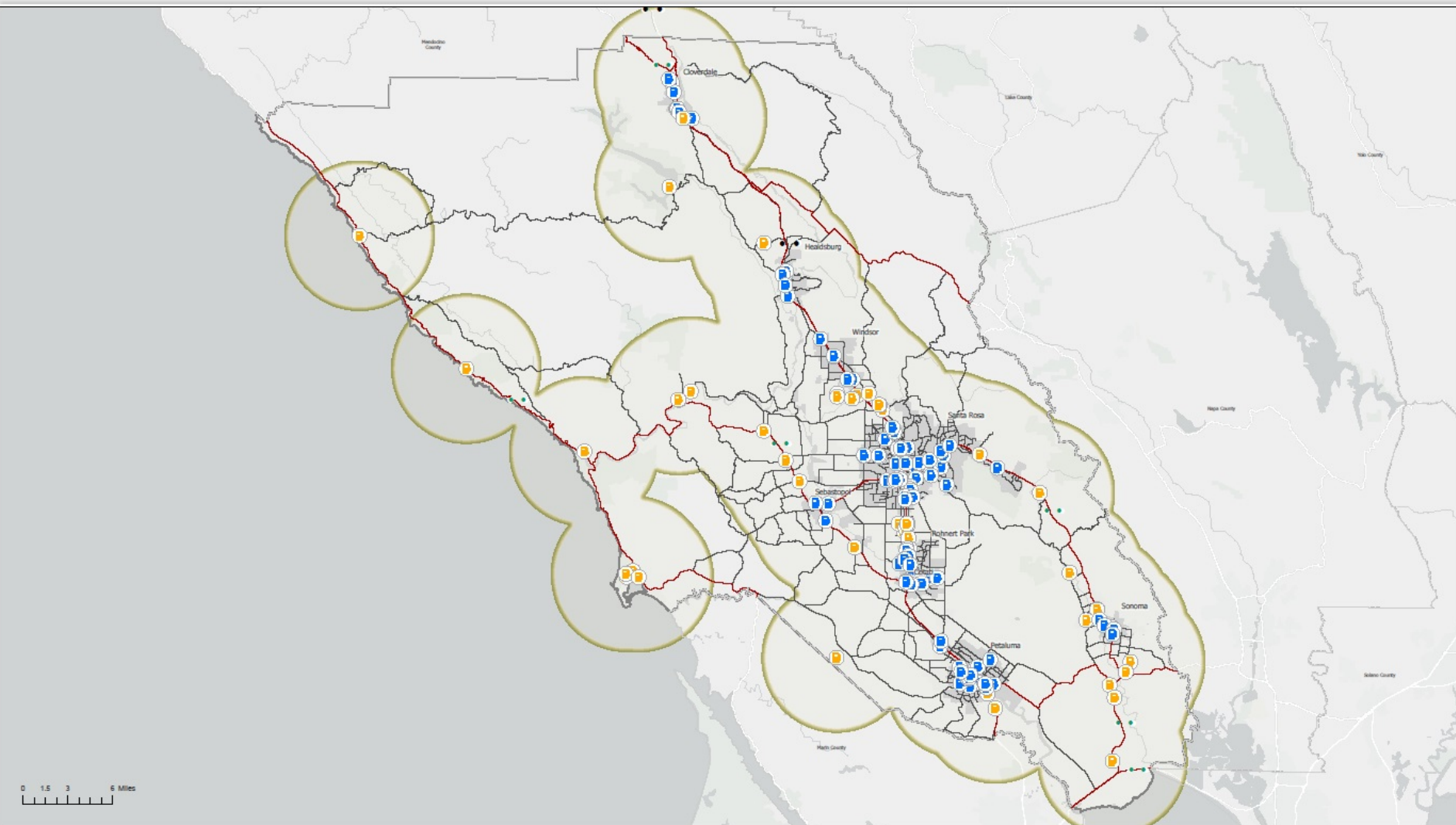
Gas Stations in Sonoma County

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 Permit Sonoma
 2550 Ventura Avenue, Santa Rosa, California 95403




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- Service/Gas Station
 - Within Incorporated Area
 - Within Unincorporated Area
 - Five Mile Buffer
- Major Road
 - Highway
 - City Limit
 - Sonoma County Boundary

