



Gas Station Land Use Regulations

January 13, 2026

Planning and Economic Development

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Background

- 1/14/2020: Council adopted a resolution declaring a climate emergency and elevating climate issues to the highest priority in its goal setting.
- 9/13/2021: RCPA adopted a resolution recommending ceasing all construction of new gas station infrastructure in Sonoma County.
- 9/13/2022: Council adopted an ordinance amending the Zoning Code to prohibit new gas stations and expansion of existing gas stations.
- 6/3/2025: Council moved to add a future agenda item to discuss potential changes to the Zoning Code addressing gas station modifications.

Comparison Jurisdictions

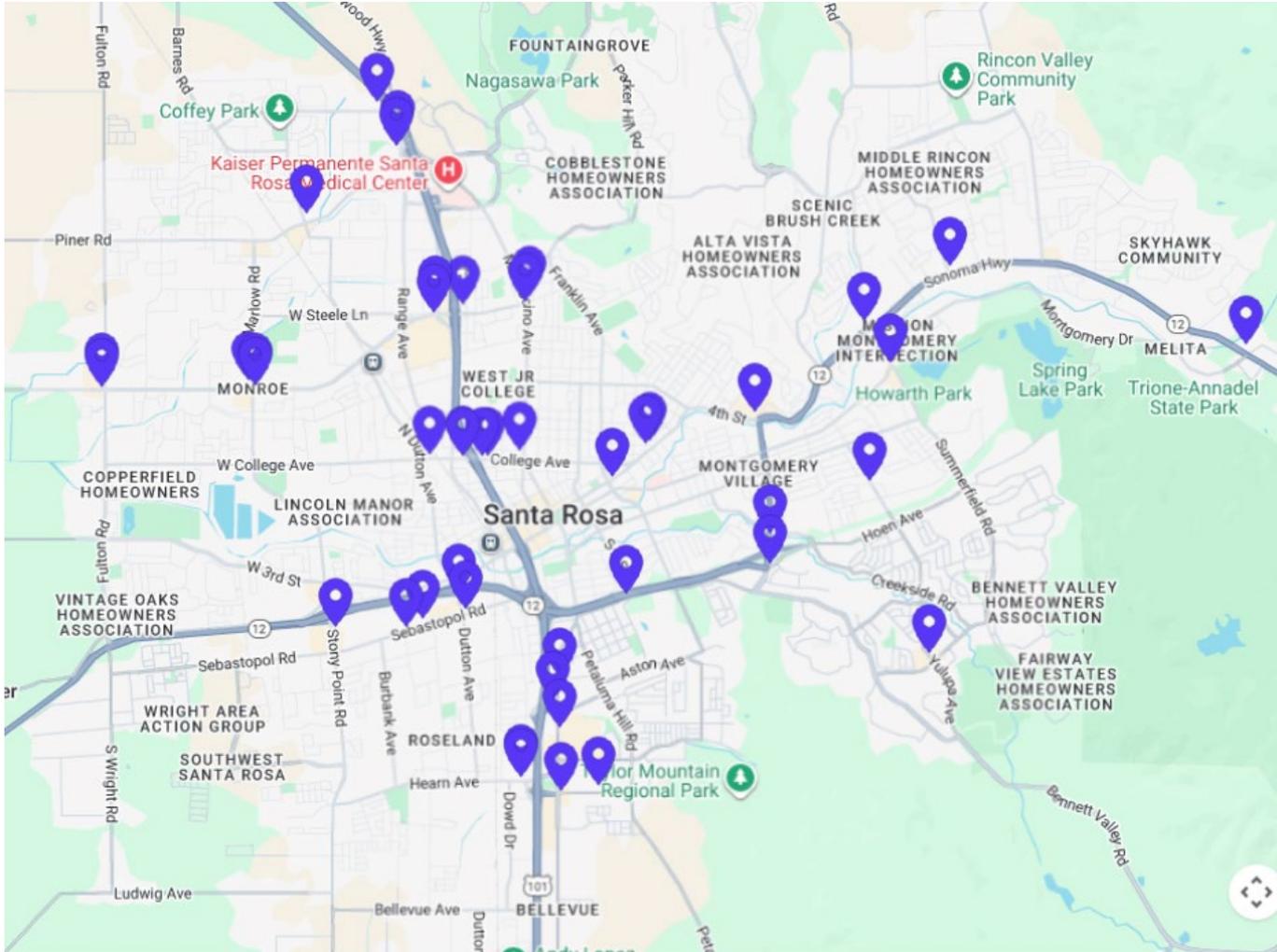
Sonoma County Jurisdictions

Agency	Prohibits New Gas Stations?	Allows Expansion / Relocation of Existing?
City of Cloverdale	No	Yes
City of Cotati	Yes	No
City of Healdsburg	No	Yes
City of Petaluma	Yes	No
City of Rohnert Park	Yes	No
City of Santa Rosa	Yes	No
City of Sebastopol	Yes	No
City of Sonoma	No	Yes
Town of Windsor	Yes	No
County of Sonoma	Yes	No

Other Comparison Jurisdictions

Agency	Prohibits New Gas Stations?	Allows Expansion / Relocation of existing?
City of San Mateo	No	Yes
City of Fremont	No	Yes
City of Hayward	No	Yes
City of Richmond	No	Yes
City of Livermore	No	Yes
City of Concord	No	Yes
City of Antioch	No	Yes
City of Fairfield	No	Yes
City of Vacaville	No	Yes
City of Vallejo	No	Yes
City of San Francisco	No	Yes
City of Sacramento	No	Yes
City of Los Angeles	No	Yes

Existing Gas Stations



- Northwest SR: 13 stations
- Northeast SR: 16 stations
- Southwest SR: 7 stations (+ 1 approved)
- Southeast SR: 8 stations

Approved Gas Stations 1996 - 2025

- **2200 Mendocino Ave:** Safeway Gas

Approved: **1996**