Gas Stations in Sonoma County

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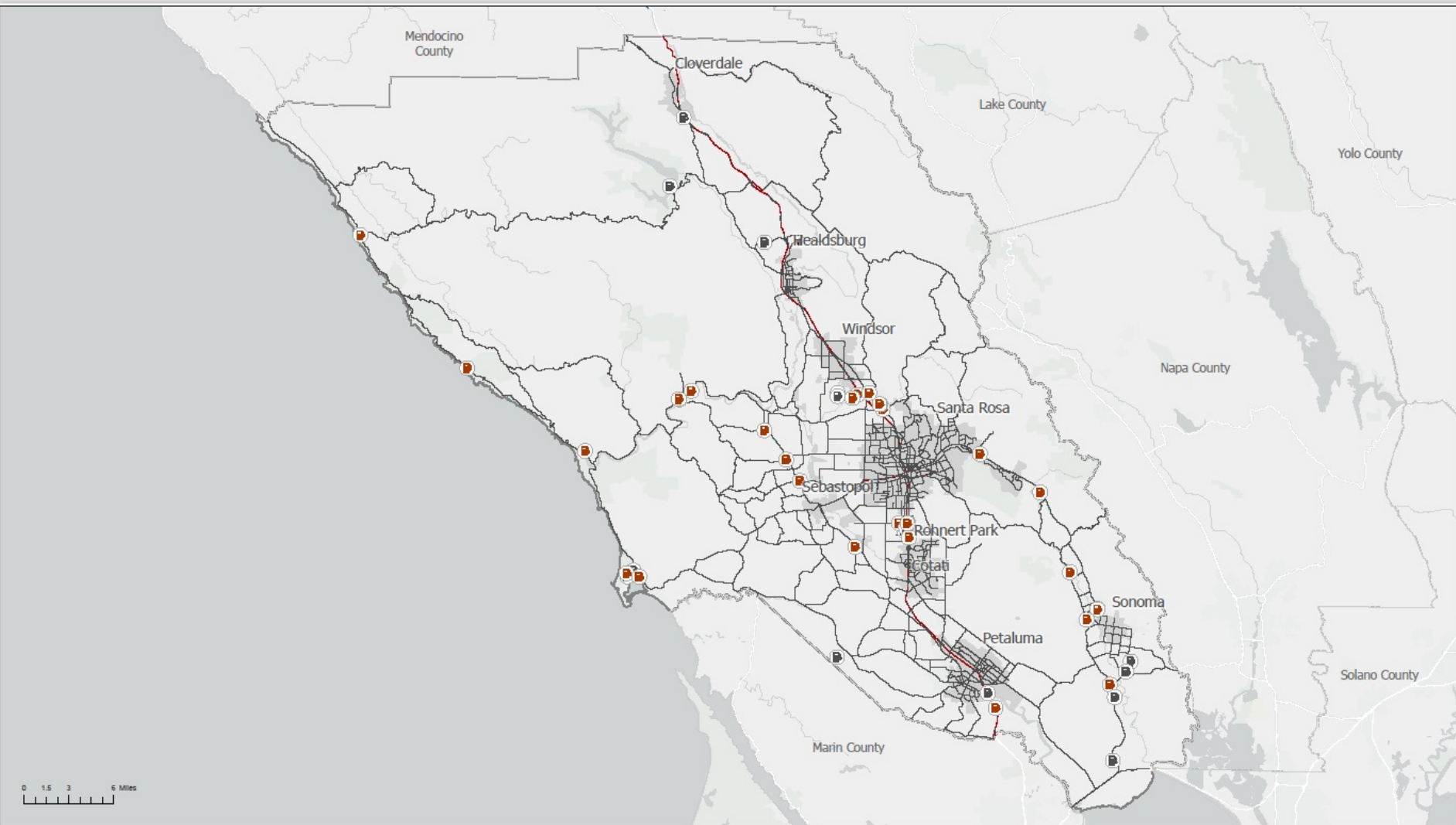
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Definitions:

- **Fuel Station, Retail-** A retail facility that sells gasoline or diesel to the public for the purposes of fueling motor vehicles, or gasoline powered tools or appliances.
- **Fuel Station, Non-Retail-** Fossil fuel dispensing equipment operated solely by an owner, business, or agricultural operation to support that owner, business, or agricultural operation's own legally established uses, but not including any equipment used to provide fuel for sale to the public. Fossil fuel dispensing equipment must be on the same parcel on which the operation is based.



Service/Gas Station

-  Non-Retail
-  Retail

— Major Road

— Highway

■ City Limit

▭ Sonoma County Boundary

Gas Stations in Unincorporated Sonoma County

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Expanding Article 94 of the Zoning Ordinance: Nonconforming Uses:

- Expands Article 94 to include regulations on improvements to existing Fuel Stations into the future
- Limits improvements to environmental and safety, with no opportunity for expansion
- Addresses concerns regarding Legal Nonconforming operation that are specific to Fuel Stations including environmental and public safety issues
- Allows specific modifications to Legal Nonconforming gas stations while prohibiting additional fuel dispensing capacity

Staff Recommendation

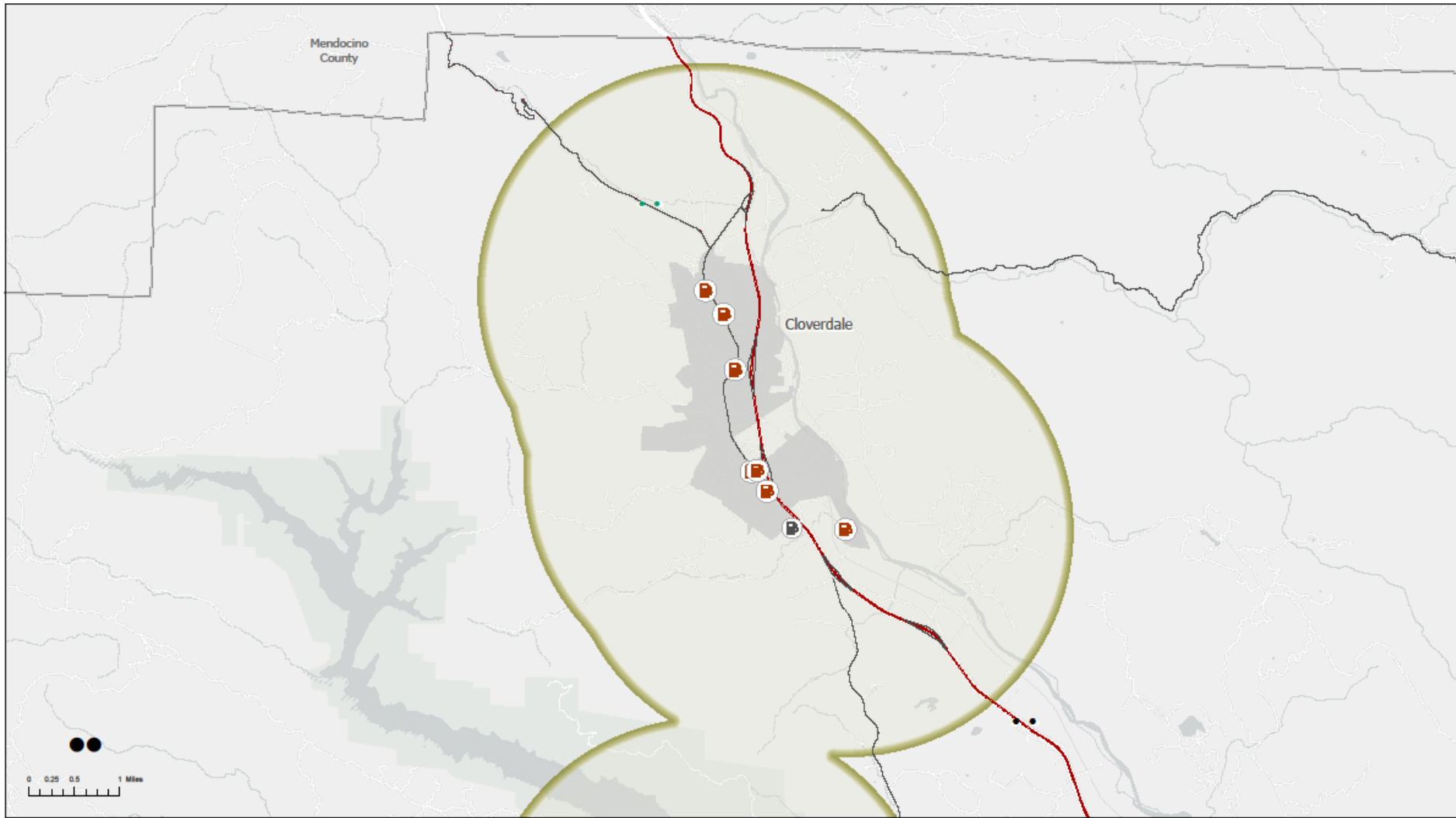
The Permit Resource and Management Department (Permit Sonoma) recommends that the Board of Supervisors adopt the attached resolution to recommend adoption of Zoning Code Text Amendments to prohibit new retail fuel station development and to prohibit the expansion of retail fuel infrastructure for retail fuel stations while allowing for continued Non Retail Fuel Station development, and expansion of Article 94 of the Zoning Ordinance: Nonconforming Uses

Questions?



Relevant Legislation

- 2018:
 - SB100 dictated that all retail electricity in California would be produced with renewable and zero-carbon resources by 2045
 - Executive Order B-48-18 directs all state entities to work with local government and private sector to ensure at least 5 million zero-emission vehicles on California Roads by 2030 and the creation of 250,000 zero-emission vehicle charging stations to support the vehicles
- 2019 through 2021:
 - County of Sonoma and each of its incorporated cities adopted Climate Emergency Resolutions and committed to continue working towards addressing the climate emergency
- 2020:
 - Executive Order N-79-204 set 2035 as the year by which all new vehicles sold in California must be zero-emission
- 2021:
 - Petaluma becomes first local government in the nation to adopt prohibition on gas station land uses in their jurisdiction
 - Sonoma County Regional Climate Protection Authority adopted a Sonoma Climate Mobilization Strategy which sets a goal of reaching countywide carbon neutrality by 2030