** Replaced previous gas station*

- **1990 Santa Rosa Ave:** Costco Gas

Approved: **1997**

Expanded: **2014** (added 3 pumps)

** New gas station*

- **1100 Bennett Valley Rd:** Chevron

Approved: **1997**

** Replaced previous gas station*

- **1300 Farmers Ln:** Chevron

Approved: **2012**

** Replaced previous gas station*

- **255 Dutton Ave:** Shell

Approved: **2018**

** Replaced previous gas station on site*

- **874 N. Wright Rd:** Elm Tree Station

Approved: **2025**

** New gas station – pending construction*

Sonoma County EV Sales 2021-2025

2021

LIGHT-DUTY ZEV						TOTAL LIGHT-DUTY
CUMULATIVE SALES			ANNUAL SALES			ANNUAL SALES
Sales through 2021			Sales in 2021			Sales in 2021
12,340			2,361			16,006
BEV	PHEV	FCEV	BEV	PHEV	FCEV	ZEV Sales Share
7,560	4,755	25	1,740	613	8	14.7%

2024

LIGHT-DUTY ZEV						TOTAL LIGHT-DUTY
CUMULATIVE SALES			ANNUAL SALES			ANNUAL SALES
Sales through 2024			Sales in 2024			Sales in 2024
23,218			3,937			15,679
BEV	PHEV	FCEV	BEV	PHEV	FCEV	ZEV Sales Share
16,689	6,498	31	3,307	629	1	25.1%

2022

LIGHT-DUTY ZEV						TOTAL LIGHT-DUTY
CUMULATIVE SALES			ANNUAL SALES			ANNUAL SALES
Sales through 2022			Sales in 2022			Sales in 2022
15,277			2,937			15,441
BEV	PHEV	FCEV	BEV	PHEV	FCEV	ZEV Sales Share
9,942	5,308	27	2,382	553	2	19.0%

2025

LIGHT-DUTY ZEV						TOTAL LIGHT-DUTY
CUMULATIVE SALES			ANNUAL SALES			ANNUAL SALES
Sales through 2025			YTD Sales in 2025			Sales in 2025
26,100			2,882			Q3 Sales: 4,070 YTD Sales: 11,878
BEV	PHEV	FCEV	BEV	PHEV		Q3 ZEV Share: 27.7% YTD ZEV Share: 24.3%
19,055	7,014	31	2,366	516		

2023

LIGHT-DUTY ZEV						TOTAL LIGHT-DUTY
CUMULATIVE SALES			ANNUAL SALES			ANNUAL SALES
Sales through 2023			Sales in 2023			Sales in 2023
19,281			4,004			16,213
BEV	PHEV	FCEV	BEV	PHEV	FCEV	ZEV Sales Share
13,382	5,869	30	3,440	561	3	24.7%