Service/Gas Station

- Non-Retail
- Retail
- Two & Half Mile Buffer

- Major Road
- Highway
- City Limit
- Sonoma County Boundary

Cloverdale Vicinity

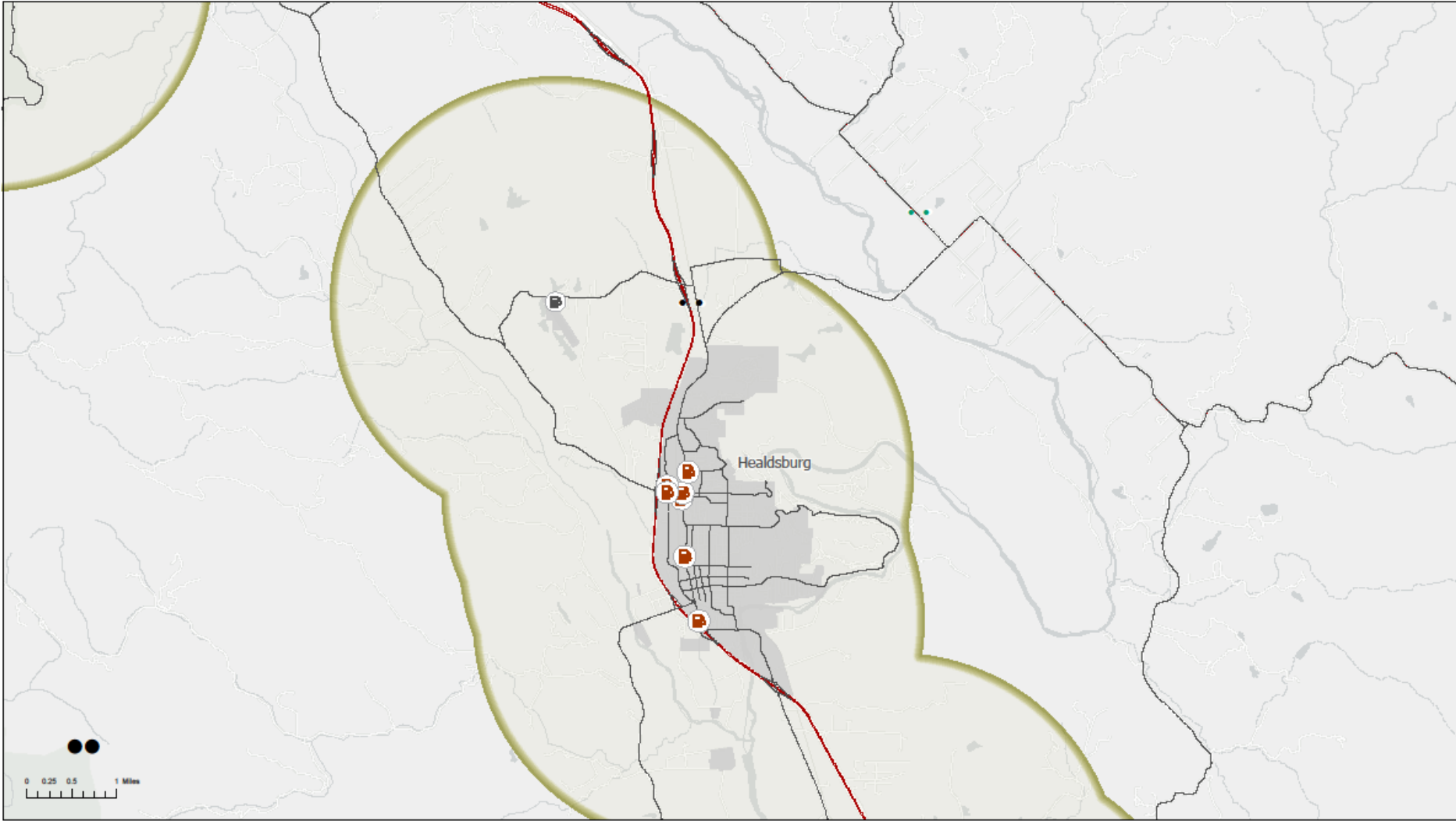
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8/28/2023 PRMD_0001/PRMD Department Project/Project Review/Map Series: Ord23-0001/2023 Ord23-0001



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|------------------------|------------------------|
| Non-Retail | Major Road |
| Retail | Highway |
| Two & Half Mile Buffer | City Limit |
| | Sonoma County Boundary |

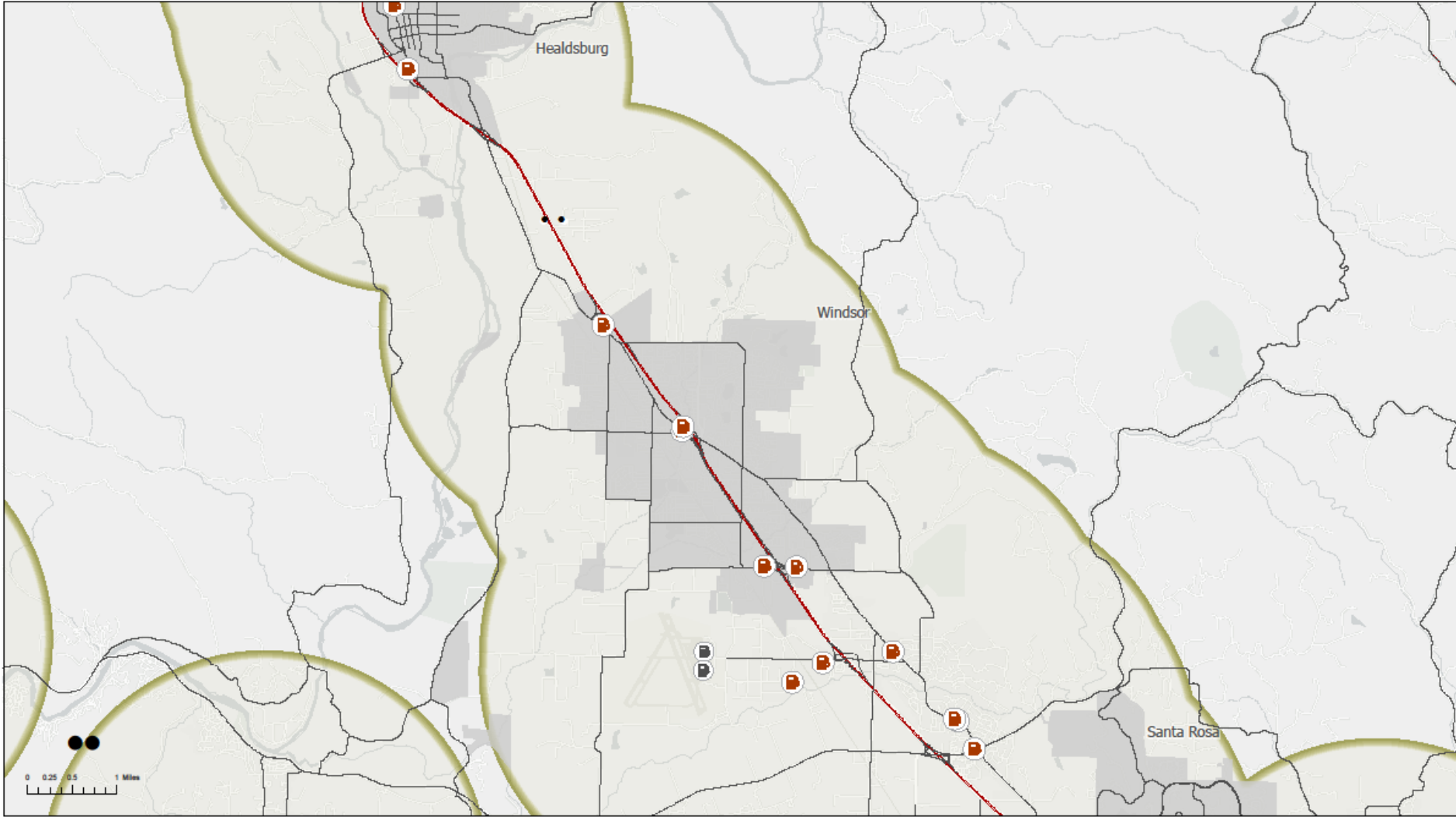
Healdsburg Vicinity

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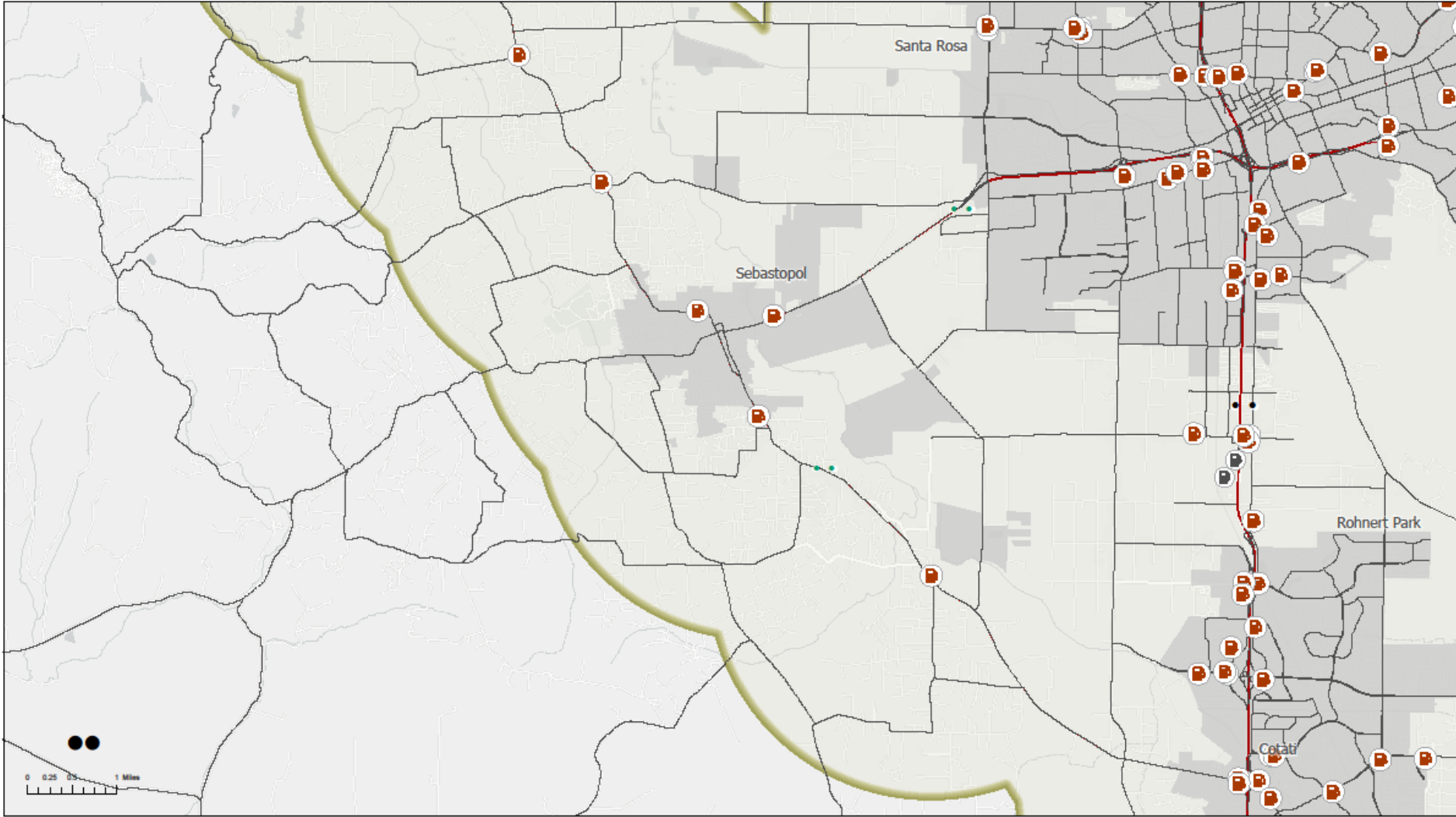
- Service/Gas Station
- Non-Retail
- Retail
- Two & Half Mile Buffer
- Major Road
- Highway
- City Limit
- Sonoma County Boundary

Windsor Vicinity
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- Service/Gas Station**
- Non-Retail
 - Retail
 - Two & Half Mile Buffer