Gas Station Visit Data 2021-2025

Total Santa Rosa Gas Station Visits:

- 2021: 11,401,595
- 2022: 13,016,435
- 2023: 13,161,223
- 2024: 13,088,377
- 2025: 12,833,342

Prior Gas Station Regulations

- Gas stations allowed, with a CUP, in all commercial zoning districts (except Core Mixed Use) and Light and Heavy industrial districts.
- Specific regulations for gas stations included:
 - ✓ Requiring a minimum lot area and dimensions.
 - ✓ Prohibiting new gas stations adjacent to residential zoning districts or uses.
 - ✓ Requiring a minimum of 500 feet between gas stations, unless they were within 150 feet of Hwy 101 and Freeway 12 intersections.

Current Gas Station Regulations

- New gas stations are prohibited in all zoning districts.
- Zoning Code Section 20-61.020(E), Gas Station Modifications:
 - ✓ Cannot be enlarged, extended, reconstructed, or moved to a different portion of the lot, except as noted below or as required by law, or approved by CUPA.
 - ✓ A Minor Use Permit is required for any modifications to existing stations:
 - To improve air, soil, groundwater, and stormwater quality.
 - To improve traffic safety.
 - To enable battery charging stations.

Options

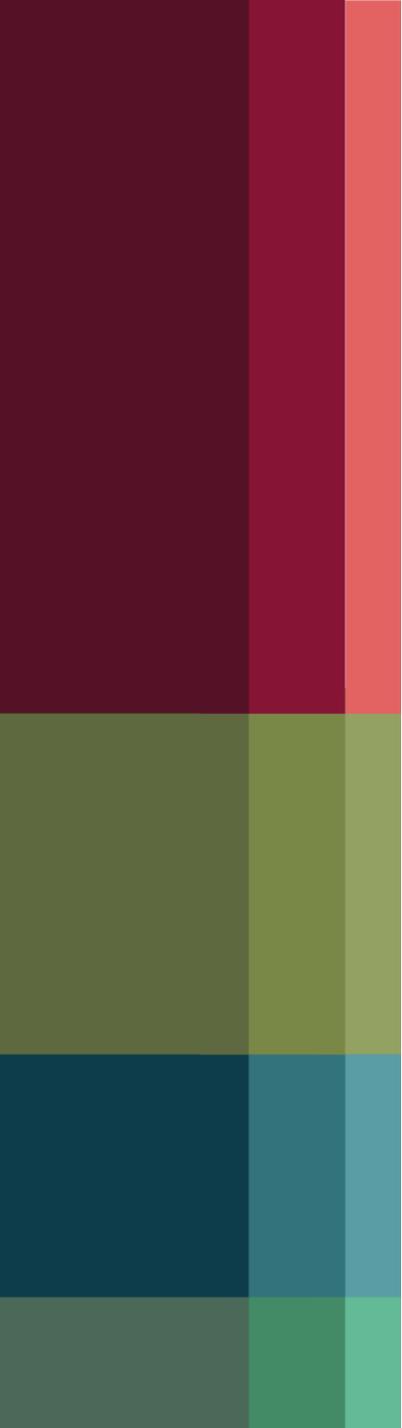
- a. No changes to the existing Zoning Code regulations.
- b. Revert to prior Zoning Code regulations.
- c. Amend existing gas station regulations:
 - Allow expansion of existing stations – may include limitations on number of pumps, requirements for mitigation measures, and/or other requirements.
 - Allow relocation of existing gas stations – may include limitations on locations, requirements for mitigation measures and remediation, and/or other requirements.

Options - Impacts

- If Council moves forward with Options 'b' or 'c', or if an outside party applies for a change:
 - May impact existing work items – other projects may be delayed, depending on priorities.
 - May require budget allocation for consultant services.
 - Timeline if prioritized: likely 6-12 months, depending on environmental review.
 - GHG Reduction Strategy does not evaluate the impact of the current regulations.
 - Likely would not affect or require a change to the analysis of the General Plan EIR.
 - Actual construction activities would be subject to project-level environmental review, but likely would not have issues with compliance with GHG Reduction Strategy.

Recommendation

The Planning and Economic Development Department recommends that the Council hold a study session and provide direction to staff related to the current gas station land use regulations.



Questions?