- Major Road
- Highway
- City Limit
- Sonoma County Boundary

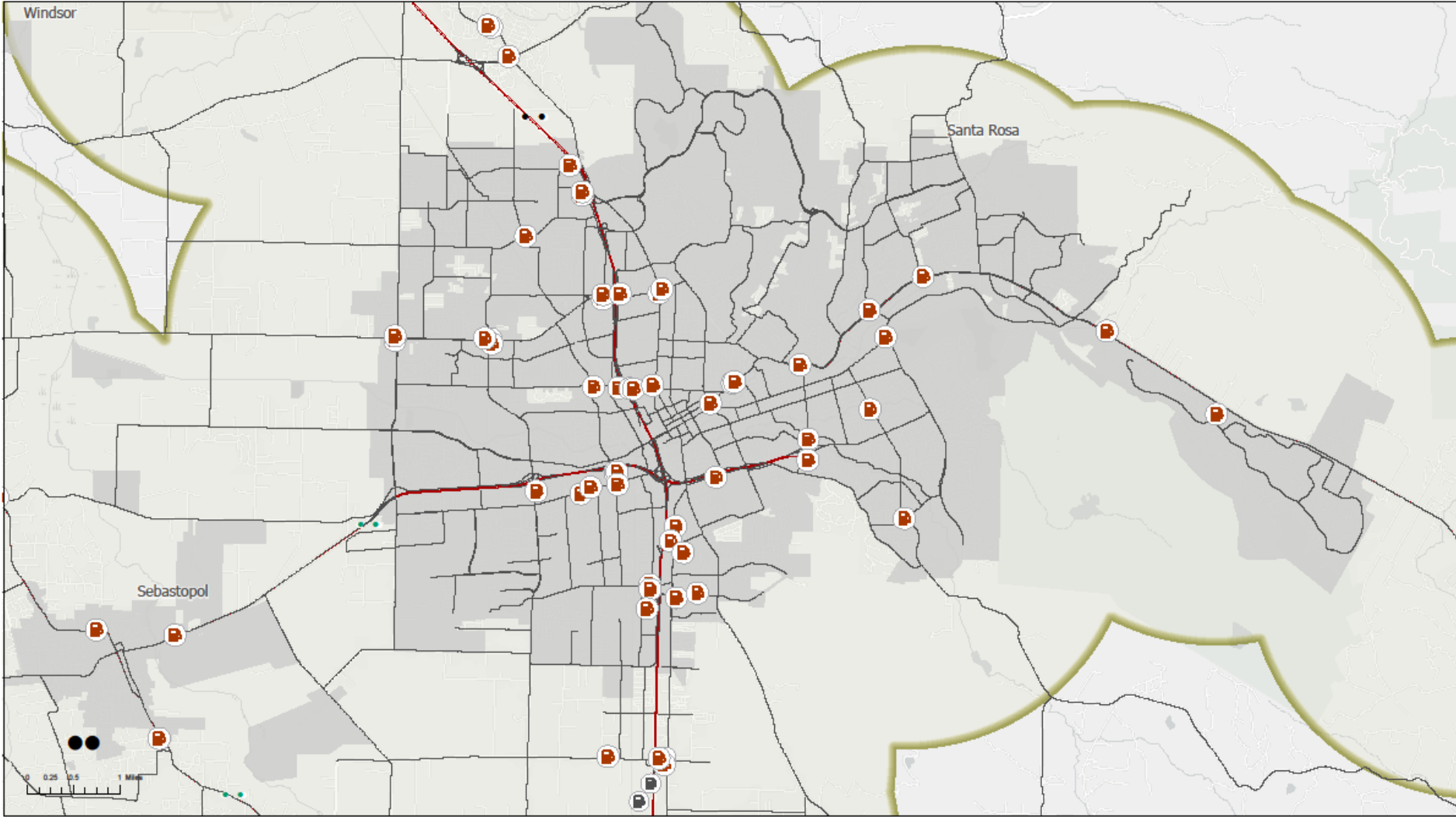
Sebastopol Vicinity

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- Service/Gas Station
- Non-Retail
- Retail
- Two & Half Mile Buffer
- Major Road
- Highway
- City Limit
- Sonoma County Boundary

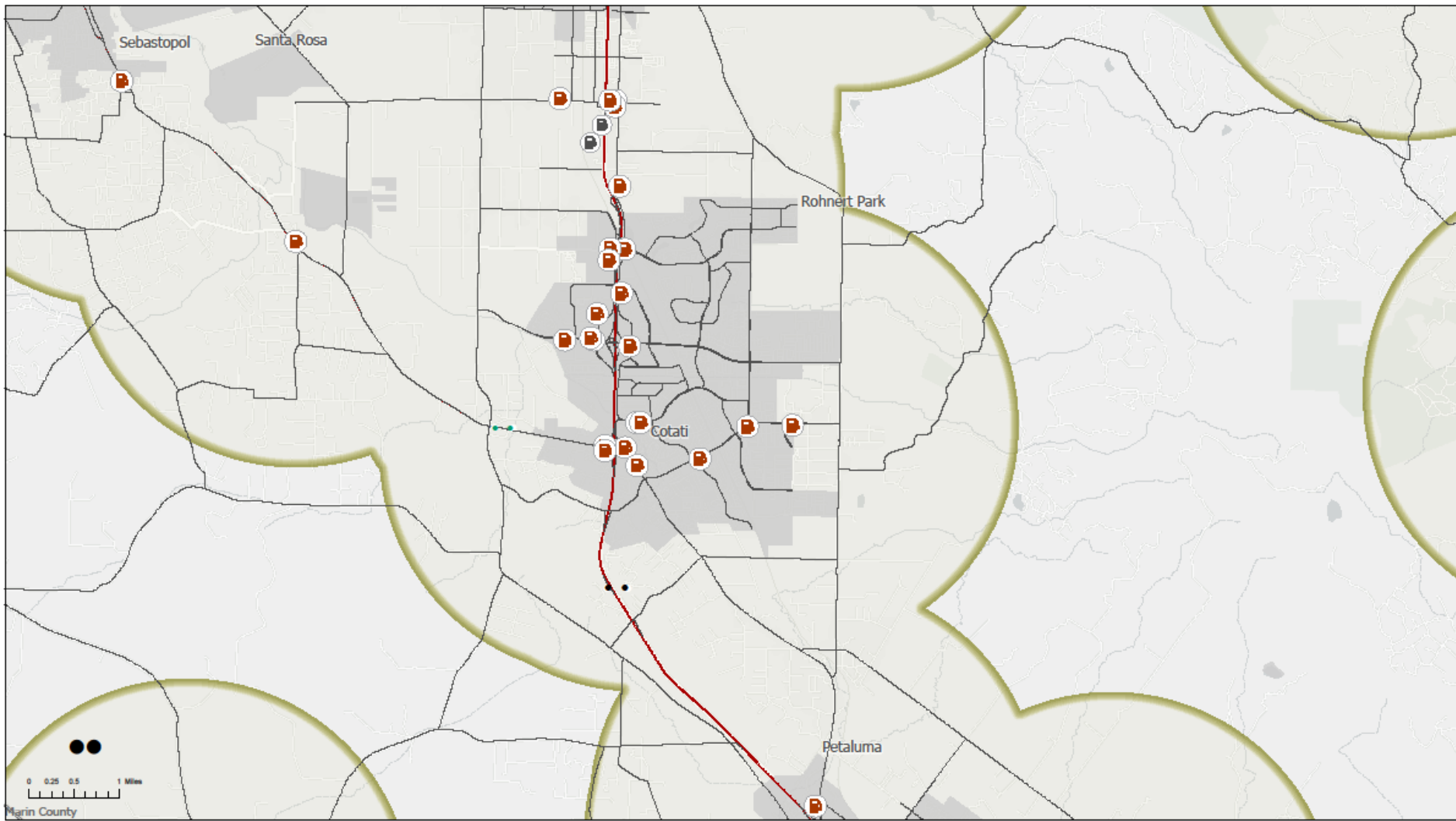
Santa Rosa Vicinity

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- | | |
|----------------------------|--------------------------|
| Service/Gas Station | — Major Road |
| Non-Retail | — Highway |
| Retail | ■ City Limit |
| Two & Half Mile Buffer | □ Sonoma County Boundary |

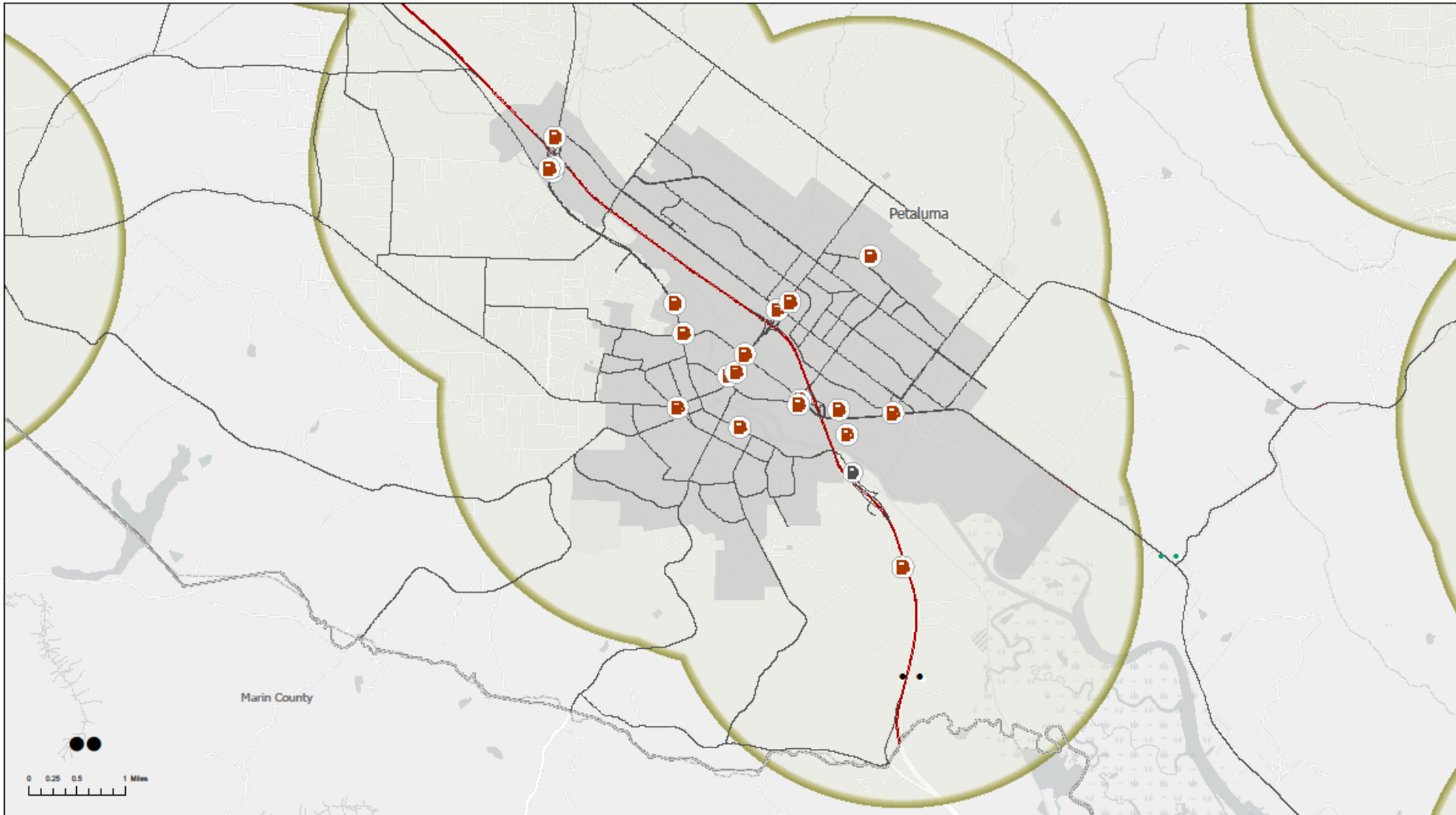
Rohnert Park/Cotati/Penngrove Vicinity

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Service/Gas Station

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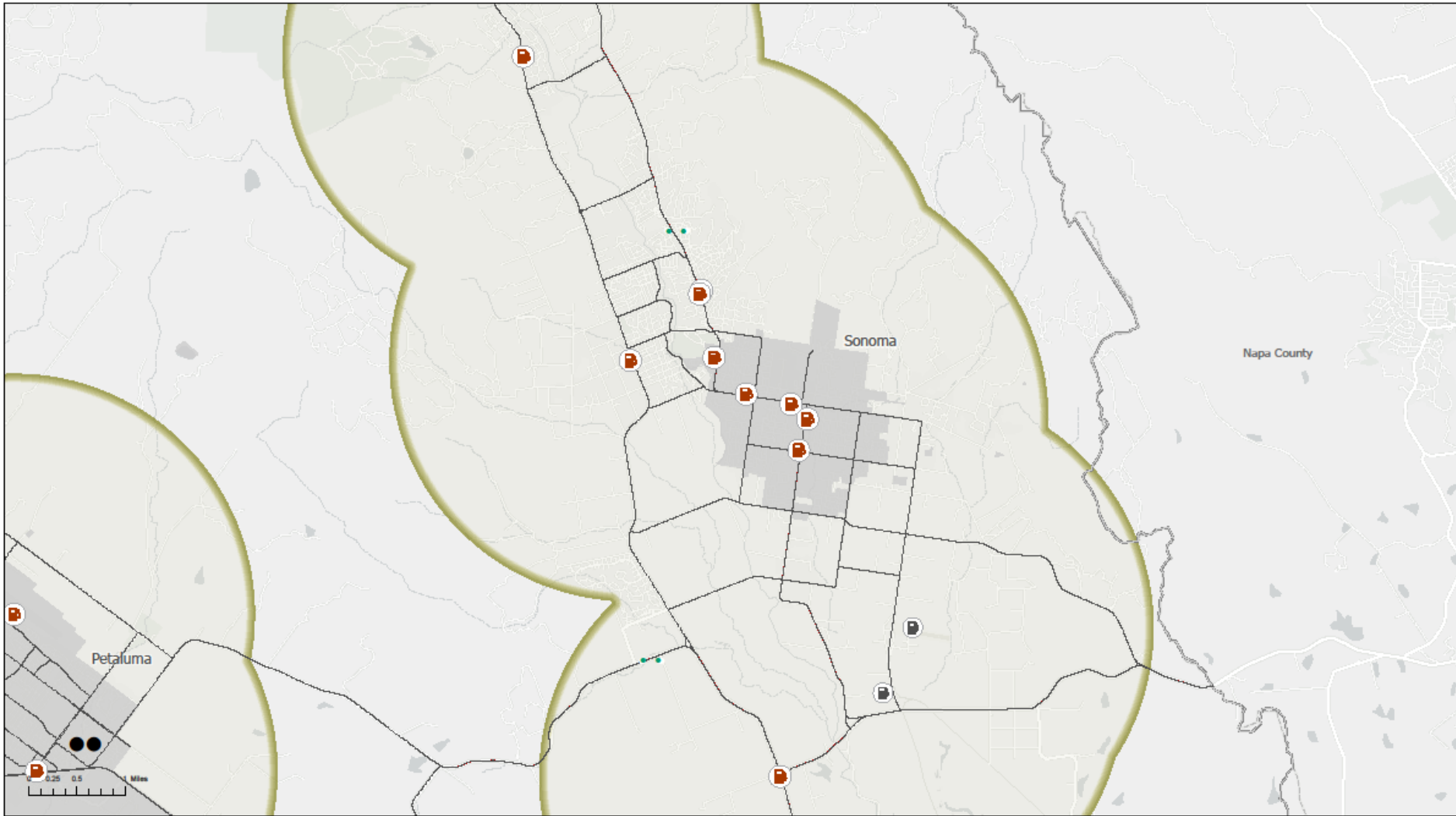
Petaluma Vicinity

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

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Service/Gas Station

-  Non-Retail
-  Retail
-  Two & Half Mile Buffer

-  Major Road
-  Highway
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Sonoma Vicinity

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